



OFFICE BUILDING FOR LEASE

# 520 N 400 W - N SALT LAKE, UT

520 N 400 W, North Salt Lake, UT 84054



## Property Description

7,093 SF - Newly Renovated, Fully Furnished Office Building located in N Salt Lake. Property includes 15 individual office suites, beautiful reception area, oversized conference room with kitchenette, two (2) break rooms/kitchens, and four (4) restrooms. Office furnishings are negotiable. Square footage figures are provided as a courtesy estimate only and were obtained from Owners. Agent is related to a Member of the ownership entity. Information provided as a courtesy. Tenant is advised to obtain an independent verification.

## Offering Summary

Lease Rate	\$22.00 SF/yr (MG)
Building SF	7,093 SF
Parking	Surface

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,148	17,870	36,553
Total Population	9,619	54,549	110,621
Average HH Income	\$117,355	\$125,838	\$122,782

**CHRISTIE DAUGHERTY, CCIM**

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Building Name	520 N 400 W - N Salt Lake, UT
Property Type	Office
Property Subtype	Office Building
Building Size	7,093 SF
Building Class	B
Year Built	1995
Year Last Renovated	2025
Number of Floors	2
Average Floor Size	3,548 SF
Construction Status	Existing
Number of Buildings	1

7,093 SF - Newly Renovated, Fully Furnished Office Property.

Located in the heart of North Salt Lake's industrial hub, 560 N 400 W offers elite-level logistical connectivity within the Davis County office/industrial corridor.

Positioned with great proximity to the following;

- I-15 access-Located approx. 1.2 miles-Center Street
- I-215 (Belt Route)-approx. 2 miles
- Legacy Parkway-less than 1.5 miles



- Great N Salt Lake Location
- 7093 SF Newly Renovated Space
- 15 Offices/Areas - Multiple Configurations
- Large Conference Room with Kitchenette
- Break Rooms & Multiple Rest Rooms
- Close Proximity to Freeway Access

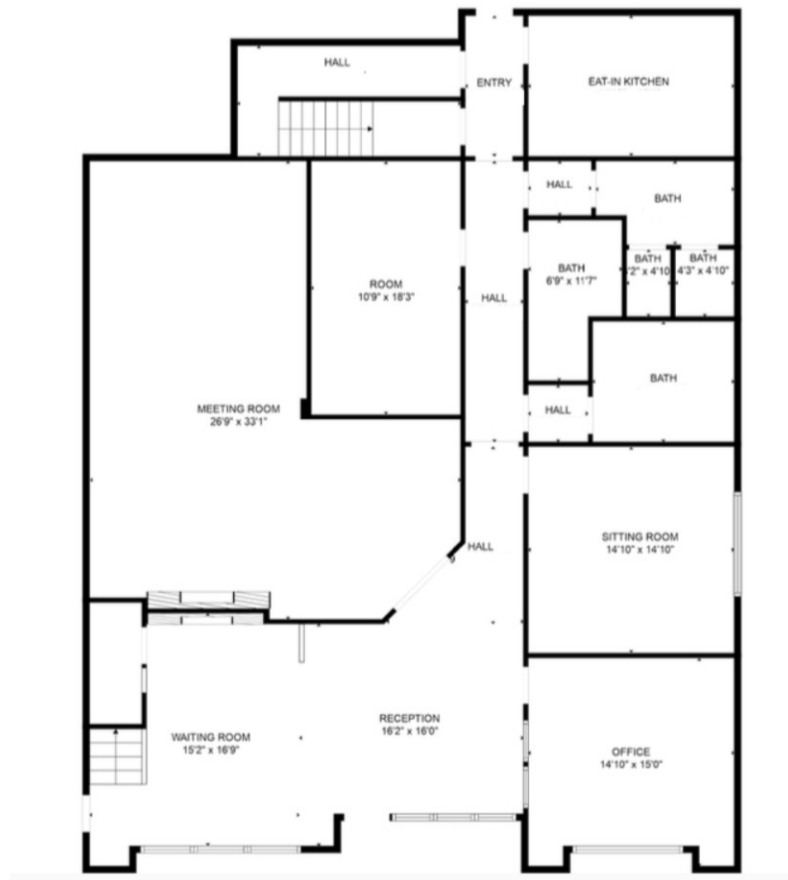
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**LOWER LEVEL**



**UPPER LEVEL**





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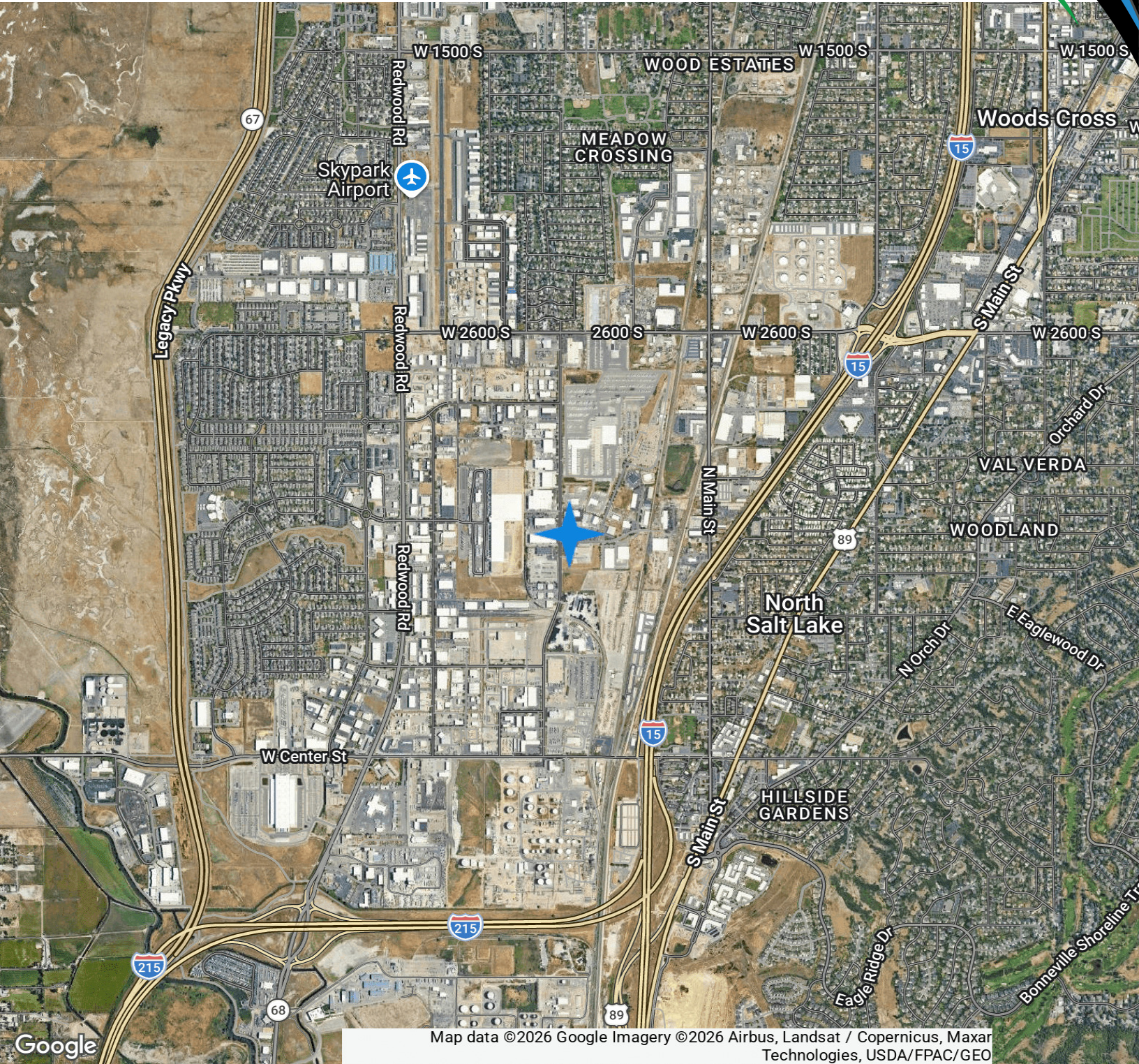




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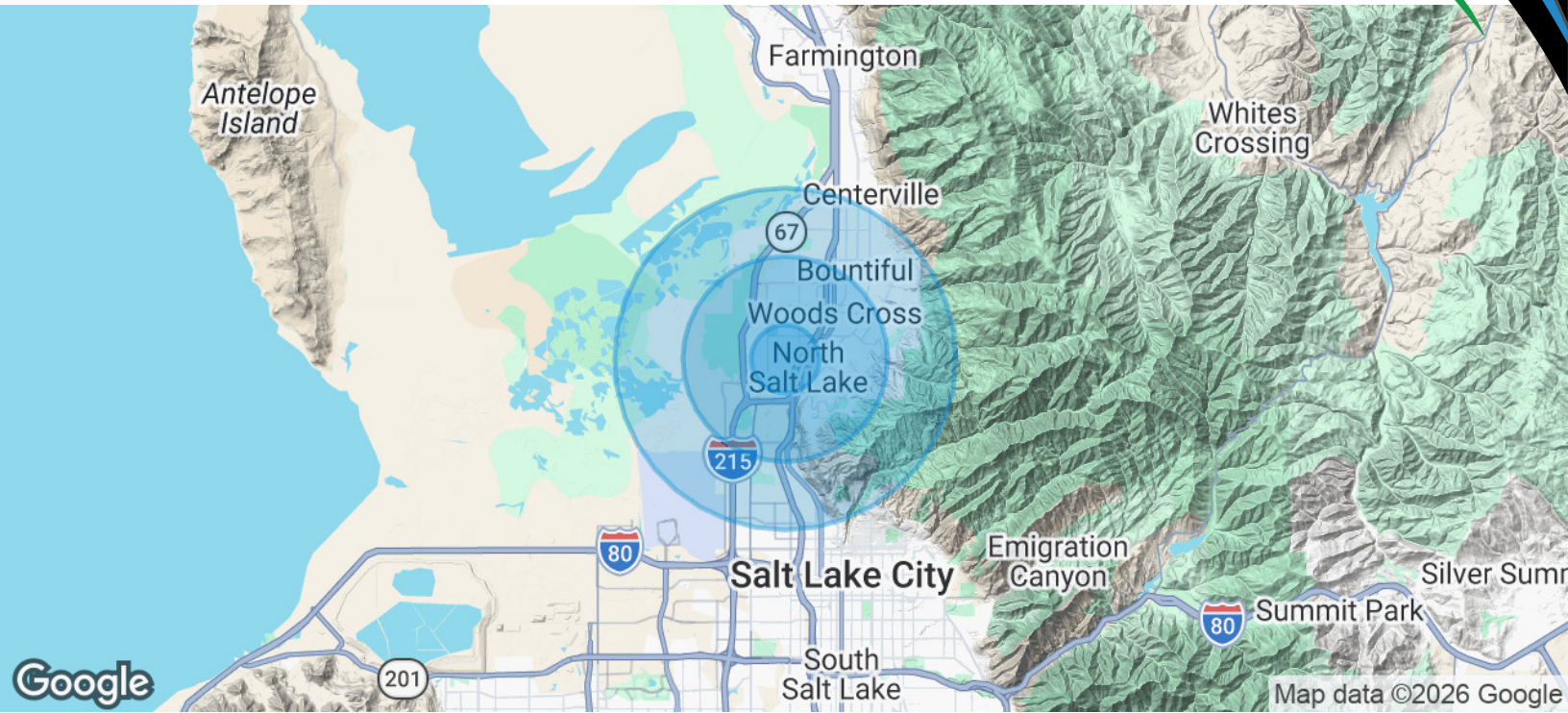




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## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	9,619	54,549	110,621
<b>Average Age</b>	31.9	32.7	33.3
<b>Average Age (Male)</b>	31.1	32.5	33.3
<b>Average Age (Female)</b>	30.8	33.5	33.7

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,148	17,870	36,553
<b># of Persons per HH</b>	3.1	3.1	3.0
<b>Average HH Income</b>	\$117,355	\$125,838	\$122,782
<b>Average House Value</b>	\$418,675	\$501,540	\$497,723

2023 American Community Survey (ACS)

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