

| FOR SALE



PROPERTY DETAILS

1528 N. Commerce Dr., #204, Saratoga Springs, UT 84045

- Office investment sale: stable, long-term tenant
- 2,127 RSF (2,044 USF)
- Condo unit inside of a larger 18,921-square-foot building
- Asking price: \$1,090,000 (\$512/SF)
- Cap rate: 5.50%
- In-place NOI: \$59,942/year with 3% annual increases
- Lease term: September 30, 2032 (approximately seven years)
- Tenant: Utah County WIC Program (Utah County Health Department)
- HOA: \$639.77/month (paid by tenant)

NEWMARK**MOUNTAIN WEST****PETER BLACK**pblack@newmarkmw.com

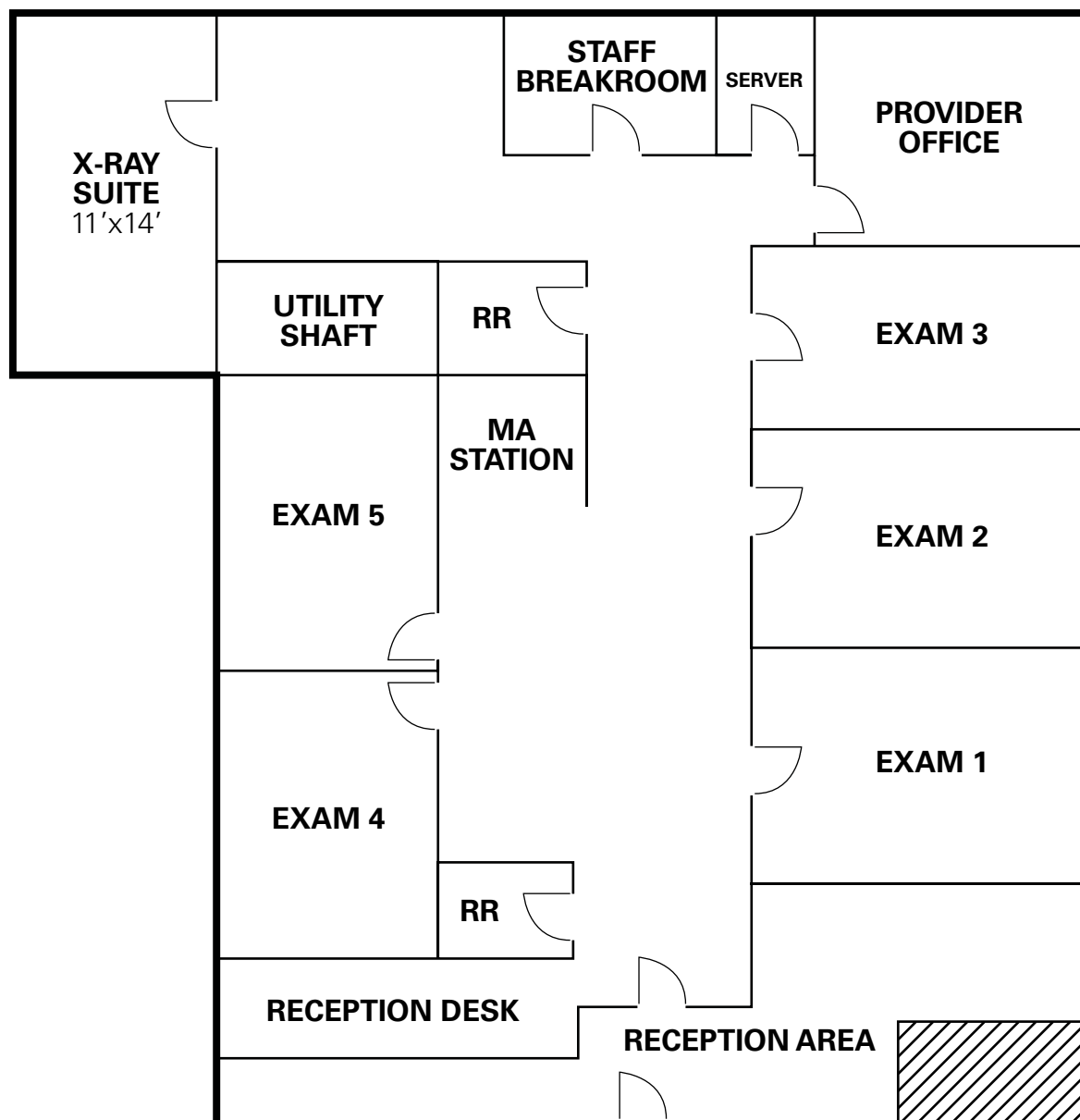
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FLOOR PLAN

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INCOME APPROACH TO VALUE

October 2025

<u>TENANT NAME:</u>	<u>RSF</u>	<u>SF/Year</u>	<u>Base Monthly Rent</u>	<u>Base Annual Rent</u>	<u>Expiration Date</u>
Utah County (WIC)	2,127 sq. ft. X	\$28.18 NNN	\$ 4,995.19	\$59,942	9/30/2032
	2,127 sq. ft. X	\$28.18 NNN	\$4,995	\$59,942	

Average Annual CAMs
\$ 11,586.24 per year paid to LL

Tenant pays gas and electric separately

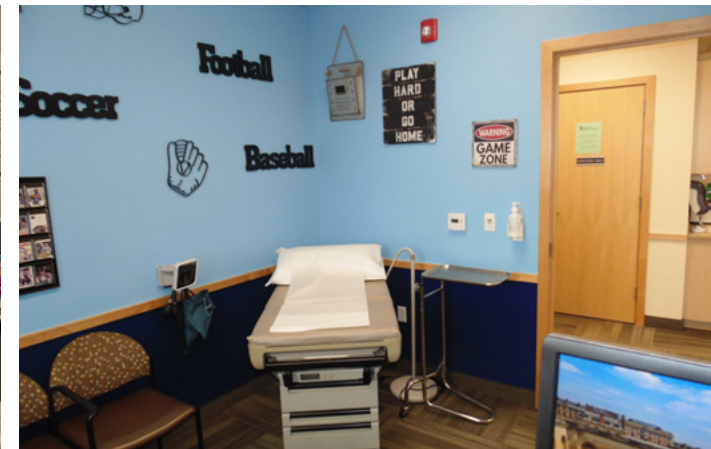
In-Place Net Operating Income (NOI): \$59,942

<u>Total Building</u>	<u>Cap Rate</u>	<u>Asking Price</u>	<u>Price PSF</u>
2,127 SF	5.50%	\$1,090,058	\$512



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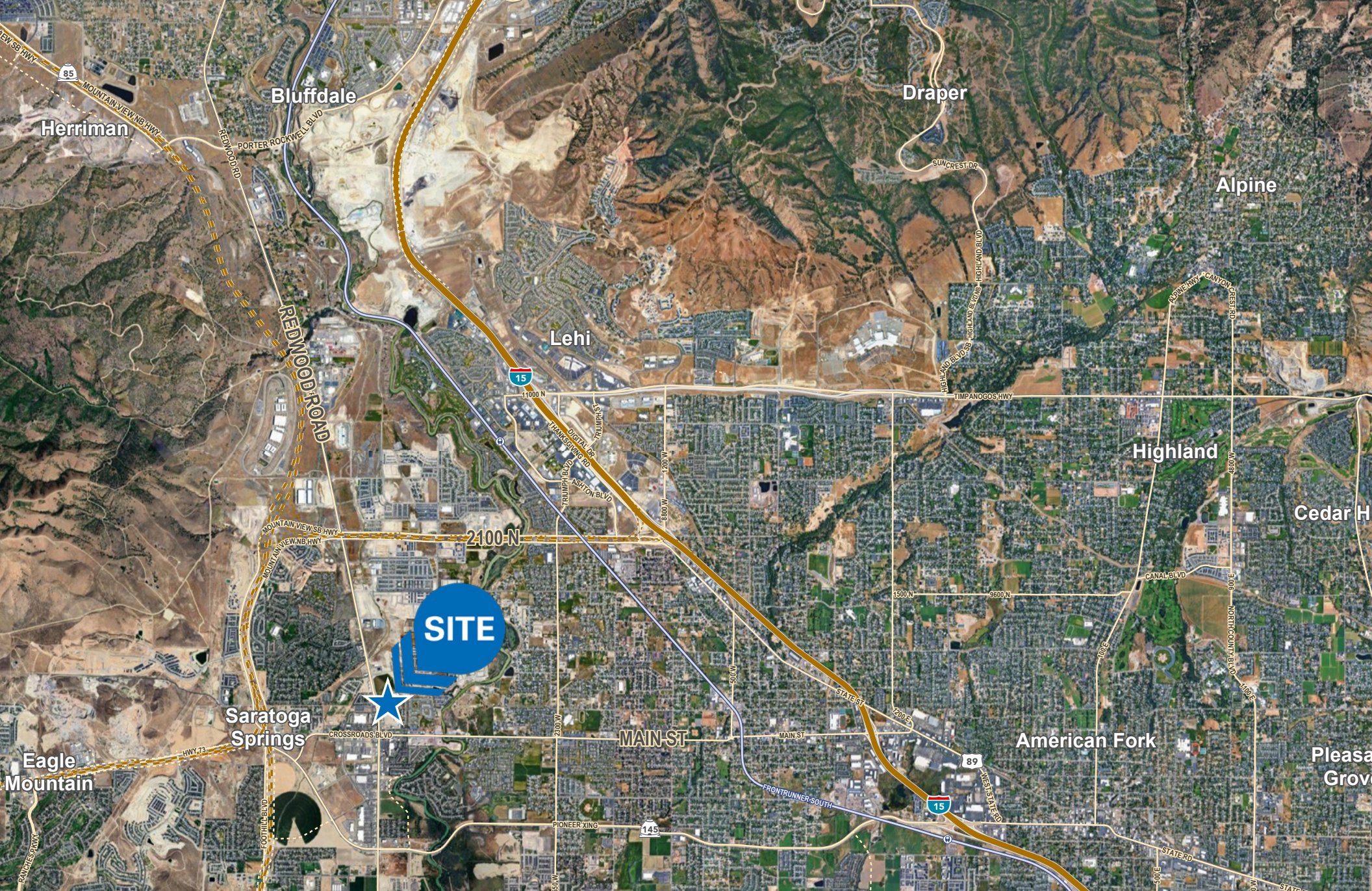
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