

# STUDIO BUSINESS PARK

5039 West T1800 South | Herriman, Utah

FOR SALE - CLASS A OFFICE CONDOS

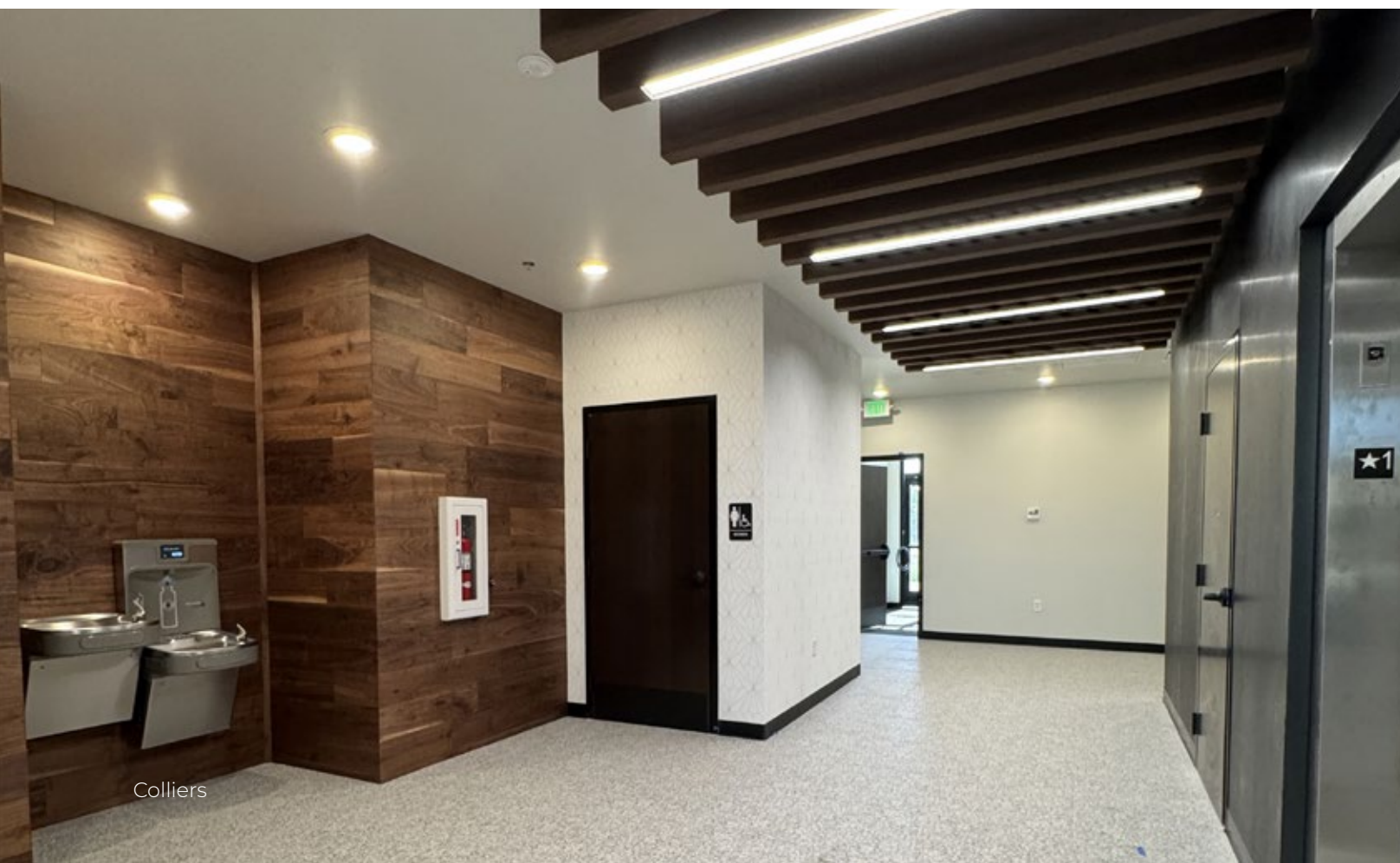


Colliers

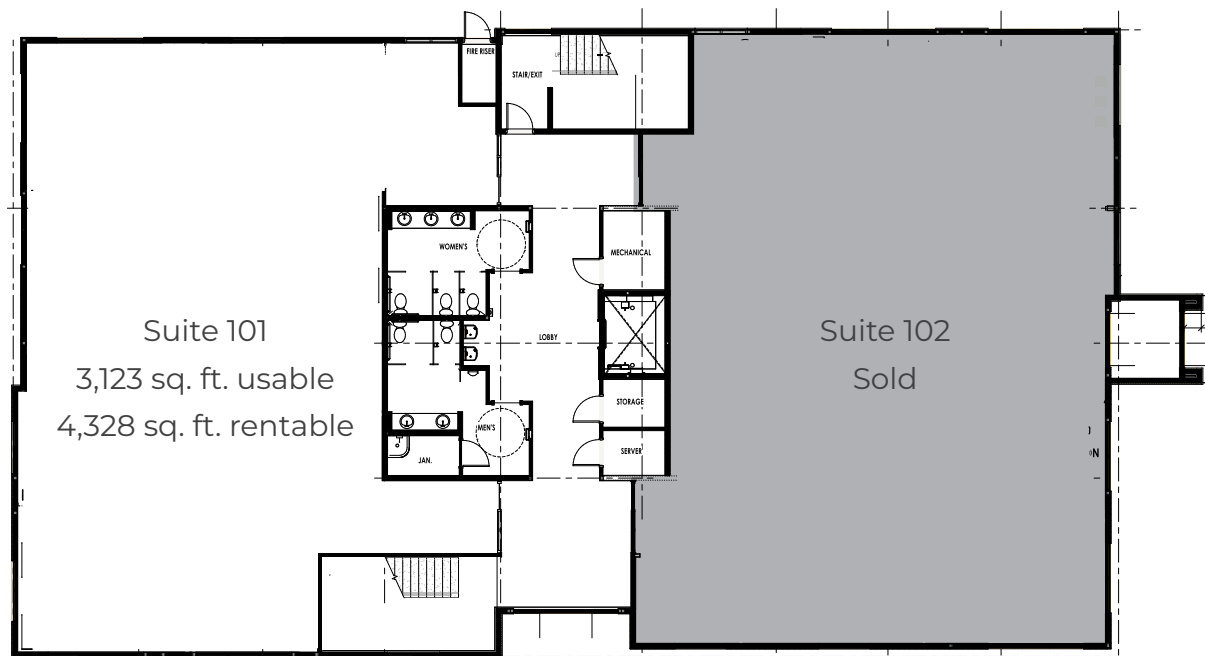
# Property Highlights

New Class A Professional Building, Ready for Occupancy on Mountain View Corridor – Ideal for Purchase on a Condo Basis

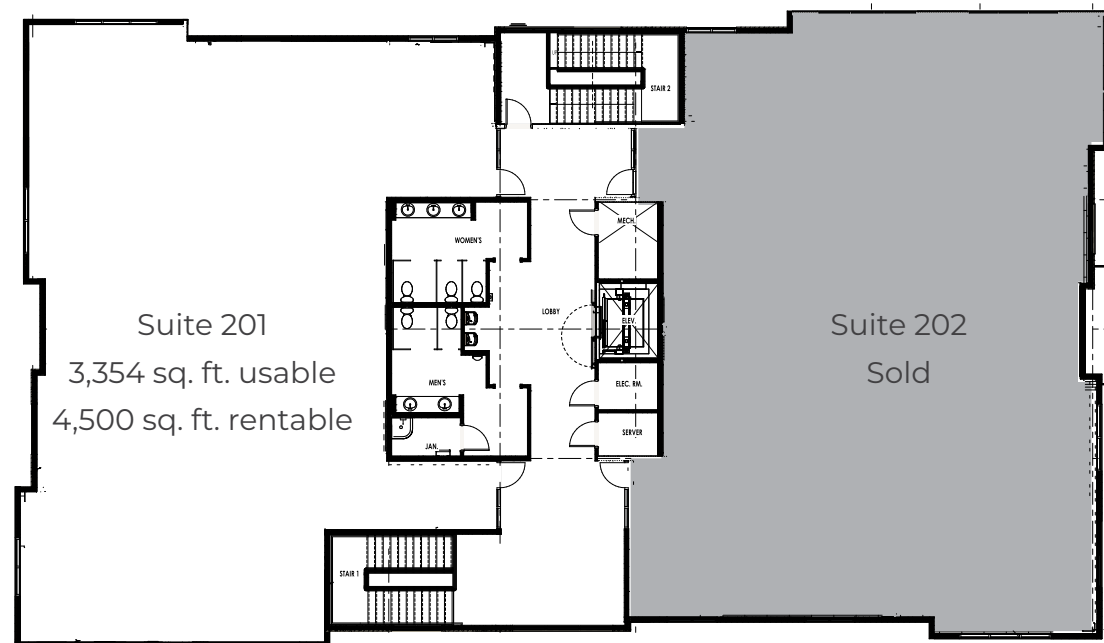
- Suites Available:
  - Suite 101: 4,328 sq. ft. (3,123 sq. ft. usable)
  - Suite 201: 4,500 sq. ft. (3,354 sq. ft. usable)
- Two-Story Upscale Destination Address
- Pricing: \$385 per Sq. Ft.
- \$85 per Rentable Square Foot Allowance Included
- Class A Finishes
- Highest-Growth Area in Market – Ideal Location
- Generous Tenant Improvement Allowance
- Close Proximity to Numerous Services



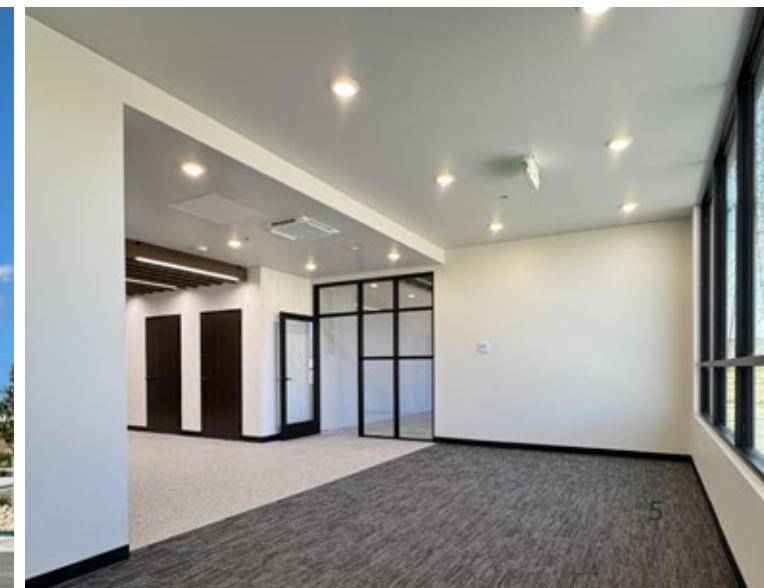
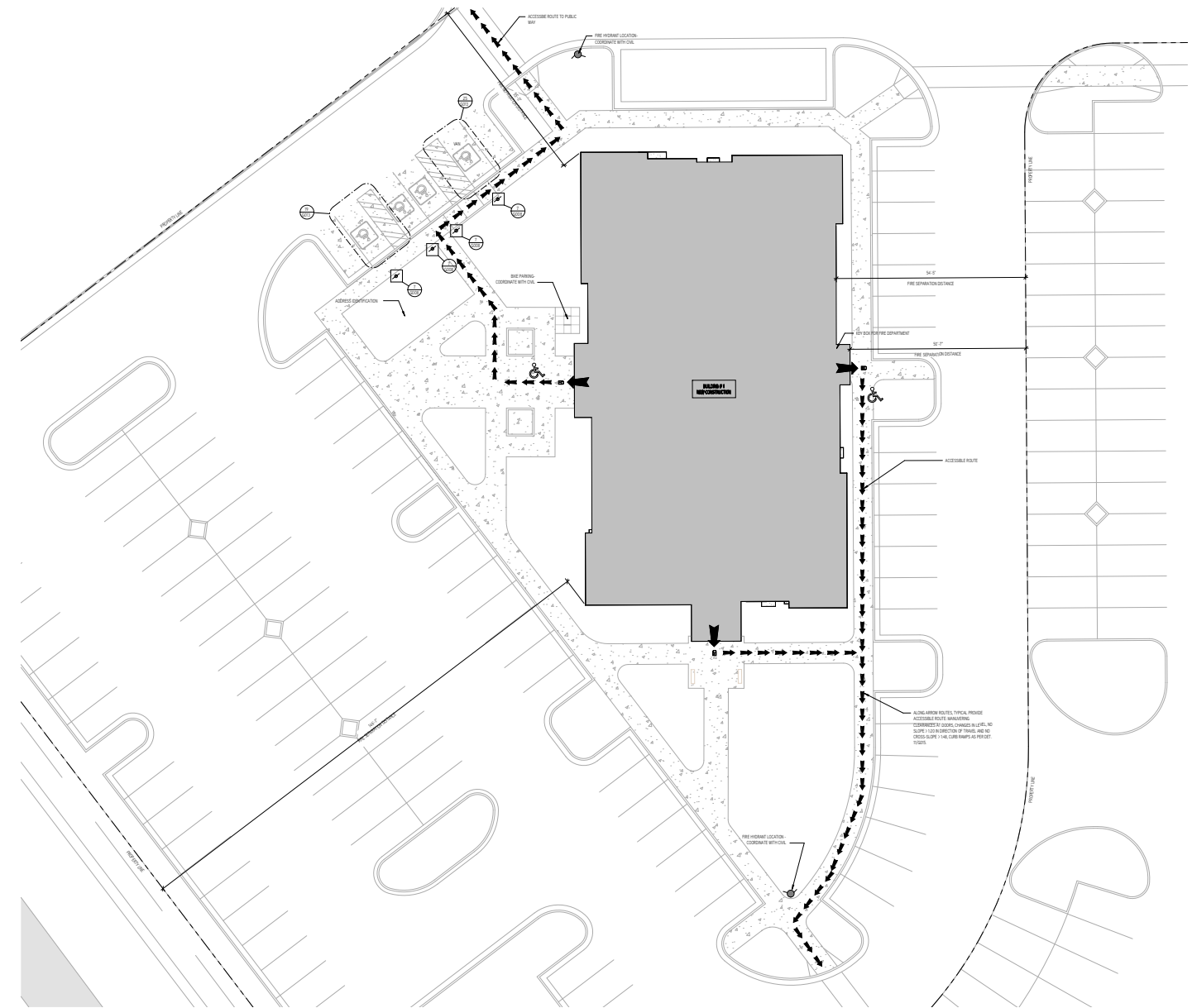
1st Floor








2nd Floor

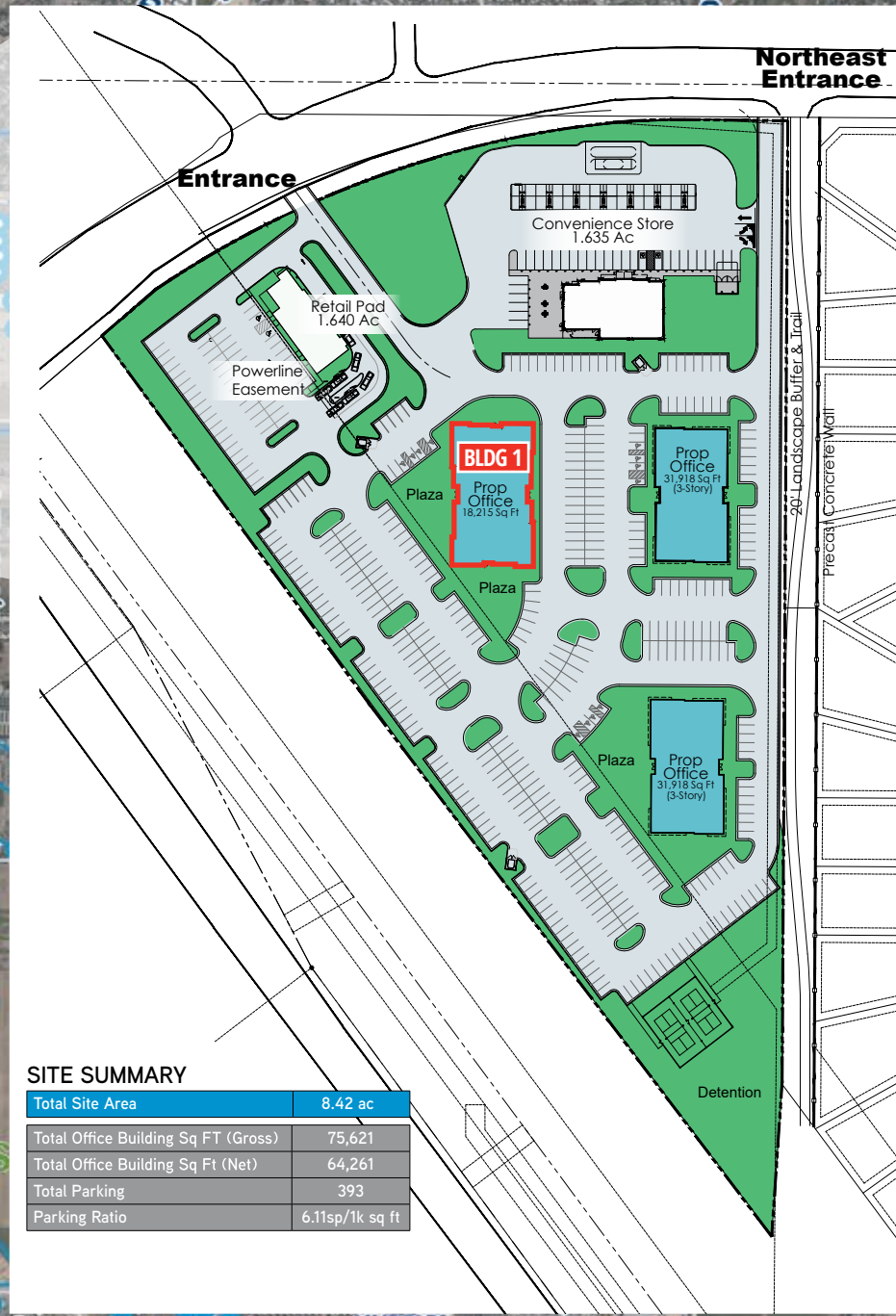
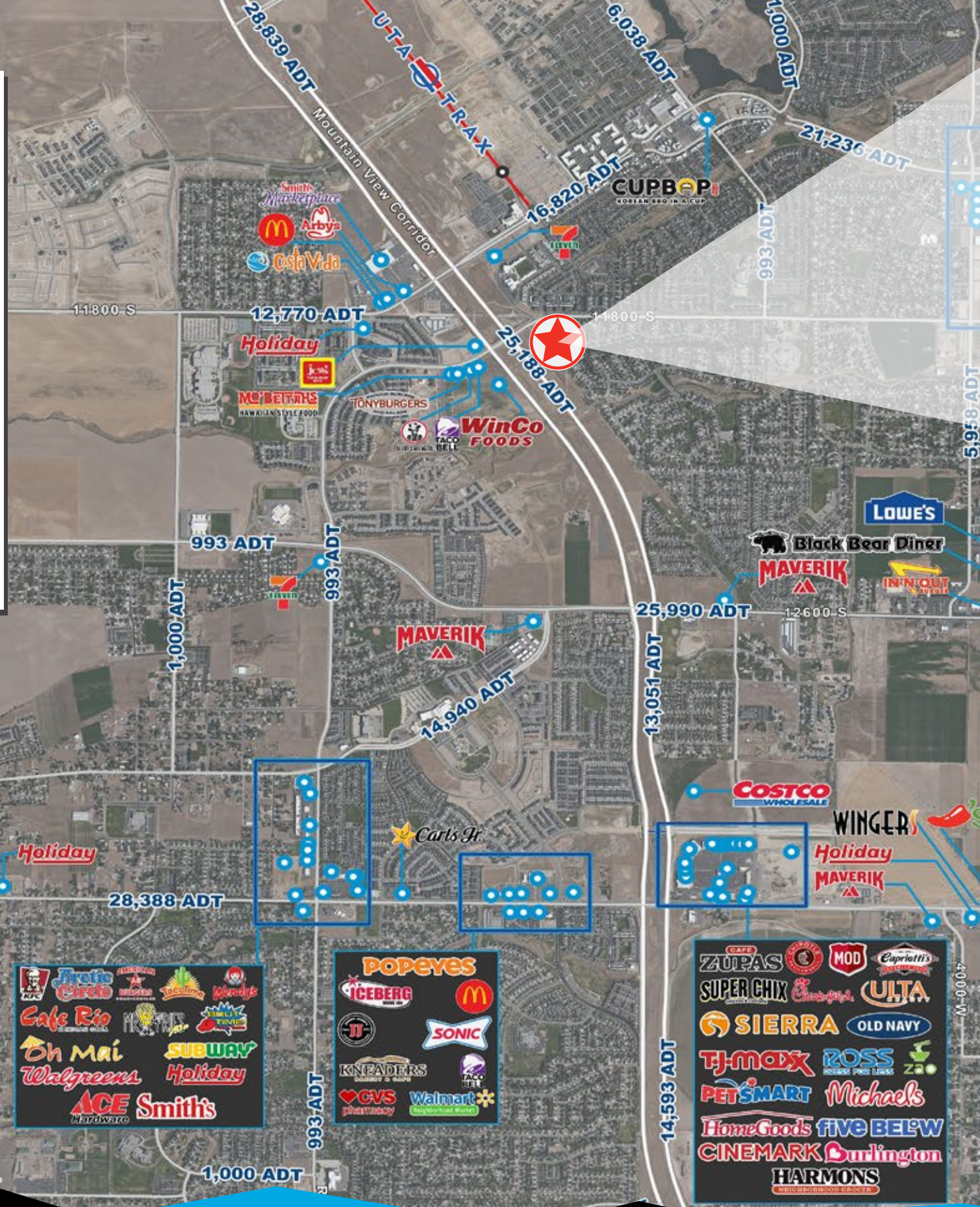


Building 1



**CONNECTED TO IT ALL**

-  POINT OF THE MOUNTAIN  
10 MINUTES
-  INTERNATIONAL AIRPORT  
20 MINUTES
-  DOWNTOWN SLC  
25 MINUTES
-  UNIVERSITY OF UTAH &  
UTAH VALLEY UNIVERSITY  
25 MINUTES
-  SKI AREAS  
25 MINUTES



**SITE SUMMARY**

Total Site Area	8.42 ac
Total Office Building Sq Ft (Gross)	75,621
Total Office Building Sq Ft (Net)	64,261
Total Parking	393
Parking Ratio	6.11sp/1k sq ft





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## CONTACT:

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