

**OFFICE FOR SALE****OWNER USER OPPORTUNITY****5296 S. Commerce Dr.**

Murray, Utah 84107

Property Highlights

- 60,723 SF building
 - 15,098 SF available for immediate occupancy
 - 8,141 SF of contiguous space
- Situated on a generous 1.97-acre lot
- Parking: 75 surface stalls and 50 covered spaces
- Crown building and monument signage with visibility on I-15
- Direct access to 5300 S. on/off ramp

Sale Price:**\$12M**

(\$200/SF)

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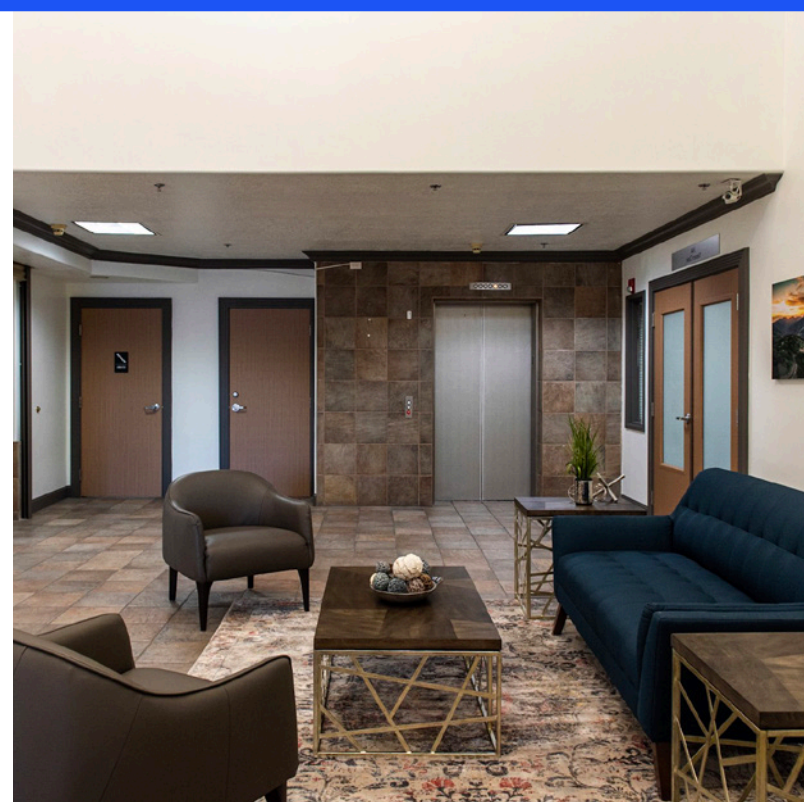
111 S. Main St., Suite 2200

Salt Lake City, UT 84111

Main: +1 801 947 8300


colliers.com

5296 S. Commerce Dr.



KEY DEMOGRAPHIC POINTS 3 MILES


152k
Population
(2025)


2.4
Average Household
Size

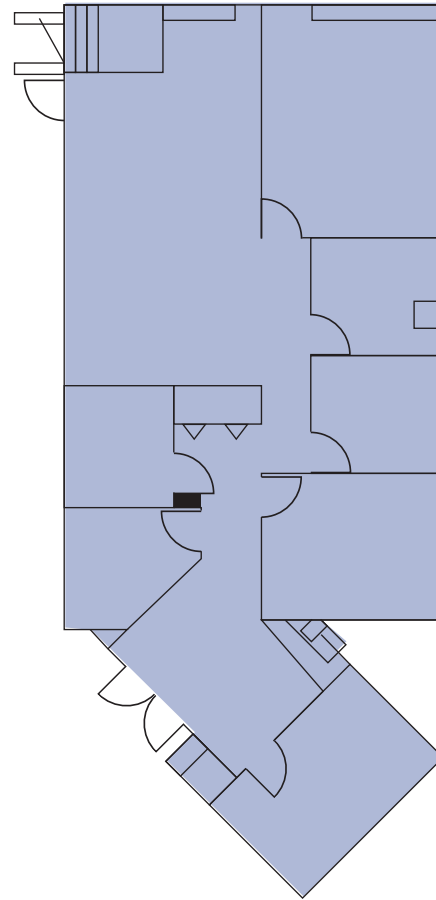

1.6%
Population Growth
2025-2030


\$80k
Average Household
Income

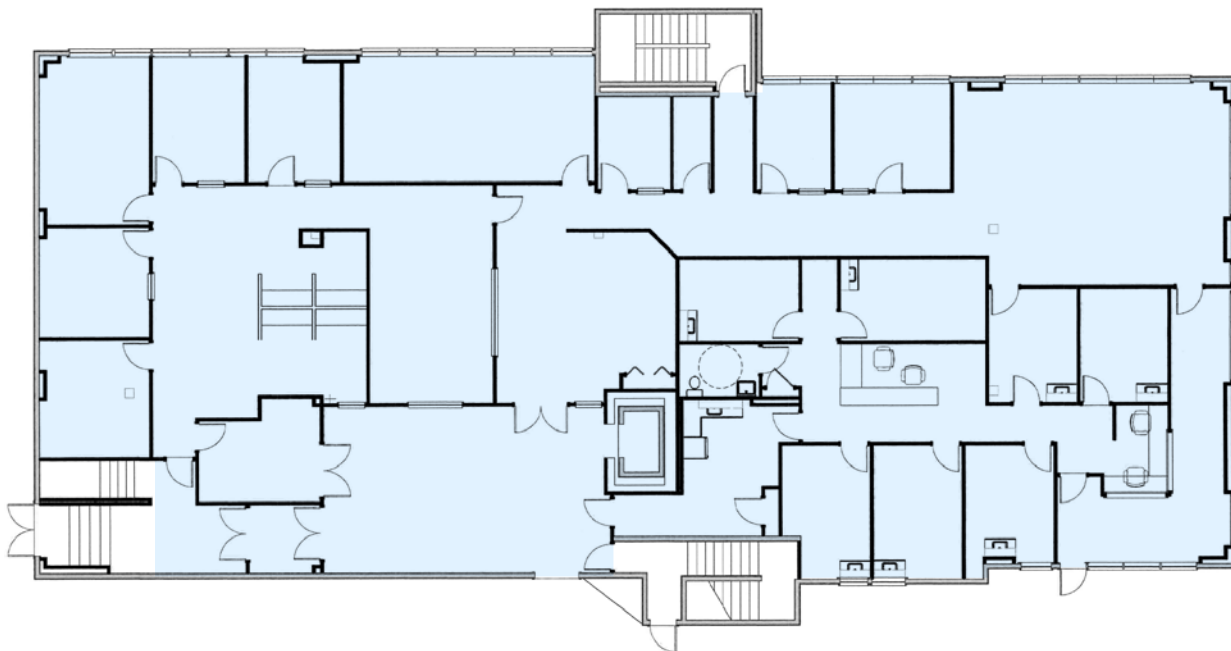


MAIN LEVEL

 SUITE 101 - 1,880 RSF

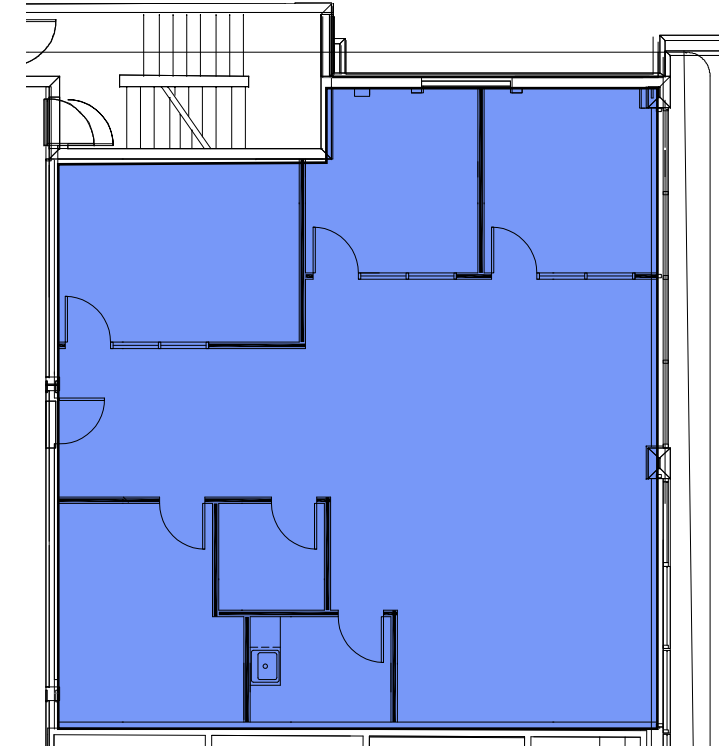


 SUITE 104 - 8,141 RSF - MEDICAL OFFICE SUITE



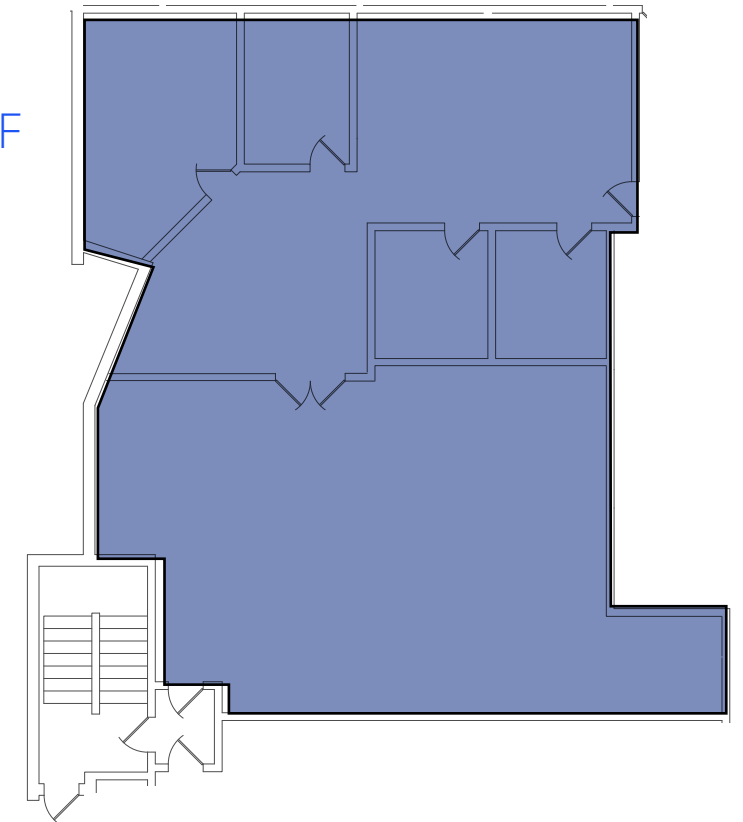
2ND FLOOR

 SUITE 203 - 1,877 RSF



3RD FLOOR

 SUITE 305 - 3,200 RSF



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