



BRICKYARD TOWER

1245 East Brickyard Road, Salt Lake City, UT 84106

PROPERTY DESCRIPTION:

- Excellent Suburban Location Adjacent to Sugarhouse and Across from New Millcreek Commons
- Surrounded by Amenities and Services
- Covered Parking: 4/1,000 Ratio
- Updated Lobby and Common Areas
- Centrally Located in Valley with Close Freeway Access
- Free Space Planning for 3+ Initial Year Terms

LEASE RATE:

\$22 - 23 SF/YR (FULL SERVICE)

PROPERTY DETAILS:

2,116 - 4,357 SF

CHRISTIAN PRISKOS, CCIM

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51 East 400 South Suite 210
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SUITES SUMMARY

Multiple suites available with a variety of sizes and floor plan configurations. Amazing panoramic views of the entire valley and mountains. Units may be modernized with T.I. available depending on Tenant credit and term.

SPACE AVAILABILITY

FLOOR	SUITE	COLOR	SIZE
2ND	210	GREEN	2,116 RSF
2ND	230	BLUE	2,241 RSF

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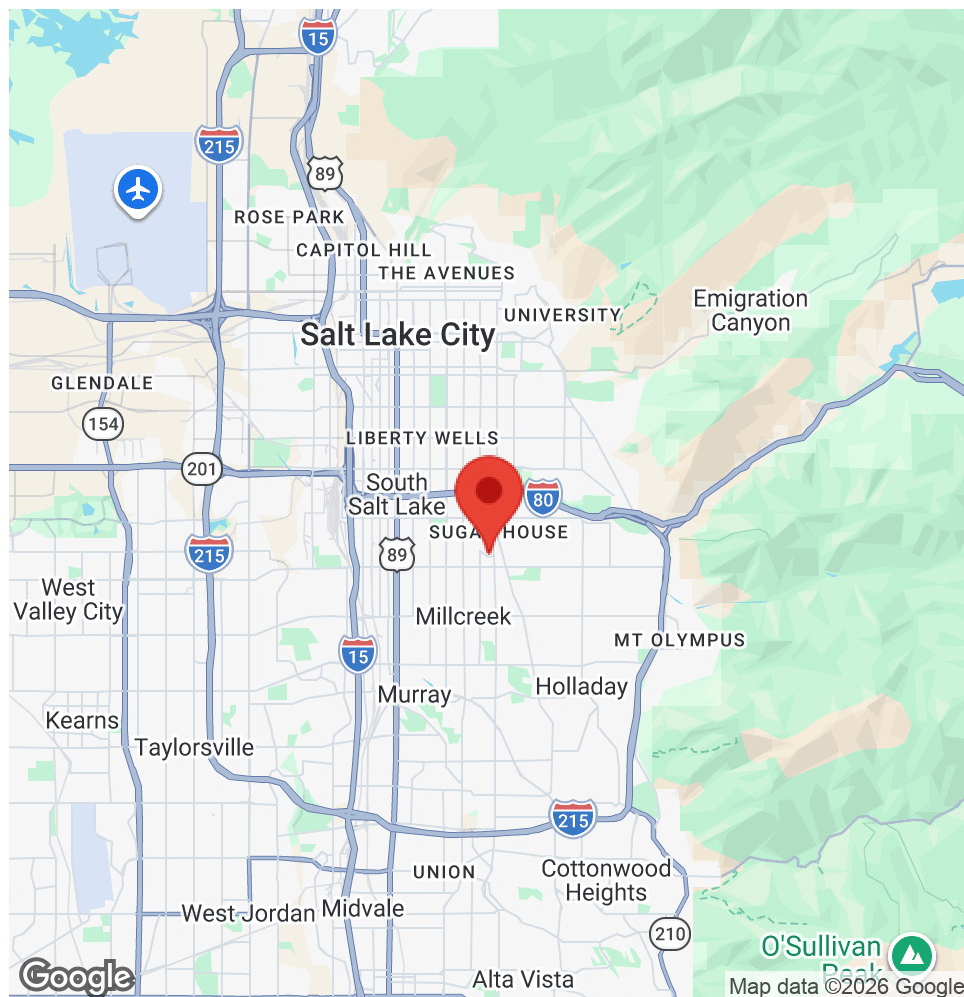
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LOCATION DESCRIPTION

Located across the street from Millcreek's brand-new City Center, "Millcreek Common" which includes a new skating rink, outdoor concerts and food trucks. Located adjacent to Brickyard shopping center with amenities such as Vasa Fitness, Harmon's Grocer and other shopping retailers. 2 minutes away from Sugarhouse which offers freeway access, dozens of restaurants, shopping, movie theatre etc. This is a prime suburb location!

NAVIGATION TIMES

Millcreek Common	1 minute walk
Sugarhouse / Sugarhouse Park	3 minute drive
I-80 Entrance/Exit	4 minute drive
I-15 Entrance/Exit	7 minute drive
Downtown Salt Lake City	11 minute drive
Salt Lake City Airport	13 minute drive
Big Cottonwood Canyon	15 minute drive
Park City	33 minute drive

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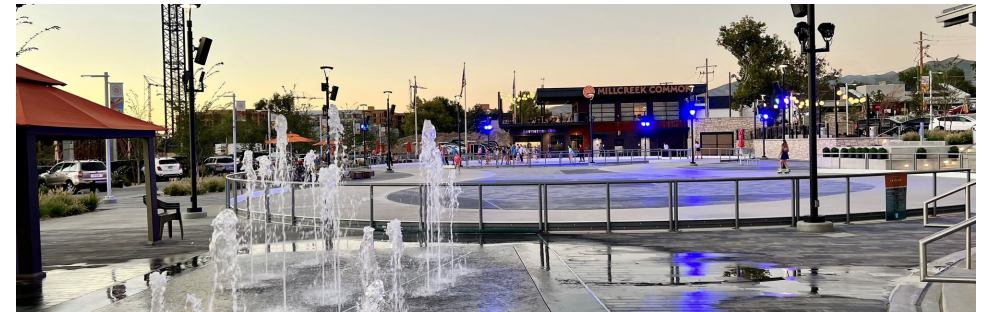
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*This information is provided with the understanding that any negotiations relating to the property will be conducted through InterNet Properties, Inc. This description is based on information we believe to be reliable but cannot guarantee.



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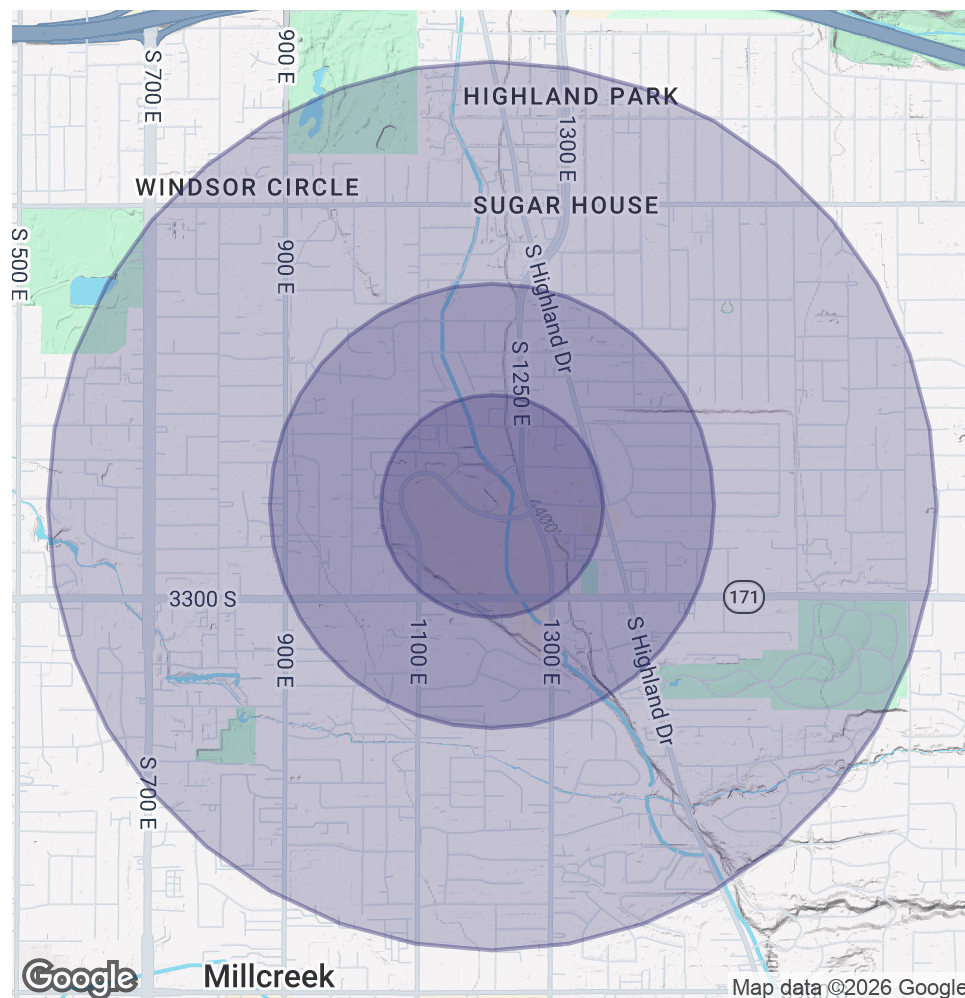
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,170	3,382	16,699
Average Age	39.0	34.6	35.7
Average Age (Male)	37.5	33.1	33.8
Average Age (Female)	48.3	37.2	38.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	700	1,418	7,377
# of Persons per HH	1.7	2.4	2.3
Average HH Income	\$63,591	\$81,301	\$82,560
Average House Value	\$808,902	\$509,993	\$394,294

* Demographic data derived from 2020 ACS - US Census



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