1345 East 3900 South, Unit 102, Salt Lake City, UT

For Sale | Office Condo | Owner/User or Investment | 1,250 SF

OFFICE CONDO FOR SALE

1345 E. 3900 S., Unit 102
Salt Lake City, UT 84124
(parcel: 16-33-305-002-0000)

- 1,250 SF available
- Owner/user or Investment
- Reception area, private offices, conference room, in-suite restroom, break room.
- Established medical corridor, close to St. Marks hospital, Intermountain Medical Center, and other medical providers
- Minutes from I-215 & I-80
- $259,900 ($208 PSF)

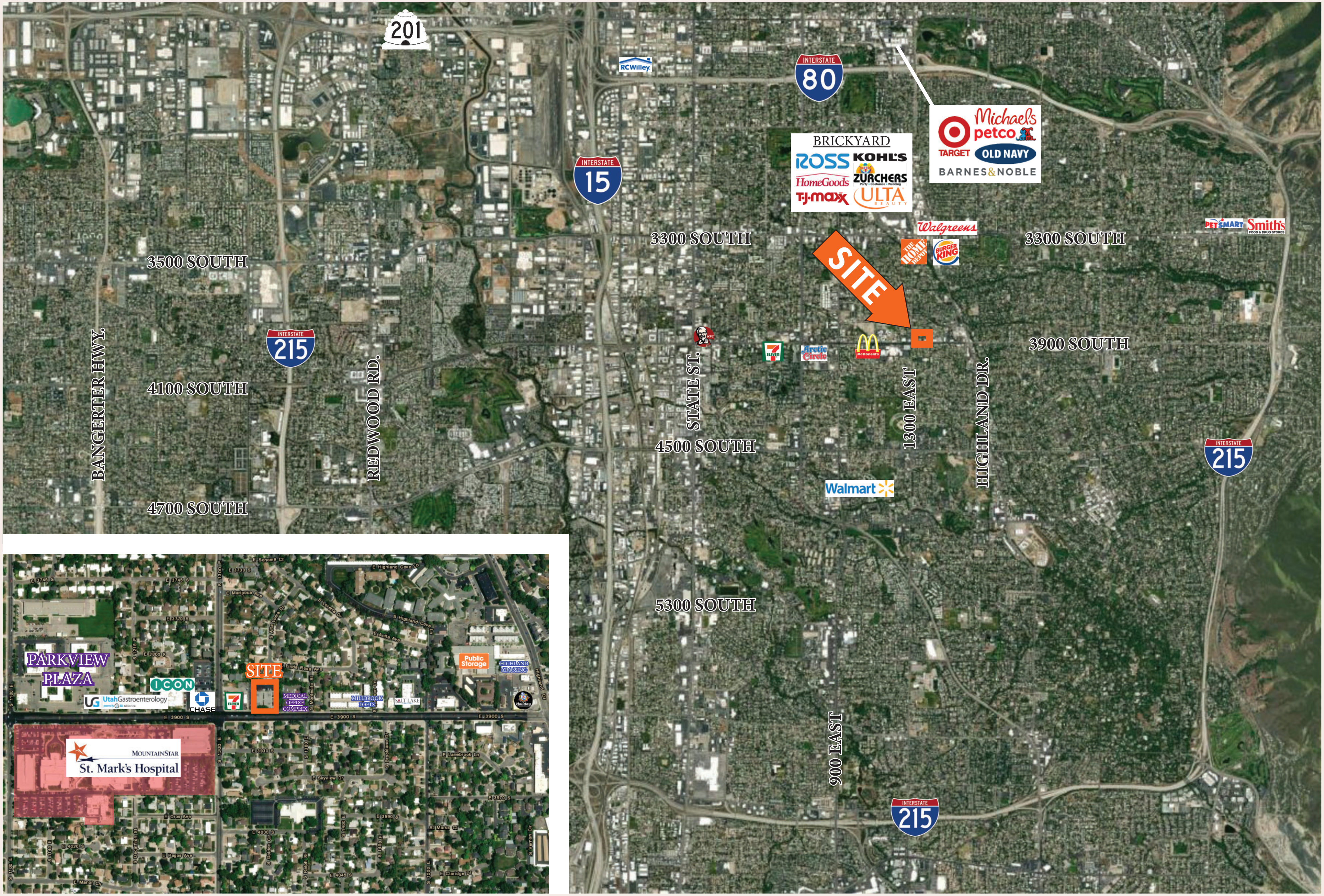
EXCLUSIVE BROKER

JASON HAGBLOM
jason@nexuscres.com
801.860.5030 (direct)

NEXUS Commercial Real Estate

PROPERTY PHOTOS

AREA INFORMATION



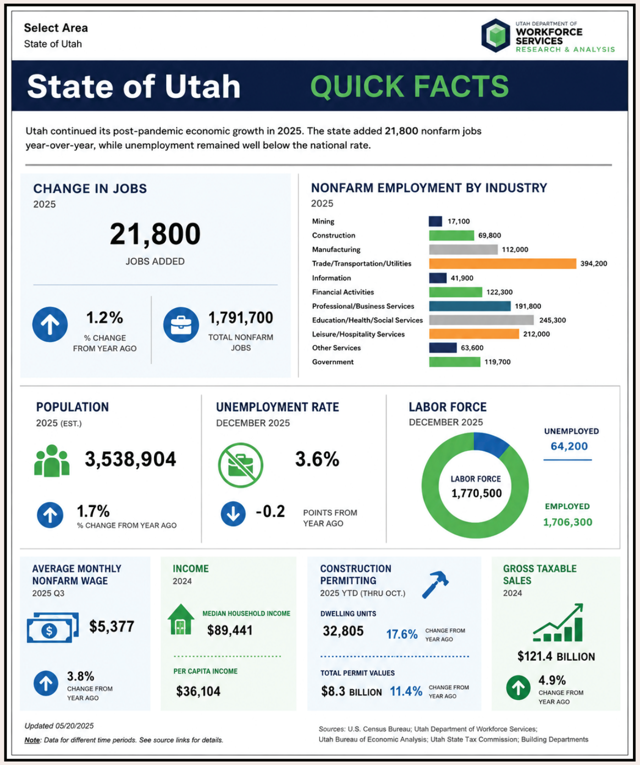
DEMOGRAPHICS

1345 East 3900 South, Salt Lake City, UT

Population	**1 mile**	**3 miles**	**5 miles**
2025 Estimated	18,438	153,009	330,265
2030 Projection	18,761	156,319	337,222

Households	**1 mile**	**3 miles**	**5 miles**
2025 Estimated	7,530	62,719	133,297
2030 Projection	7,671	64,194	136,398

Income	**1 mile**	**3 miles**	**5 miles**
2025 Median HH	$91,879	$90,538	$88,193
2025 Average HH	$114,648	$118,703	$115,666
Consumer Spend	$263.5M	$2.2B	$4.6B



Since 2010, Forbes has consistently ranked Utah as one of the top five "Best States for Business." The state benefits from light regulation and energy costs that are 23% below the national average. Employment expanded 3.1% year-over-year, making the state the national leader for job growth. Utah has been a tech destination for years, with companies such as eBay, Oracle, Microsoft,Twitter, Facebook and Amazon building up a heavy presence in the state as a low-cost alternative to California. Today, there are over 7,000 tech and life sciences companies located in Utah. Venture capital firms invested $1.1 billion in Utah in 2019—more than three times the average investment over the past four years. From the end of the great recession in 2009, venture capital investment in Utah companies has grown by 500%, nearly double the national growth rate. The number of deals per year has also more than doubled in the same time period.

Utah's economic performance is impressive on many levels and speaks to the State's ability to compete in global markets and attract new business. Companies that have recently expanded within or entered Utah include Adobe, Ebay, Amazon, Goldman Sachs, Fidelity and Twitter. This tenant migration has had a notable impact on the region's unemployment rate, which at 2.7% (2021) is the lowest rate in the U.S.

NEXUS
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