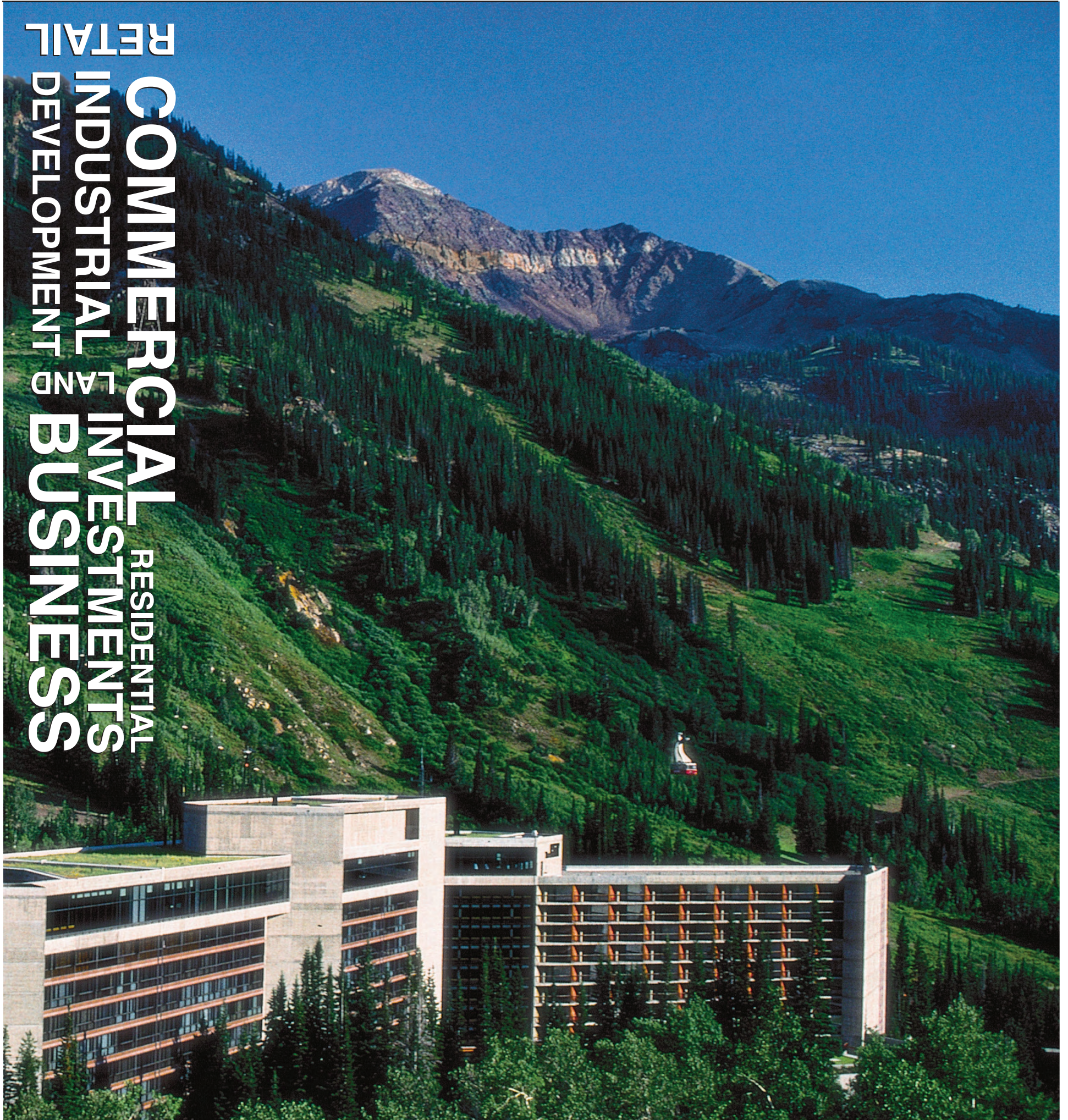


THE **Enterprise**

SECTION B
October 22, 2012

UTAH'S COMMERCIAL REAL ESTATE GUIDE



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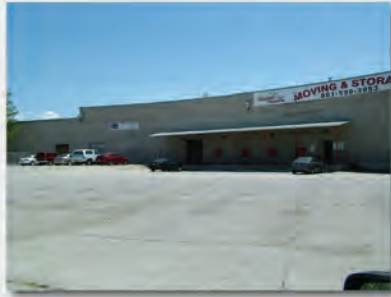


Jake Copinga

801-706-9754 cell

jake@iproperties.com

545 South Gale Street (350 West) Salt Lake City, Utah



- Space Available: 24,255-16,400 SF
- 4 Dock High Doors
- Large Yard
- Good Visibility & Freeway Access
- \$0.20-\$0.25/SF/Month NNN
- Landlord will entertain short term deals

520 South Gale Street (350 West) Salt Lake City, Utah



- Automotive Garage
- 5,454 SF Available
- 4 Grade Level Doors (12' x 14')
- Possible Yard
- Good Visibility & Freeway Access
- \$2000/Month NNN
- Landlord will entertain short term deals

548 South Gale Street (350 West) Salt Lake City, Utah



- 10,000-50,000 SF Available
- 3 Dock High Doors
- 1 Grade Level Door (20' x 14')
- Yard Available
- \$0.20-\$0.25/SF/Month
- Landlord will entertain short term deals

509 South Gale Street Salt Lake City, Utah



- 3,450 SF
- 1 Grade Level Door
- Yard Available
- \$0.20-\$0.25/SF/Month NNN
- Landlord will entertain short term deals

333 West 500 South Salt Lake City, Utah



- 3,000-8,600 SF Available
- 18 Dock High Doors
- Large Yard
- Large Office
- Spray Booth
- \$0.20-\$0.25/SF/Month
- Landlord will entertain short term deals

89 D Street Salt Lake City, Utah



- Free-standing Building
- Great Avenue Location
- 2,400 SF
- Full Kitchen
- Lease Rate \$2,800/Month
- Sale Price \$499,000

4220 South State Street Murray, Utah



- Full Service Car Lot
- 1.29 Acres Improved
- 5 Bay Fully Equipped Repair Facility Including Wash Bay
- Great State Street Location
- State Street Signage
- Sale Price \$1,690,000
- Possible Seller Financing

630 West Girard Ave Salt Lake City, Utah



- Purchase Price \$89,000
- Warehouse/Shop Space
- 1,200 SF
- 2 Grade Level Doors (10' x 10')
- Small Yard



www.iproperties.com

801-355-0600

3 Free Months

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UTAH'S BUSINESS JOURNAL

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REAL ESTATE RATE CARD 2012

New Lower Rates!

AD SIZE	SIZE	Cost Per Ad									
		1-5 ad rate 5% off		6-11 ad rate 15% off		12-25 ad rate 20% off		26-51 ad rate 35% off		52+ ad rate 50% off	
Full Page:	5" x 13.5"	\$565	\$536	\$545	\$463	\$515	\$412	\$485	\$315	\$450	\$225
		color \$615	\$584	\$595	\$505	\$565	\$452	\$535	\$347	\$500	\$250
1/2 Page Horizontal:	10" x 6.75"	\$290	\$275	\$275	\$233	\$265	\$212	\$240	\$156	\$210	\$105
		color \$340	\$323	\$325	\$276	\$315	\$252	\$290	\$188	\$260	\$130
1/2 Page Vertical:	5" x 13.5"	\$290	\$275	\$275	\$233	\$265	\$212	\$240	\$156	\$210	\$105
		color \$340	\$323	\$325	\$276	\$315	\$252	\$290	\$188	\$260	\$130
1/3 Page Horizontal:	10" x 4.5"	\$210	\$199	\$200	\$170	\$180	\$144	\$165	\$107	\$150	\$75
		color \$260	\$247	\$250	\$212	\$230	\$184	\$215	\$139	\$200	\$100
1/3 Page Vertical:	5" x 9"	\$210	\$199	\$200	\$170	\$180	\$144	\$165	\$107	\$150	\$75
		color \$260	\$247	\$250	\$212	\$230	\$184	\$215	\$139	\$200	\$100
1/4 Page:	5" x 6.75"	\$150	\$142	\$145	\$123	\$130	\$104	\$120	\$78	\$110	\$55
		color \$200	\$190	\$195	\$165	\$180	\$144	\$170	\$110	\$160	\$80



UTAH'S BUSINESS JOURNAL

The new lower rates are for extended contracts.

For information about running ads in The Real Estate Section of the The Enterprise contact Bobbie Alvey at:

bobbie@slenterprise.com
or call at **801-533-0556 ext. 204**



“Influencing the success of the commercial real estate industry by advancing the achievements of women.”



Cristina Coronado is a lawyer in the Real Estate Department of Ballard Spahr LLP, a national law firm with more than 475 attorneys.

Cristina counsels buyers and sellers in connection with the acquisition or sale of office, retail, resort, and mixed-use buildings and raw land. In addition, Cristina represents developers in connection with securing zoning and entitlements for retail, mixed-use, and residential projects. She also represents landlords and tenants in connection with leases of office and retail space.

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Columbia Law School (J.D. 2001)
University of Notre Dame (B.A. 1997)

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SPONSORSHIP: Terese Walton (801)487-3236

AVAILABLE – FOR LEASE

Williamsburg Office Condominium 5792 S. 900 E. #200 Murray, Utah



- ◆ 960 square feet available
- ◆ Rent: \$960/month, Full Service
- ◆ 5 private offices + breakroom
- ◆ Great east side location
- ◆ Very nice, clean, professional office space

Parkview C – Office/Medical Plaza 1121 E. 3900 S. SLC, Utah



- ◆ 2,420, 1,924 and 990 s.f. Available
- ◆ \$16.50 Full Service (except Janitorial)
- ◆ Tenant Improvement Allowance
- ◆ Narrow Bay Depths Provide Maximum Window Lines
- ◆ Good Parking
- ◆ Close to Restaurants
- ◆ Across from St. Marks Hospital
- ◆ Easy Access to 700 E., 4500 S. and 3300 S. Interchanges



Office - Industrial - Medical - Retail

LEE PETERSON 801-313-0700

lpeterson@capstonepm.com



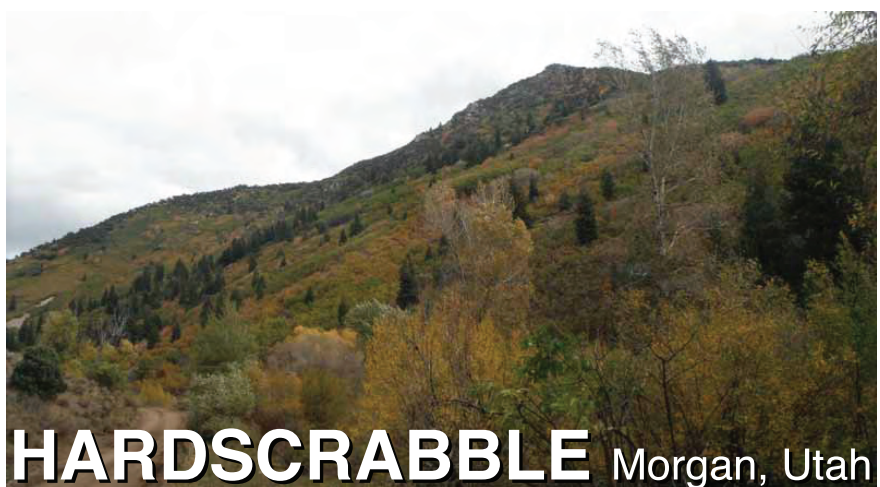
Porterville Ranch Morgan, Utah

Property Size: 6,131+/- Acres
Sale Price: \$9,440,000 (\$1,540 per acre)

- Excellent Family Retreat Location
- Cattle and Sheep Grazing
- Snowmobiling and 4-Wheeling
- Hunting
- CPR Land 101 Acres
- 471 +/- Acres or Irrigated, dry land pasture/Alfalfa
- 22 Miles from Ogden, 50 miles from Salt Lake



All properties located within 5 miles of Morgan.



HARDSCRABBLE Morgan, Utah

Property Size: 1,586+/- Acres
Sale Price: \$2,900,000 (\$1,828 per acre)

- The property currently part of a CWMU and hunting is managed by a professional guide.
- One mile fishing stream
- Snowmobiling and 4-Wheeling
- Excellent Family Retreat Site
- 25 Miles from Ogden, 55 miles from Salt Lake



NORTH MORGAN Morgan, Utah

Property Size: 2,147+/- Acres
Sale Price: \$4,300,000 (\$2,003 per acre)

- Partly Platted for Subdivision
- All Utilities Stubbed
- Snowmobiling and 4-Wheeling
- Hunting and Hiking
- Cabin or Home Site
- 20 Miles from Ogden, 45 miles from Salt Lake



1835 HWY 89 PERRY, UTAH **Reduced Price by 50%**
\$520,000: BANK OWNED!

Nice clean office and warehouse two miles south of Brigham, right on Hwy 89 across from Maddox Restaurant, approximately two miles away from I-15. Fenced and secure with ample parking for big trucks. Over head doors, covered storage, spacious enclosed storage and office space. Ideal for construction company or light manufacturing. Appraised for \$1,050,000 in 2007. Seller financing available 10% down. Below Market interest. Amortized over 20 years.

Bank says "SELL IT"!

John W. Hansen
 AND ASSOCIATES REAL ESTATE



John W. Hansen
 Broker
 801-540-2000
 jhansen@johnwhansen.com



ATTENTION DOCTORS AND BUSINESS PROFESSIONALS

- 1637-4900 sq ft class A office space
- Adjacent to Ogden Regional Medical Center
- For sale or lease
- Below market rates
- Below market price
- Finished medical office space ideal for doctors or medical professionals



Don't be left out

Have your business included in this year's Book of List.

Up Coming Lists:

- Colleges & Universities
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- Technology Companies
- Commercial Insurance Agencies
- Group Benefits Companies
- Meeting Facilities
- Salt Lake CBD Restaurants
- Hotels
- Temporary Staffing Firms
- Copier, Printer, and Fax Dealers
- Office Furniture Dealers
- Commercial Real Estate Agents

BOOK *of* LISTS 2012

For more information contact

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South Towne Expo Center

Adults: \$5, Children: \$3,
Wednesday Family Day: \$15

Discount tickets available
at Zions Bank



www.festivaloftreesutah.org

Reduced Price by 55%

was \$2.6 million now \$1.185 million



3353 Cove Circle Layton, Utah 84040 \$1,185,000

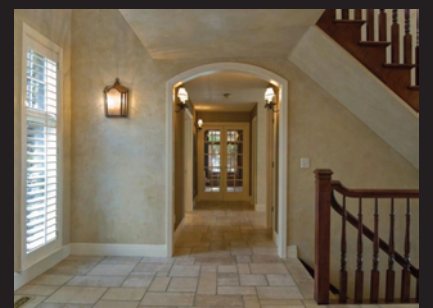
Beautiful, gated estate sits on the top of a cul-de-sac backing Adams Canyon. The exterior of the home is Cushwa handmade brick with a hand-split fire treated cedar shingle roof and custom Pella windows. Some interior features include French limestone, inlaid sherry hardwood floors, custom wood moldings, custom cherry wood staircase, hand made iron light fixtures, wood plantation shutters, custom cherry cabinetry, granite counter tops and Viking/Subzero appliances. This truly is an estate to treasure. Call to schedule a private showing .

- 3 1/2 Bathrooms
- 9,640 Approximate Square Feet
- 1.12 Acres
- 4 Car Garage With Bonus Room Above
- Swimming Pool with completely private built In Hot Tub
- Alarm System
- Heated Driveway
- Master Suite With Fireplace & Incredible Views
- Spacious Walk-In Closet
- Master Bathroom with Sauna

Will consider trade for smaller residential home, raw ground, or commercial property.



Contact:
JOHN W. HANSEN
801-540-2000
Office: 801-479-1500
View details at www.JohnWHansen.com/Cove



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