

BRING ALL OFFERS!



## Property Information

- 7,475 SF Contemporary Office Building for Sale
- Owner User Opportunity
- 5,189 RSF Second Level Office for Lease
- Site Size: 0.23 Acres
- Prime Sugarhouse Location
- Built in 2003
- Walking Distance to Multiple Restaurants
- Easy Access to I-80

## Demographics

	1 Mile	3 Mile	5 Mile
Population	19,587	149,814	306,942
Households	8,049	61,890	123,912
Avg. Household Income	\$81,507	\$61,890	\$62,381

## Traffic Counts

2100 South:	23,092 Annual Average Daily Traffic
1300 East:	34,102 Annual Average Daily Traffic

PURCHASE PRICE : BRING ALL OFFERS! | LEASE RATE: \$24.00/SF NNN

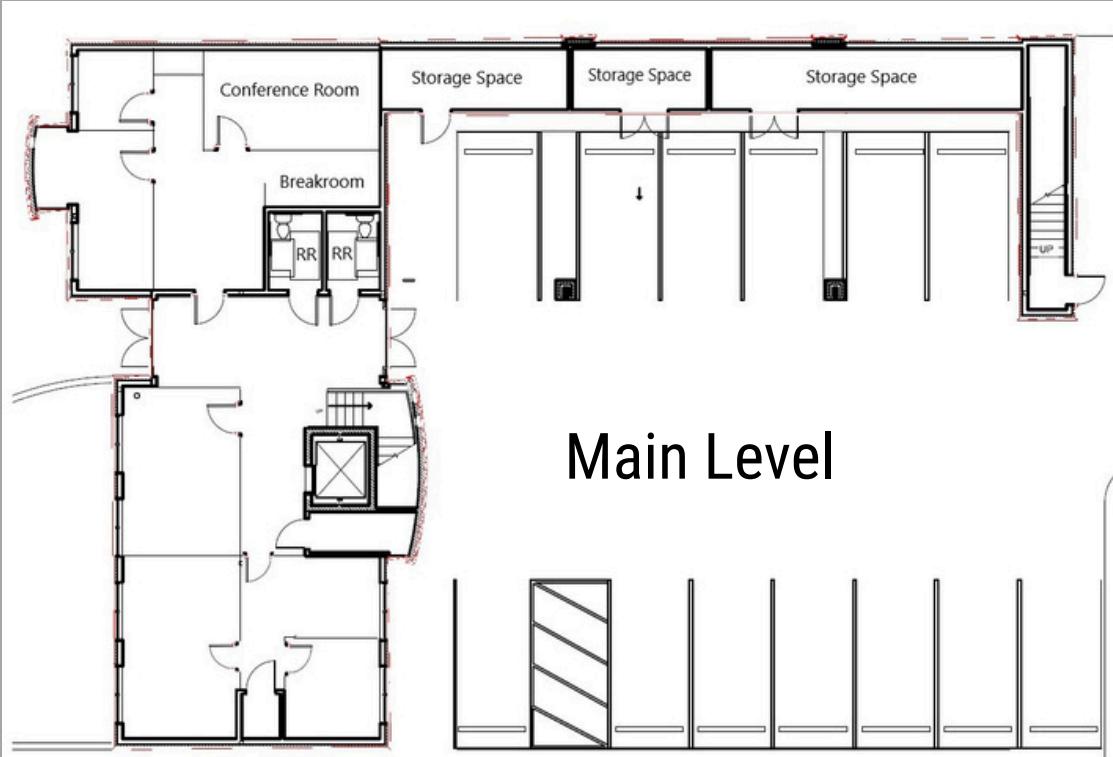
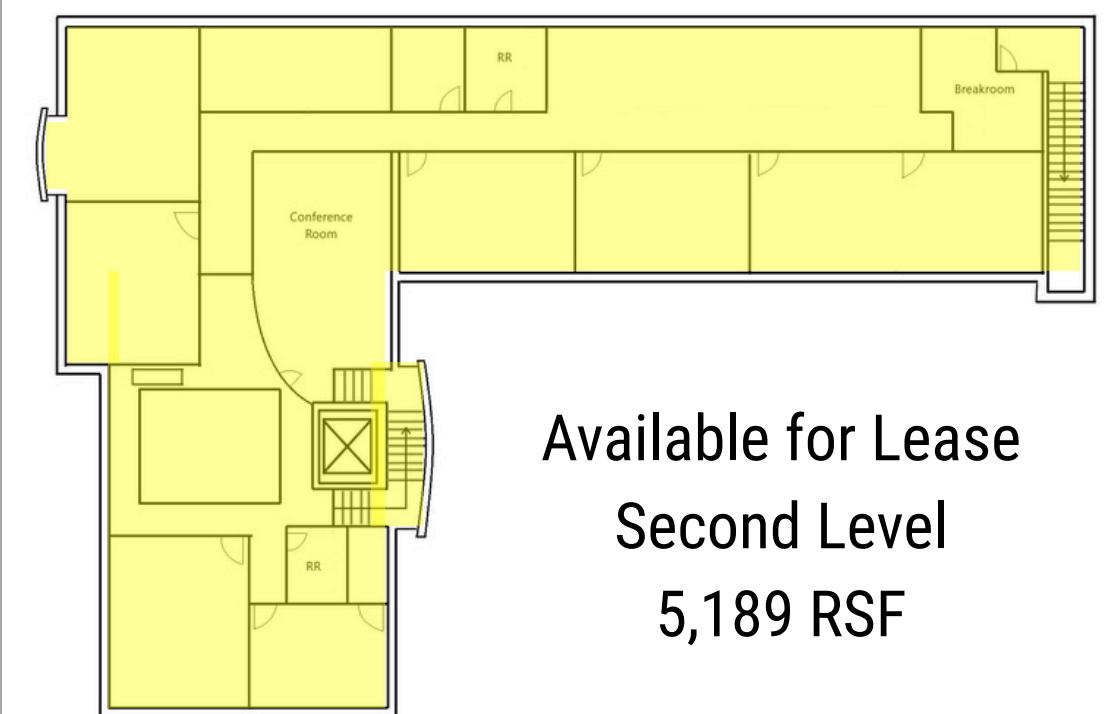
West Haradin

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**Main Level****Available for Lease  
Second Level  
5,189 RSF**

This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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