

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



326 South 500 East
Salt Lake City, UT 84102

CALL KENDALL PHILLIPS

801-580-6350
keno@xmission.com



INTERIOR:



LOBBY



CONFERENCE ROOM



PRIVATE OFFICES



PRIVATE OFFICES



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INFO SHEET



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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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