

42 N Phoenix Way

▶ FOR SALE





Highlights*

Acres: 1.314 (57,238 sq. ft)

Zoning: TMU (Transit Mixed Use - Office, Retail, Multi-family, etc.)

Year Built: 2010

Building Class: B - Good

Construction: C - Masonry

Parking stalls: 76+

Building/Land Ratio: 30%

Rentable Space: 17,456 Sq. Ft

- 16x private offices
- 4x conference rooms
- 2x break rooms
- 5x break-out offices
- 6x large work spaces
- Open concept modern industrial style workspace
- View of the mountains and situated along Farmington Creek greenbelt

Frontage

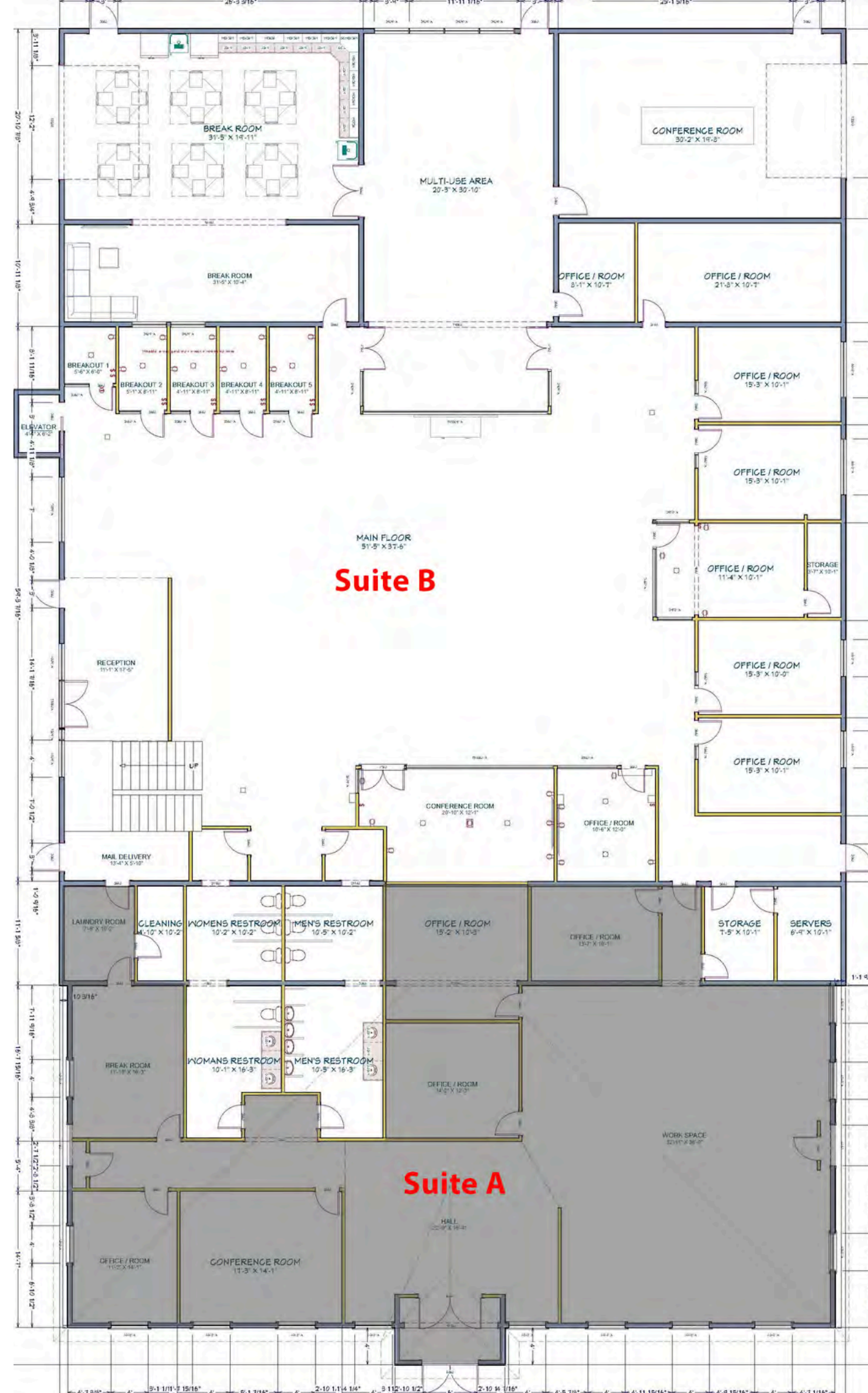
- ~180 ft on Phoenix Way (650 W)
- ~325 ft on State Street
- ~240 ft on Legacy Parkway

Traffic Counts - 2023 Annual Average Daily Traffic (AADT)

- 133,000 on I-15
- 43,000 on Legacy Parkway
- 12,000 on State Street
- 510 on Phoenix Way (650 W)

* All square footage, acreage and other data and measurements are approximate and are based on various appraisals and public records. Buyers are encouraged to independently verify the accuracy of all information deemed important, including square footage, dimensions, and lot size, prior to purchase.

Main Floor

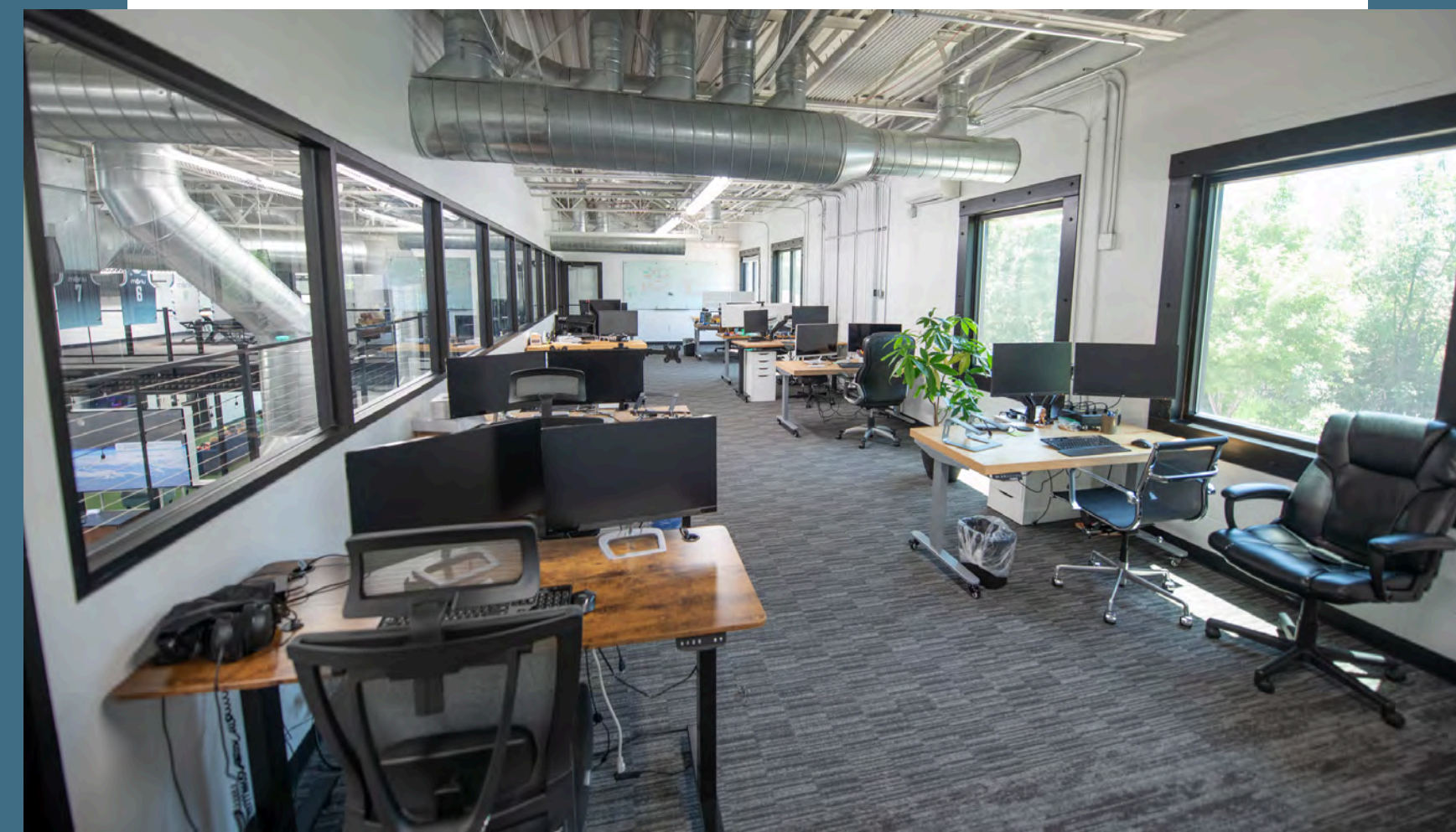
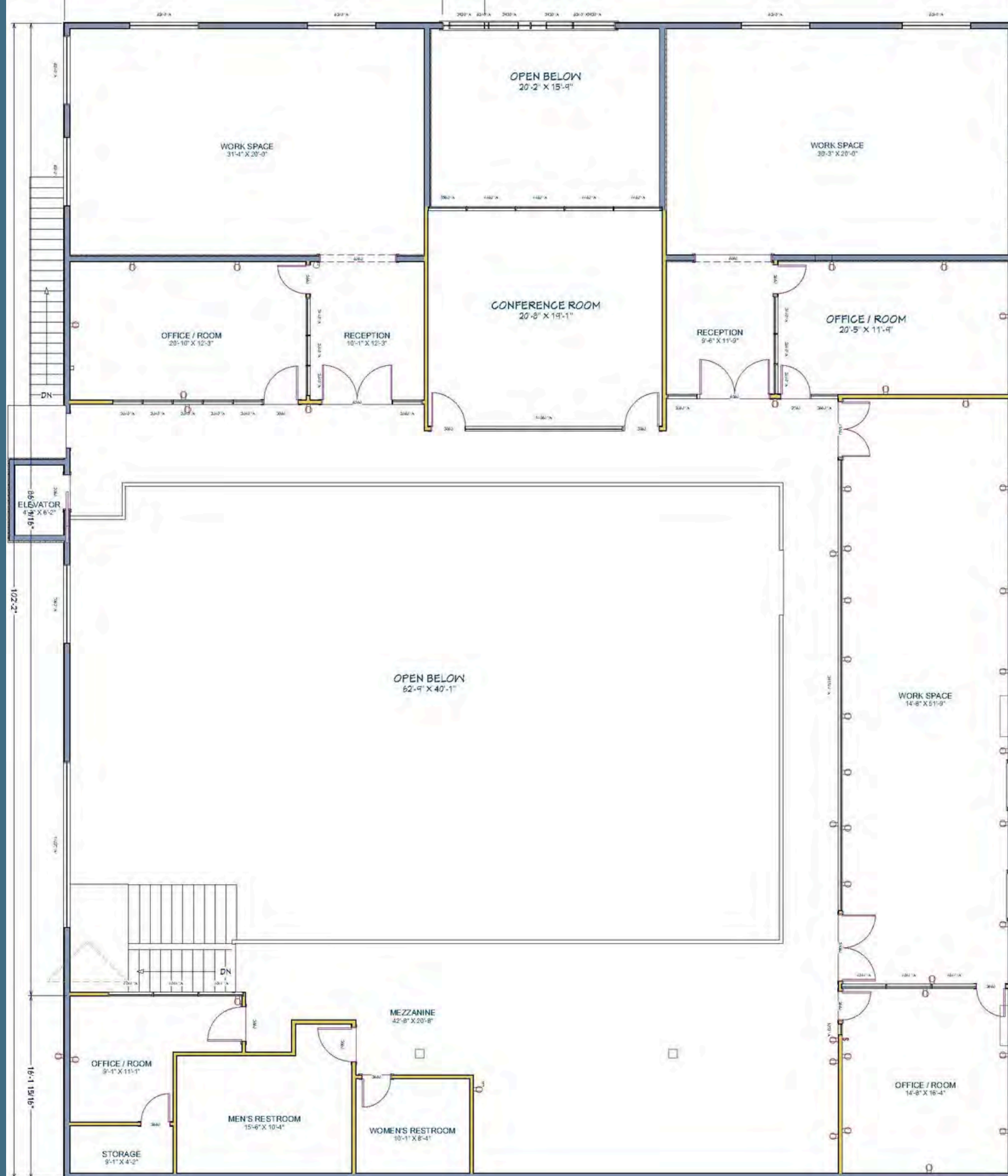


- Suite A: 3,070 Sq. Ft
 - 4 Private offices / Rooms
 - 1 Conference room
 - 1 Kitchen / break room
 - Occupied until 02/2027
 - \$22.38/Sq. Ft/year
 - 2% Annual escalation
- Suite B: 8,451 Sq. Ft (Main Floor)
 - 8 Private offices
 - 5 Break-out offices
 - 2 Conference rooms
 - 1 Large kitchen break room
 - 1 Passenger elevator
 - Current tenants are month-to-month
 - Average Lease rate of \$27-\$31/Sq. Ft/year
 - 3% annual escalation

Upstairs

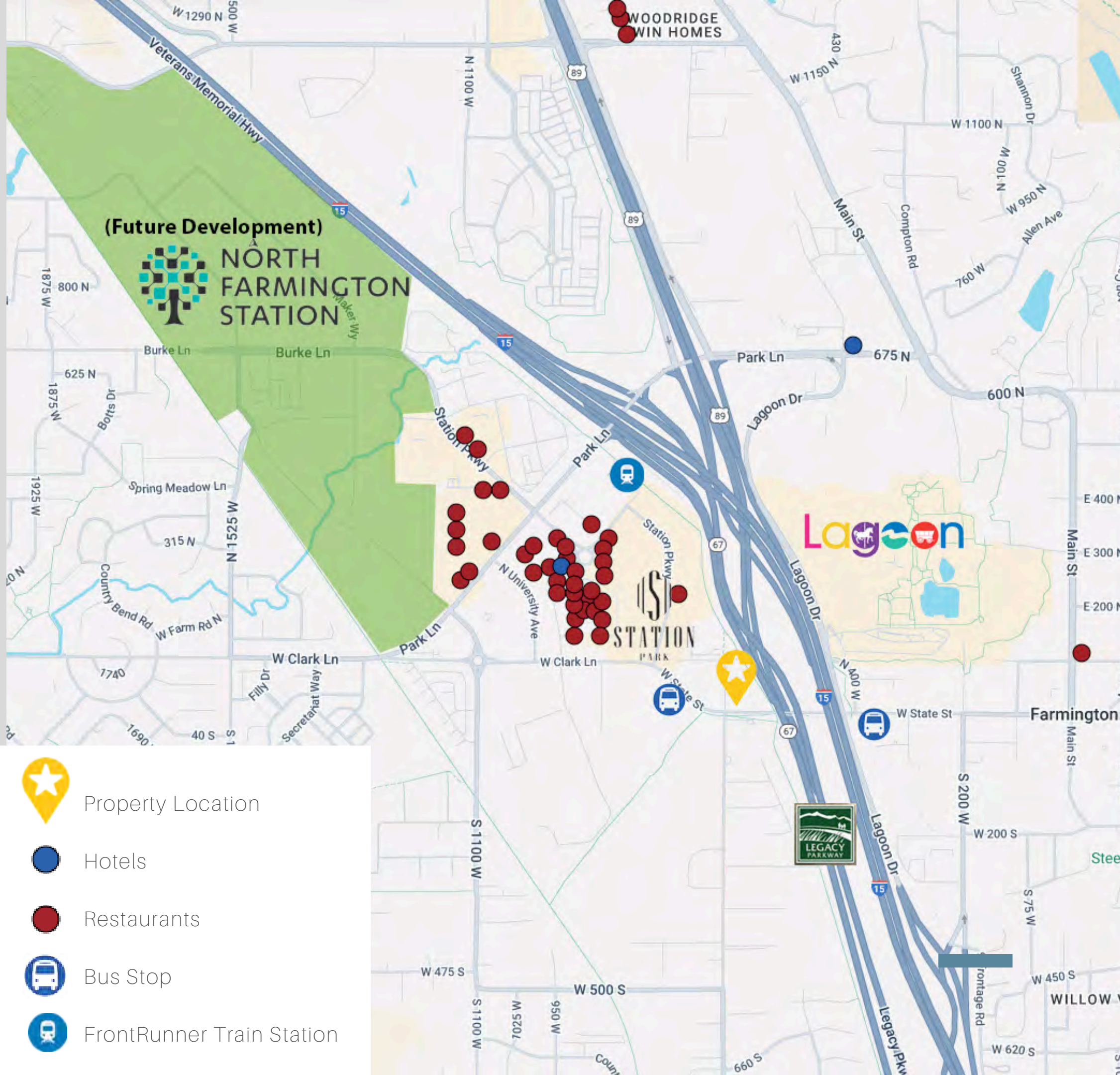
Suite B: 5,935 Sq. Ft (Upstairs)






- 4 private offices
- 1 conference room
- 3 large work spaces
- Current tenants are month-to-month
 - Average Lease rate of \$27-\$31/Sq. Ft/year
 - 3% annual escalation



Amenities

- 45+ RESTAURANTS
- 2 HOTELS
- 2 GROCERY STORES
- WALKING DISTANCE TO FRONTRUNNER & BUS STOPS
- WALKING DISTANCE TO STATION PARK RESTAURANTS & STORES
- DIRECT ACCESS TO MULTIPLE WALKING AND BIKE TRAILS
- EASY ACCESS TO:
 - I-15 HIGHWAY
 - LEGACY PARKWAY (UT-67)
 - HWY-89
 - W DAVIS CORRIDOR (UT-177)
- CLOSE TO NEW NORTH FARMINGTON STATION DEVELOPMENT:
 - 317 ACRE RETAIL, RESIDENTIAL AND COMMERCIAL DEVELOPMENT
- 20 MINUTES TO SLC AIRPORT
- 20 MINUTES TO DOWNTOWN SLC
- 25 MINUTES TO OGDEN



-  Property Location
-  Hotels
-  Restaurants
-  Bus Stop
-  FrontRunner Train Station

Blue
Holdings

3D Tour



<https://my.matterport.com/show/?m=uxRCFadJ29w>

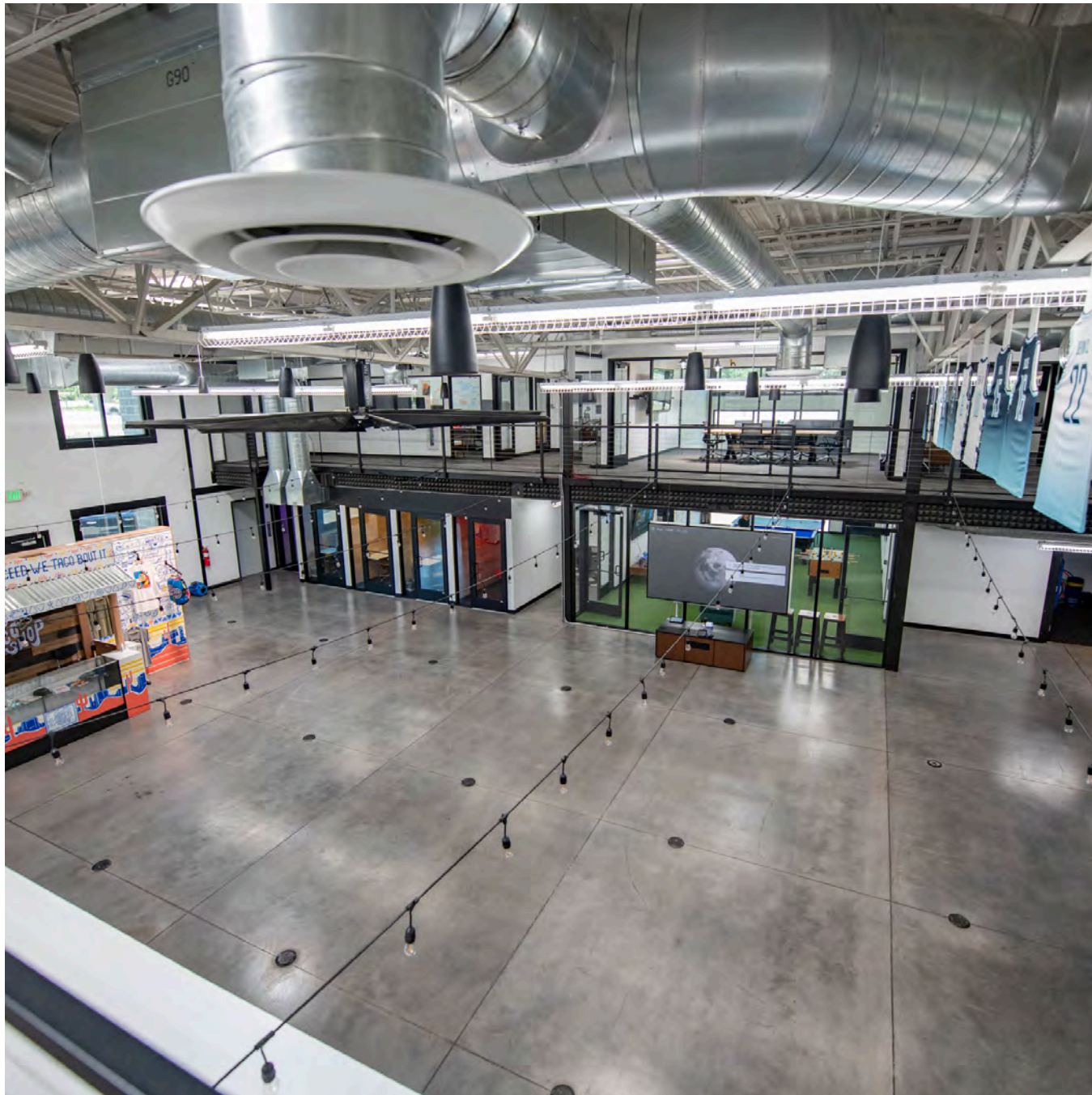








Get in Touch with Us



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