



**LEGEND**  
PARTNERS ■■■■

1415 SOUTH 700 WEST  
SALT LAKE CITY, 84104

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### WAREHOUSES

- 47 Spaces Between 300-3,600+SF
- Drive-Up Loading Ramp
- Truck-Height Loading Docks
- Daily Shipment Storage
- Temperature Controlled Warehouse
- Forklift, Electric Pallet Jacks, Carts
- Onsite Staff Provides Mail, Package, and Pallet Receiving
- Daily Pickups From UPS, FedEx, & USPS
- 24/7 Security Monitoring
- Onsite Parking in Gated Lot
- High-Speed WiFi
- 120v Power (Higher Available)
- Access to Community Lounge, Stocked Kitchen, Coffee Bar, & Purified Water Dispenser
- Business Center & Shipping Supplies
- Common Area Janitorial Service with Trash & Recycling Service

### OFFICES & COWORKING

- Offices
- Conference Room
- Photo Studio
- Podcast Studio
- Phone Room
- Free WiFi
- Mailbox & Mailing Address
- Package Receiving
- Business Center with Copier, Scanner, and Printer
- Mailing & Office Supplies
- Secure Building, 24/7 Security Monitoring
- Common Area Janitorial Service
- Comfortable Lounge & Common Areas
- Stocked Kitchen & Coffee Bar
- Content Creation Studios



# Individual Warehouses and Coworking Workspaces at FlexEtc Salt Lake City

📍 1415 S 700 W, Salt Lake City, UT 84104

## SECURE YOUR IDEAL WORKSPACE TODAY

Take advantage of **immediate occupancy** in our newly renovated, **temperature controlled** warehouse building. Discover flexible workspaces tailored to your needs, from **individual warehouses ranging from 400- 5,000+ square feet** to dedicated **offices** and **coworking spaces**. Enjoy the convenience of **all-inclusive rent** and a comprehensive array of **amenities** designed to elevate your business. Don't miss this opportunity to secure the perfect space.

## JOIN A THRIVING COMMUNITY

FlexEtc Salt Lake City's individual warehouses and coworking spaces provide **flexible solutions** that benefit both our member companies and their employees. Ideal for **e-commerce businesses, storage, industrial workspace, showrooms**, and many other types of uses and businesses, FlexEtc Salt Lake City fosters business growth while offering seamlessly scalable solutions in a community-centered hub.



# Everything You Need To Succeed is Here

## ALL-INCLUSIVE PRICING

Our all-inclusive pricing structure is designed to simplify your operations by bundling everything you need into a single, predictable monthly rate. This means no surprise expenses—utilities, insurance, maintenance, security, and access to premium amenities are all included.

With our approach, you'll enjoy hassle-free leasing and the flexibility to focus on growing your business without worrying about fluctuating costs or additional fees. It's the ultimate convenience for modern businesses seeking streamlined and transparent workspace solutions.



## ADDITIONAL AMENITIES

- Truck Loading Docks
- Large Truck Access
- Forklift & Electric Pallet Jacks
- Temporary Storage
- 24/7 Security Monitoring
- Daily Shipper Pickups
- Private Offices & Coworking Spaces
- Mail Service
- Photo & Podcast Studio
- EV Charging Station (3)

## WHAT YOU WILL ENJOY

- Affordable, All-Inclusive Pricing
- Flexible Lease Terms (3 Months Minimum)
- Immediate Availability
- Daily Member Access
- Temperature Controlled Building
- Free WiFi
- Stocked Kitchen & Coffee Bar
- Comfortable Lounge & Common Areas
- Free, Onsite Parking



# Warehouses

## WAREHOUSE SPACES

- 47 spaces between 300-3,600+sf

## LOADING DOCKS

- Drive-up Loading Ramp
- Truck-Height Loading Docks

## DAILY SHIPMENT STORAGE

## WAREHOUSE EQUIPMENT

- Push Carts
- Electric Pallet Jacks
- Pallet Jacks
- Forklift

## ALL-INCLUSIVE PRICING

- Temperature Controlled Warehouse
- Forklift, Electric Pallet Jacks, Carts
- Onsite Staff Provides Mail, Package, & Pallet Receiving
- Daily Pickups from UPS, FedEx, & USPS
- 24/7 Security Monitoring
- Onsite Parking in Gated Lot
- High-Speed WiFi
- 120v Power (Higher Available)
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## SAMPLE PRICING

Space	Rentable Sq Ft	12+ Month Lease	6 Month Lease	Month to Month (3 Month Min)
WH39	433 SF	\$810/month	\$866/month	\$921/month
WH22	848 SF	\$1,457/month	\$1,567/month	\$1,667/month
WH33	1,189 SF	\$1,918/month	\$2,049/month	\$2,180/month
WH02	1,443 SF	\$2,578/month	\$2,754/month	\$2,930/month
WH16	2,048 SF	\$2,950/month	\$3,151/month	\$3,352/month
WH26	5,211 SF	\$7,207/month	\$7,699/month	\$8,190/month

EACH WAREHOUSE SPACE EQUIPPED WITH LARGE ROLL-UP LOADING DOOR

Additional rent specials available for extended lease terms. Reach out to learn more!

*Disclaimer: Individual unit sizes are calculated based on **Rentable Area**, which includes both your exclusive use area (such as your office or warehouse) and your proportionate share of the building's common areas. These common areas ensure you have access to shared amenities, including the interior loading areas, lounge and kitchen spaces, main lobby, and overall circulation areas. The building operates with a **load factor of 44.3%**, meaning the Rentable Area is larger than the exclusive use area to fairly allocate the cost of these shared amenities.*



# What Does Your Warehouse Actually Cost?

## OUR PRICING MODEL SAVES TENANTS THOUSANDS OF DOLLARS

Our all inclusive monthly rent covers everything you need to occupy your space, which provides tenants with significant cost savings compared to renting a traditional small bay warehouse unit.

Sample FlexEtc Warehouse Unit Pricing Breakdown		
Unit Size (Rentable SF)	1,000	<i>Including Shared Common Area</i>
<b>Monthly Base Rent</b>	<b>\$1,301</b>	<b>\$1.30</b>
CAM, Taxes, & Insurance	\$157	\$0.16
Utilities & Security	\$88	\$0.09
Onsite Staff, Services & Amenities	\$256	\$0.26
<b>Monthly Operating Expenses</b>	<b>\$501</b>	<b>\$0.50</b>
<b>FlexEtc All-Inclusive Total Rent</b>	<b>\$1,802</b>	<b>\$1.80</b>

Sample Traditional Small Bay Warehouse Pricing Breakdown		
Unit Size (Rentable SF)	1,000	
<b>Monthly Base Rent</b>	<b>\$1,400</b>	<b>\$1.40</b>
CAM, Taxes, & Insurance	\$157	\$0.16
<b>Monthly Operating Expenses</b>	<b>\$157</b>	<b>\$0.16</b>
<b>Monthly Total Rent</b>	<b>\$1,557</b>	<b>\$1.56</b>
Electricity	\$175	\$0.18
Gas	\$30	\$0.03
Water	\$125	\$0.13
Refuse Removal	\$75	\$0.08
Internet/WiFi	\$110	\$0.11
Security System	\$70	\$0.07
Janitorial/Cleaning (2x Per Month)	\$250	\$0.25
Warehouse & Office Equipment	\$125	\$0.13
Printing	\$50	\$0.05
Daily Courier Pickups	\$100	\$0.10
Stocked Kitchen	\$100	\$0.10
Photo Studio, Receptionist, & More	TBD	TBD
<b>Monthly Occupancy Cost</b>	<b>\$2,767</b>	<b>\$2.77</b>
<i>These estimates are provided solely for comparison purposes</i>		
<b>Total Cost Savings Renting with FlexEtc</b>	<b>\$965</b>	<b>\$0.97</b>



# Offices & Coworking

● OFFICES

● CONFERENCE ROOM

● PHOTO STUDIO

● PODCAST STUDIO

● PHONE ROOM

## ALL-INCLUSIVE PRICING

- Free WiFi
- Mailbox & Mailing Address
- Package Receiving
- Business Center with Copier, Scanner, Printer
- Mailing & Office Supplies
- Secure Building, 24/7 Security Monitoring
- Common Area Janitorial Service
- Comfortable Lounge & Common Areas
- Stocked Kitchen & Coffee Bar
- Content Creation Studios



## OFFICE SPACE PRICING

- Office 7, for 1-2 People, only \$410/month
- Office 3, for 2-3 people, only \$690/month
- Office 9, for 3-4 people, only \$760/month





WAREHOUSE SPACES FROM 400-5,000+ SF



PRIVATE OFFICES



PACKAGE & PALLET RECEIVING SERVICES + PALLET JACKS & CARTS



PHOTO STUDIO



TRUCK HEIGHT LOADING DOCKS & DOCK LEVELERS





PODCAST STUDIO



STOCKED KITCHEN & COFFEE BAR



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LOCATION MAP

