



# FOR SALE OR LEASE

512 EAST 4500 SOUTH | MURRAY, UT 84107

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**ALIGN**  
COMPLETE REAL ESTATE SERVICES





# PROPERTY DETAILS

Address	512 East 4500 South Murray, Utah 84107
Asset Type	Improved - Professional Office Building
Building Size	12,554 SF (Load Factor 1.25)
Site Size	.770 (33,541.20 SF) (Building FAR .37)
Age	Year Built: 2004 Renovation: 2021 (Partial)
Parcel Number	Salt Lake County - APN: 22-06-427-023
Zoning	G-O (General Office) Murray City Municipal Zone
Parking	50 Total Spaces (4.00/1,000 SF Ratio)
List Price	Call Broker for Pricing
Lease Price	18 SF (NNN)
Vacancy	100%

This professional office building offers a rare opportunity to own in the heart of Murray, Utah. Positioned in a prime central valley location, the property provides excellent visibility, immediate freeway access, and is just minutes from downtown Salt Lake City. The building is well-suited for a variety of professional and medical office users and is supported by a strong parking ratio for both tenants and visitors. Situated in a thriving business corridor, the property is surrounded by retail, dining, and services, making it a convenient and attractive choice for businesses. With its central location, flexible zoning, and strong market fundamentals, this is an exceptional opportunity for an owner-user or investor looking to secure a quality office building in one of Salt Lake County's most accessible and in-demand submarkets.








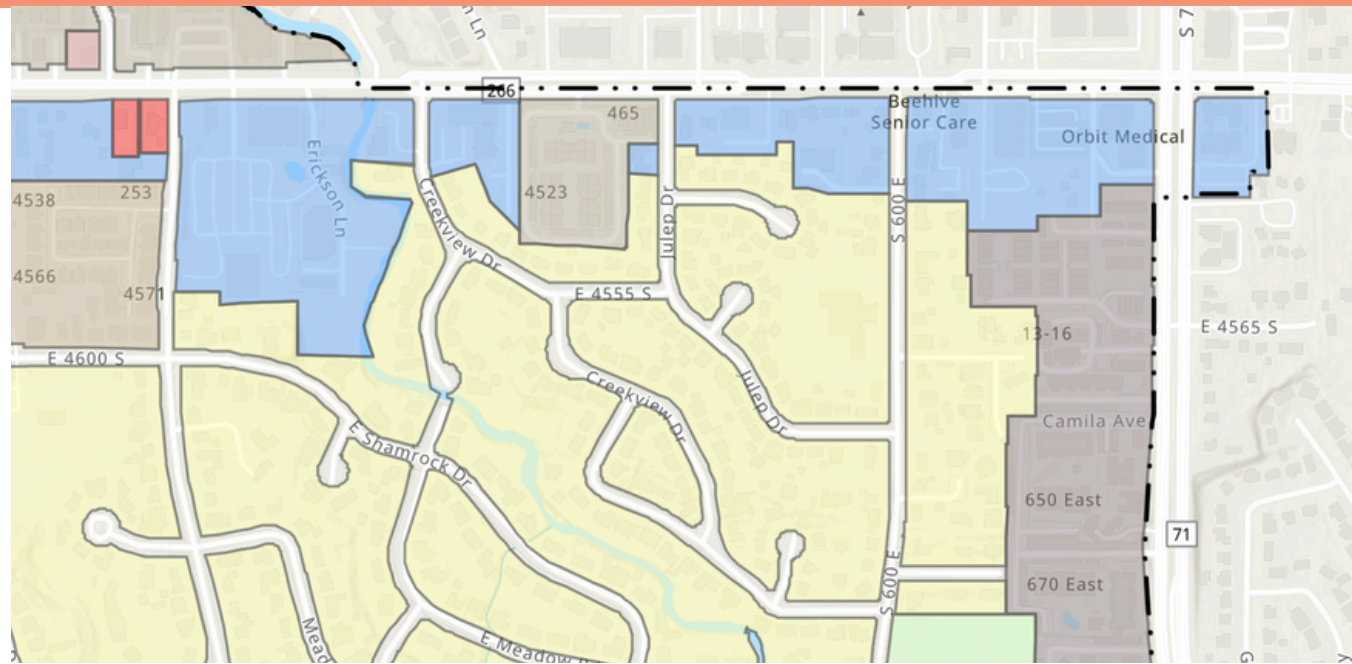


PARCEL NO: 22-06-427-023

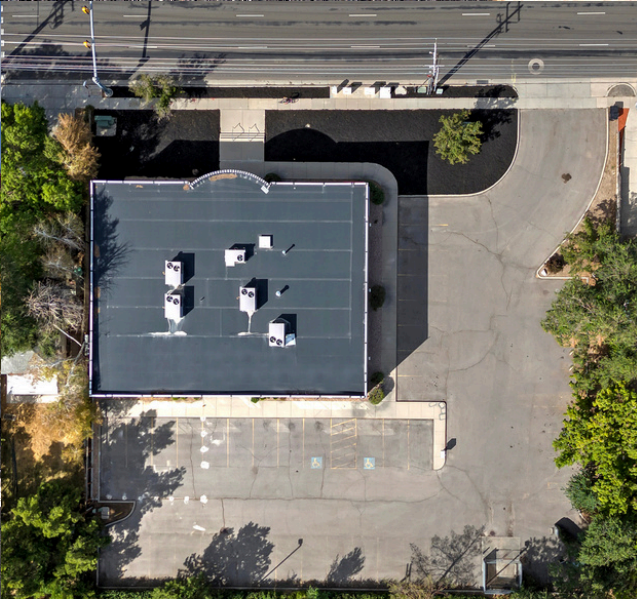
# PROPERTY OVERVIEWS

## ZONING: GENERAL OFFICE

-  Commercial Development (C-D)
-  Commercial Neighborhood (C-N)
-  General Office (G-O)
-  Residential Single-Family Low Density (R-1-12)
-  Residential Multi-Family Low Density (R-M-10)















# AREA MAP & DRIVE TIMES

DOWNTOWN SALT LAKE CITY: 13 MINUTES

SLC INTERNATIONAL AIRPORT: 18 MINUTES

I-15 (VIA 4500 SOUTH): 4 MINUTES

I-80 (700 E ONRAMP): 8 MINUTES

MURRAY CITY CENTER: 5 MINUTES

NEAREST TRAX STATION: 13 MINUTES VIA PUBLIC TRANSIT

INTERMOUNTAIN MEDICAL CENTER : 7 MINUTES

UNIVERSITY OF UTAH: 20 MINUTES





# WHY UTAH?

Utah is one of the fastest-growing states in the country and continues to be at the forefront of innovative and awe-inspiring economic opportunity initiatives. The state's robust list of accolades is impressive, such as being the best-managed state in America and the number one state for economic outlook and recovery. Utah also maintains a AAA bond rating dating back to 1965 when Standard & Poor's initiated its rating system. And today, all three rating organizations continue to classify Utah with a AAA bond rating.

## **Best Economy**

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Utah ranked the nation's best economy and No. 3 overall  
*U.S. News & World Report* — April 2023

## **#3 Best Growth**

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Utah was determined the No. 3 best state for growth  
*U.S. News & World Report* — August 2022

## **Best Economic Outlook**

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Utah ranked No. 1 for the 16th year in a row  
*Rich States Poor States* — April 2023

## **Best State to Start a Business**

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Utah is the No. 1 best state to start a business  
*WalletHub* — January 2023





# CONTACT

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