



## PROPERTY HIGHLIGHTS

- 8,084 SF Freestanding Office/Flex
- Recently Remodeled
- Includes: Conference Room, Kitchen, Gym/Event Open Area & Storage
- Clearance Height: 24'
- Site Size: 0.24 Acres
- TRAX Station within Walking Distance
- Located Downtown within the Central Business District

**PURCHASE PRICE: \$2,950,000.00**

**LEASE RATE: \$18.50/SF NNN**

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	15,537	57,003	92,298
Households	28,842	147,819	251,715
Avg. Household Income	\$71,948	\$86,374	\$89,001

## TRAFFIC COUNTS

600 North: 23,000 Annual Average Daily Traffic

North Temple: 26,000 Annual Average Daily Traffic

**CONTACT**

**801.617.1700**

**GAVIN PERRYMAN**

**WEST HARADIN**

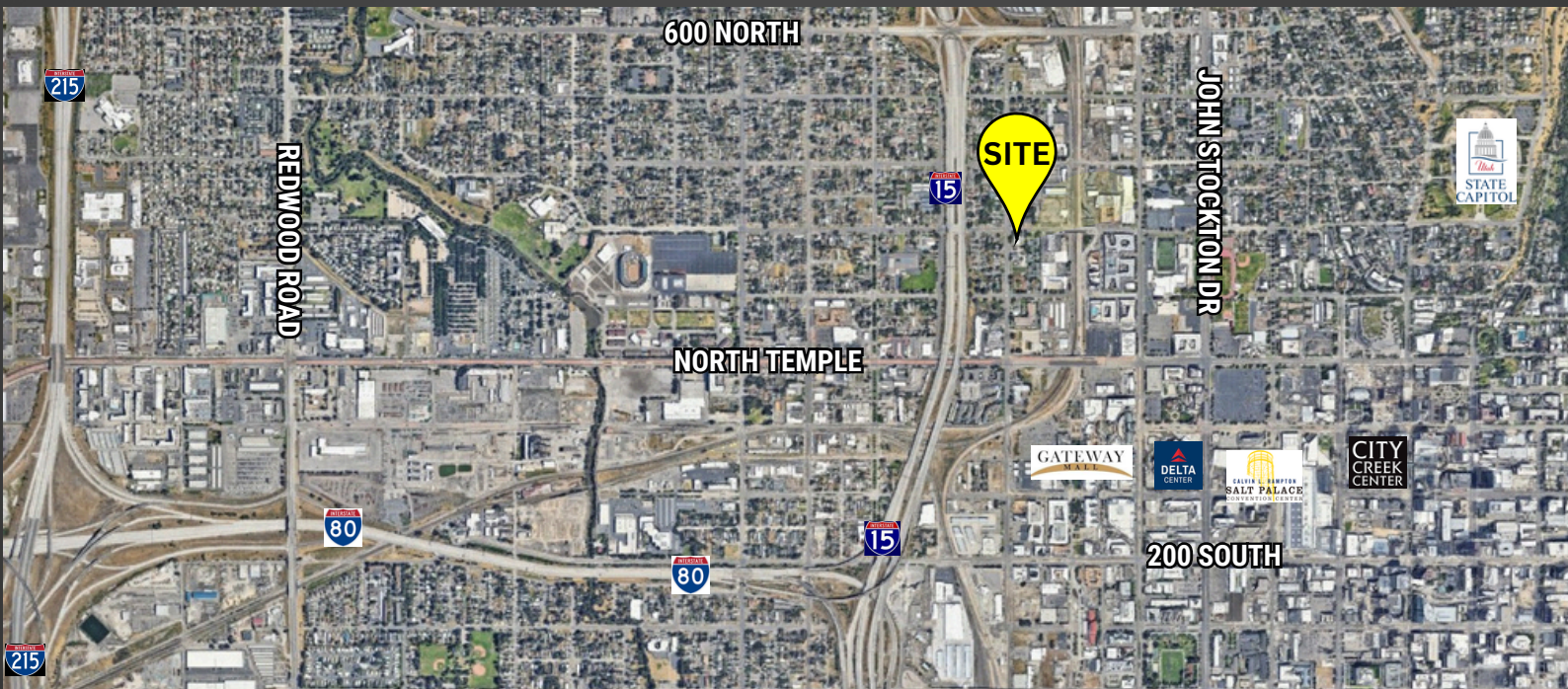
**GAVIN.PERRYMAN@CRCNATIONWIDE.COM**

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# SALT LAKE FREESTANDING OFFICE/FLEX FOR SALE OR LEASE

567 WEST 300 NORTH, SALT LAKE CITY, UTAH 84116



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.

**CONTACT**

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