



# OFFICE/RETAIL AVAILABLE FOR LEASE

3607-3667 WEST 2100 SOUTH, SALT LAKE CITY, UTAH



## PROPERTY INFORMATION

- Suite B4-3686: 630 SF Available
- Recent Upgrades Throughout
- Tenant Improvements Available
- Signage Available
- Many Retail & Restaurant Amenities Nearby
- Only 5 Minutes to SLC International Airport
- Quick Access to I-215, I-80 & Bangerter Hwy

**LEASE RATE**  
**\$14.76/SF MODIFIED GROSS**

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	821	69,202	238,967
Households	230	20,494	74,041
Avg. Household Income	\$43,194	\$53,709	\$54,768

## TRAFFIC COUNTS

State Road 201: 86,866 Annual Average Daily Traffic  
 4000 West: 90,766 Annual Average Daily Traffic

**DEREK KLOPFER**

**801.617.1700**

**MATT MANGUM**

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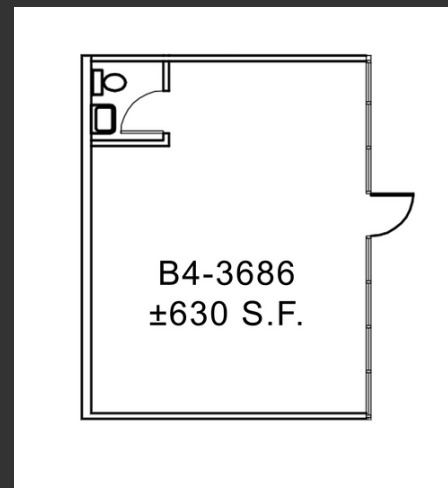
# BROADBENT BUSINESS PARK

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## Building 4

- Suite 3686: 630 SF



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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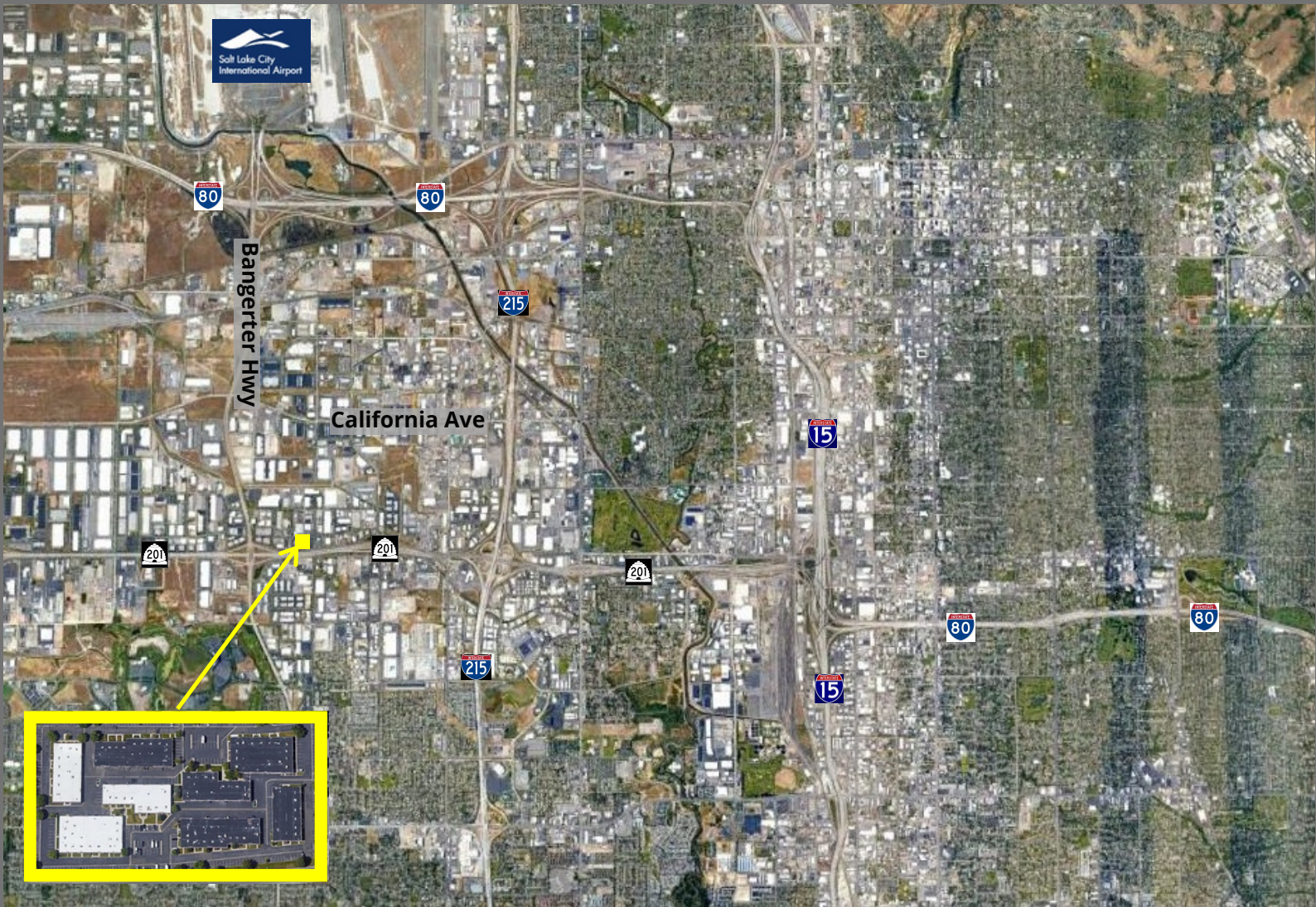
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