



SUNRISE OFFICE CONDOS

62-74 East 2700 South, Salt Lake City, UT 84115

PROPERTY DESCRIPTION:

- Well Kept Office/Retail Condos
- Priced Aggressively Below Market
- Great Visibility from State Street
- Lots of Parking
- Nearby Freeway Access
- Option to Lease Entire 2,100 SF Space for \$1,500/Month + Utilities or Lease 1,000 SF for \$1,000/Month + Utilities

LEASE RATE:

**APPROX. \$8.60 SF/YR
(MG)**

PROPERTY DETAILS:

1,000 - 2,100 SF

CHRIS METOS
801.879.7870
chris@iproperties.com

CHRISTIAN PRISKOS
801.573.8500
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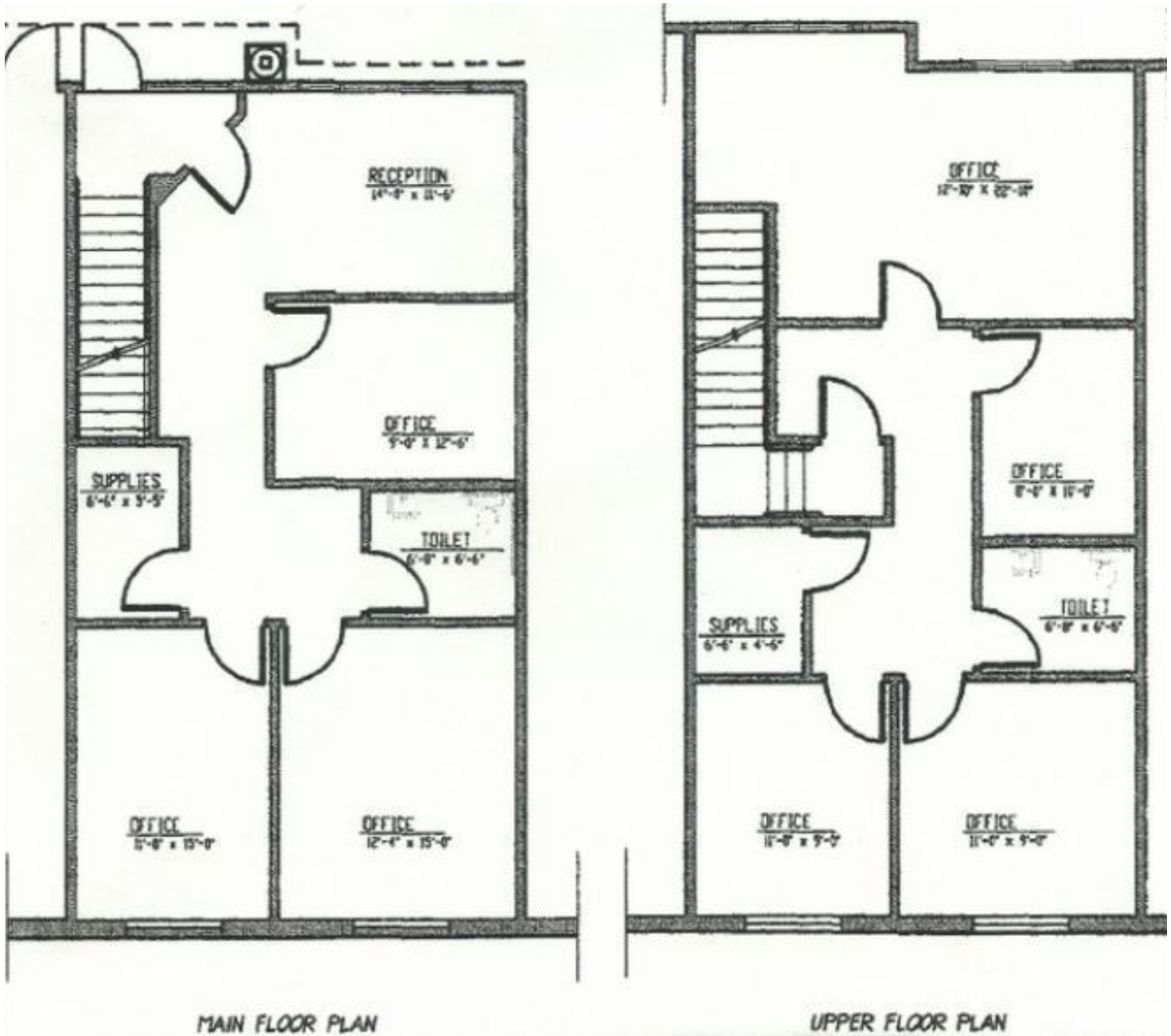
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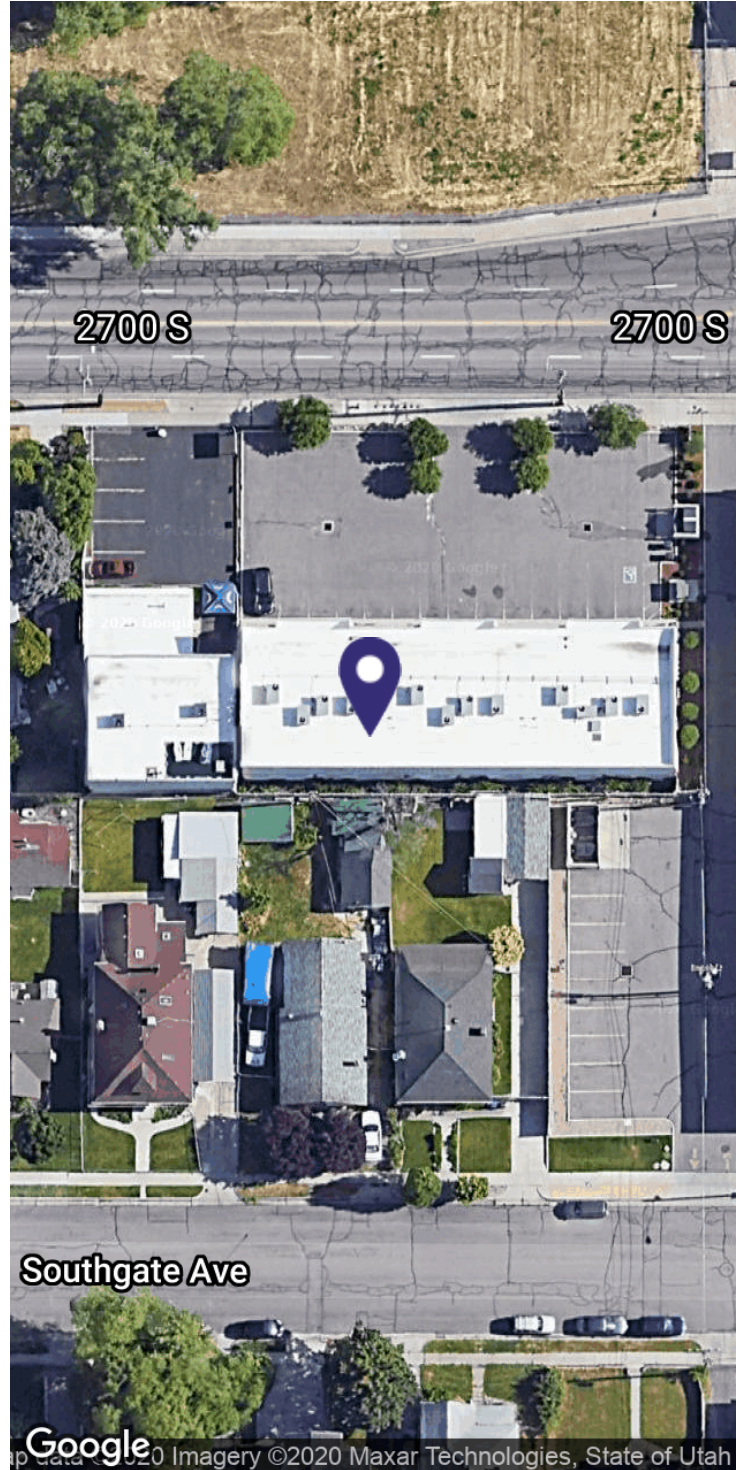
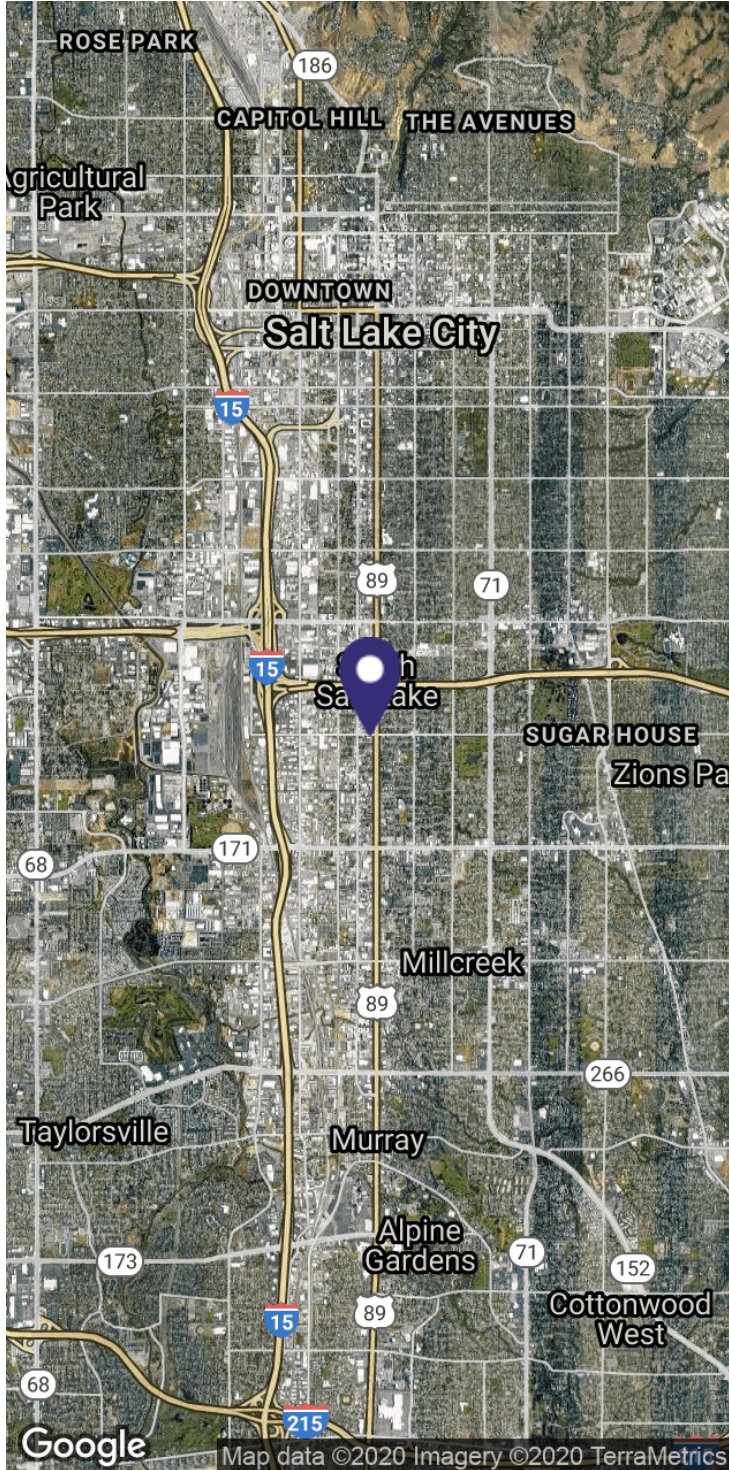
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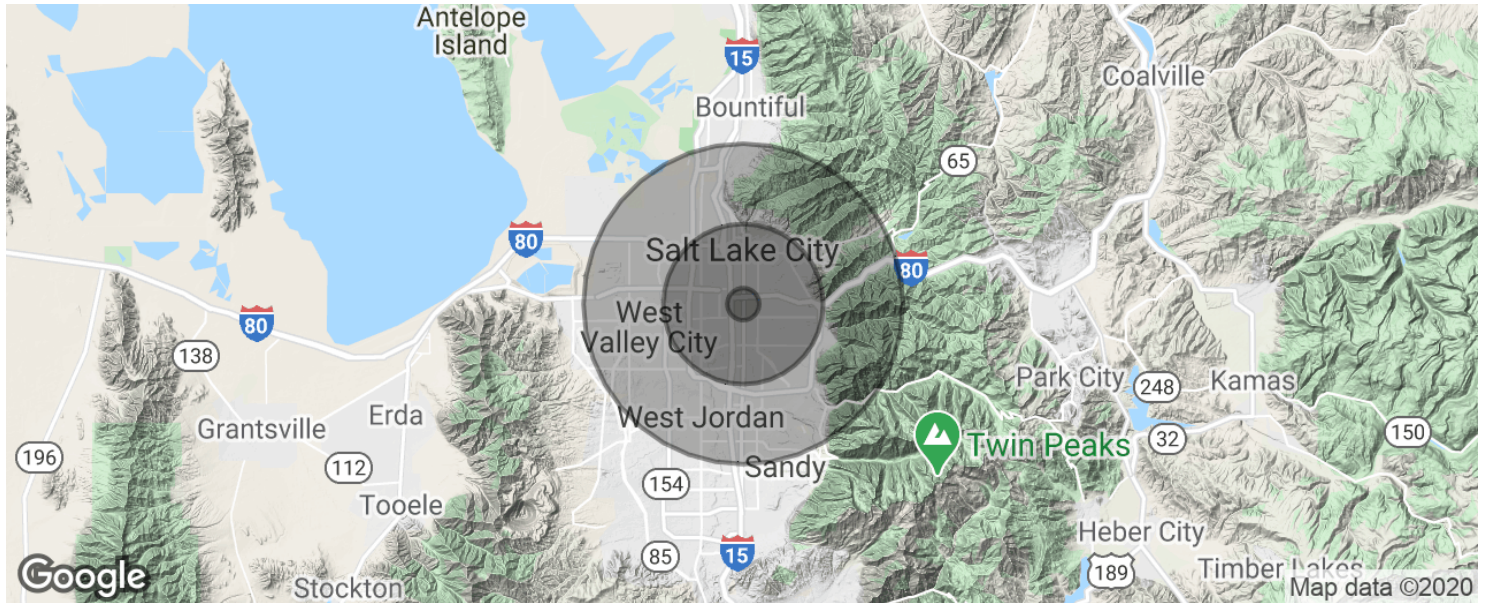
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	12,329	374,821	922,961
Median age	29.0	32.1	32.1
Median age (Male)	29.7	31.7	31.5
Median age (Female)	27.0	32.6	32.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	4,724	151,699	332,565
# of persons per HH	2.6	2.5	2.8
Average HH income	\$42,277	\$57,900	\$67,448
Average house value	\$179,996	\$259,686	\$269,693

* Demographic data derived from 2010 US Census

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