



HISTORIC MID-CENTURY MODERN OFFICE

505 E. South Temple, Salt Lake City, UT 84102

PROPERTY DESCRIPTION:

- Open shell space poised for a professional services tenant.
- Buildout available to suit a unique vision.
- Plentiful light with floor to ceiling windows & unique raised ceilings with glass.
- Ground level lounge/breakroom or possible conference room overlooking the picturesque outdoor courtyard.
- Tenant improvements available.

LEASE RATE:

\$27.00 SF/YR
(FULL SERVICE)

PROPERTY DETAILS:

4,565 SF

CORT POUCH **MICHAEL FERRO**
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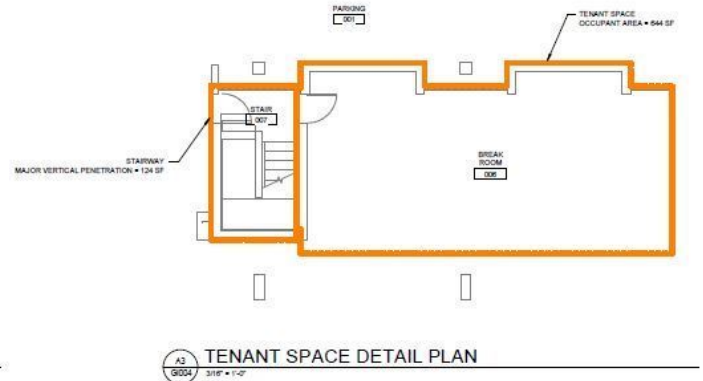
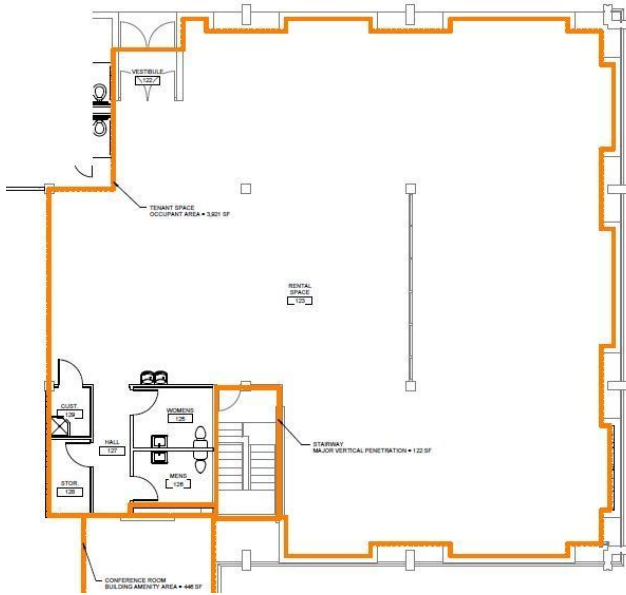
LOCATION DESCRIPTION

One-of-a kind iconic mid-century, stand-alone office building with South Temple frontage. Prime location, close to everything without the congestion, traffic and parking hassles of downtown. This prestigious structure is currently under restoration and renovation to extend its grandeur well into the future. Careful consideration has been given to every detail to retain the unique architecture and interior styling elements. Notable major enhancements include: New electrical, plumbing, ADA compliant restrooms, state-of-the-art HVAC systems and structural updates to comply with current seismic code standards for safety and longevity.

OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (Full Service)
Available SF:	4,565 SF
Lot Size:	0.83 Acres
Building Size:	17,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	14,370	33,340	51,997
Total Population	25,907	63,653	109,850
Average HH Income	\$50,539	\$51,542	\$55,136

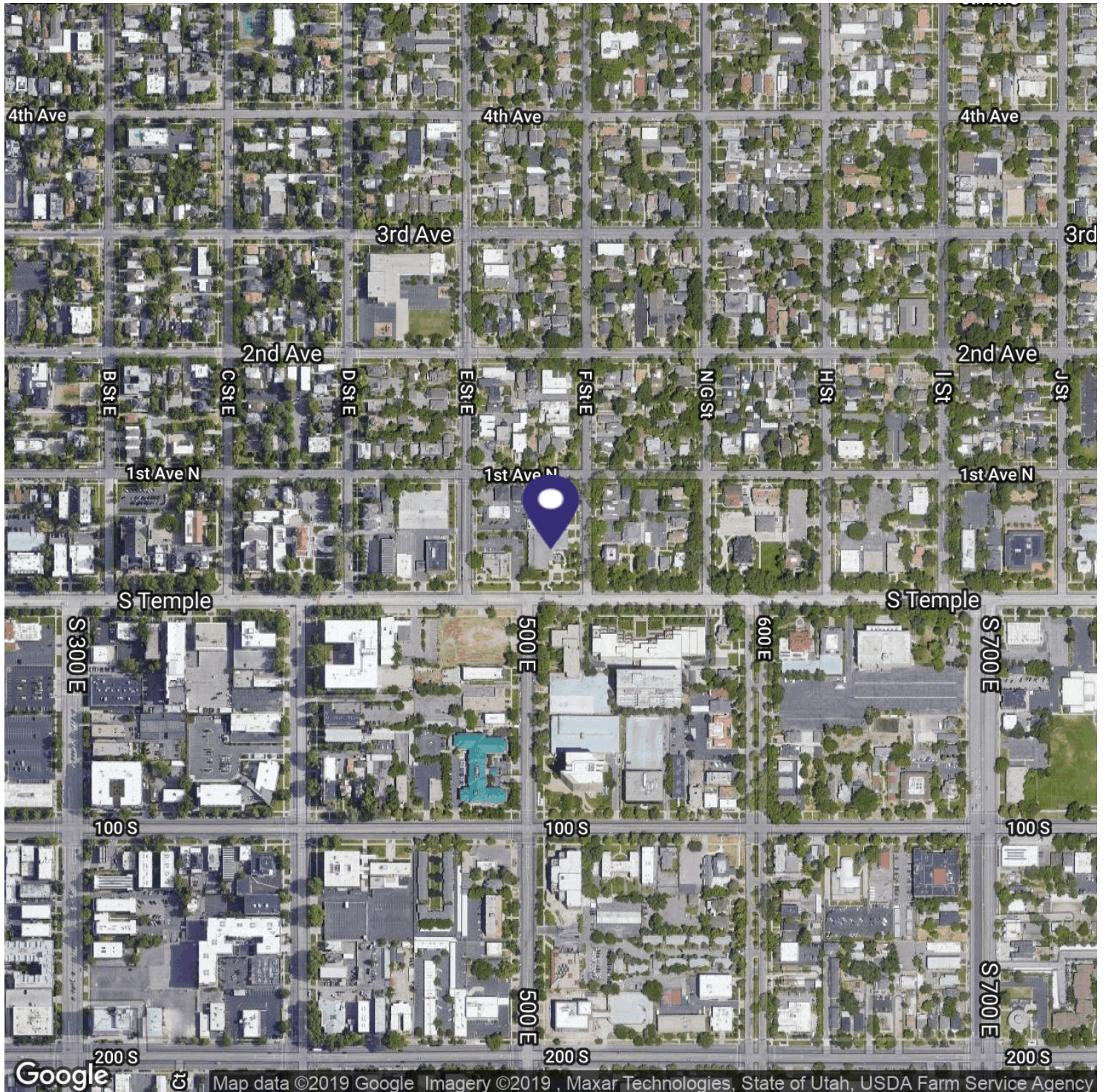


PROPERTY DESCRIPTION

Space is perfect to suit a unique vision for a variety of professional office needs. Ideal for Architect, Engineering, Law Firms etc.

PARKING DESCRIPTION

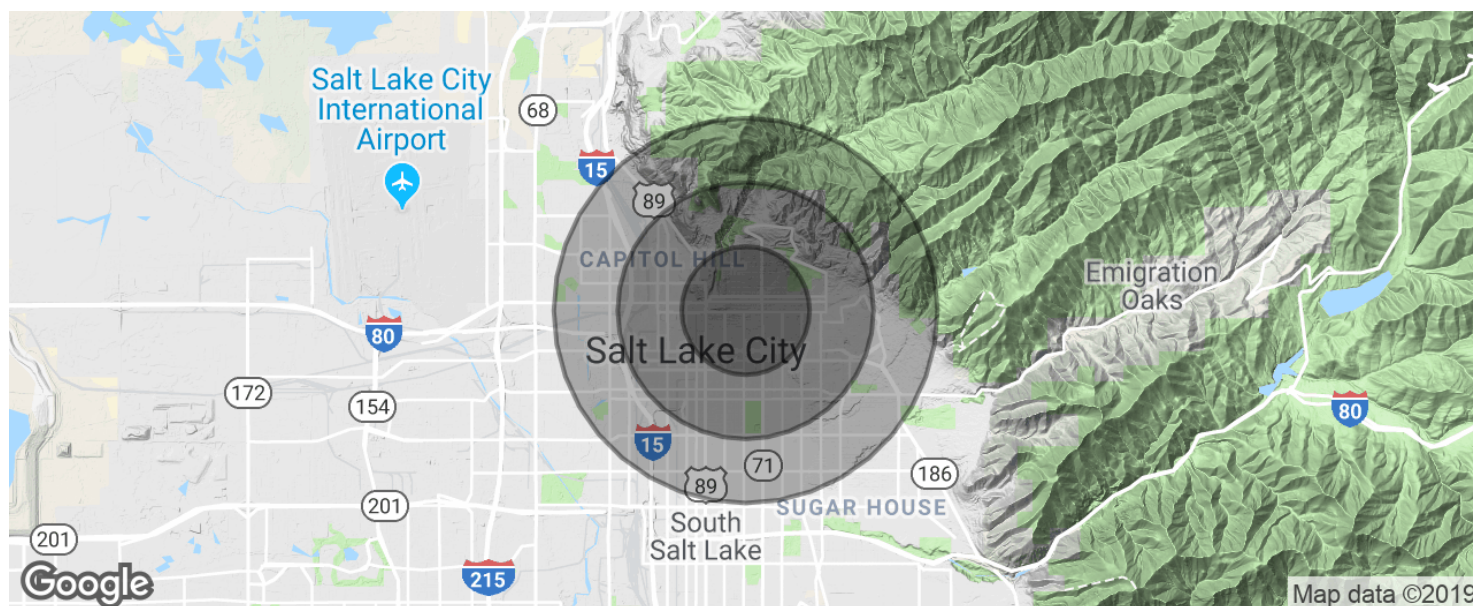
10 on-site parking spaces (covered and back entry deck) plus free street parking.



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POPULATION	1 MILE	2 MILES	3 MILES
Total population	25,907	63,653	109,850
Median age	33.4	32.3	32.5
Median age (Male)	33.6	32.4	32.6
Median age (Female)	33.6	32.6	32.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	14,370	33,340	51,997
# of persons per HH	1.8	1.9	2.1
Average HH income	\$50,539	\$51,542	\$55,136
Average house value	\$314,706	\$309,245	\$296,786

** Demographic data derived from 2010 US Census*