# RETAIL OFFICE SPACE FOR LEASE



# THE LEASE

2-3 year lease with options to renew

Simple & Flexible NNN Lease Terms

## PROPERTY FEATURES

- Private Offices
- Open Offices with 14
   Private pods on main floor
- Conference rooms
- Kitchen/Break room
- Bathrooms on each level
- 25 Parking Slots (7 covered)
- Great location
- Built in 1956
- 5714 square feet (main floor)
- 5714 sq ft finished basement



### CALL KENDALL PHILLIPS

801-580-6350 keno@xmission.com













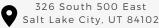


326 South 500 East Salt Lake City, UT 84102 CALL KENDALL PHILLIPS

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# INFO SHEET





#### MAIN FLOOR:

- Turn-key ready
- Private Offices
- · Conference Rooms
- 14 private pods on main level
- Bathrooms on each level
- 5714 sq ft main floor

### **BASEMENT:**

- · Kitchen/Breakroom
- 5714 sq ft basement
- · Storage areas
- · Unfinished area

### PRICE:

- Total space: 11,428 at \$14.50/sq ft
- · Simple & Flexible
- NNN lease terms
- · 2-3 year lease with options to renew
- Year Built 1956

### **LOT INFO:**

- · Great location, close to trax, downtown
- 25 Parking Slots (7 covered)
- High Traffic = Great Marketing Exposure for signs

Office Building Parcel: 16-06-403-007 2024 Taxes: \$21,475.51 .31 Acres. 13.504 Feet

Denver Street Access Lot Parcel: 16-06-403-022 2024 Taxes: \$915.74 .07 Acres; 3049 Feet Total Area: .38 Acre or 16,553 Sq Ft Lot

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