

UTAH'S COMMERCIAL REAL ESTATE GUIDE

RETAIL DEVELOPMENT
INDUSTRIAL
COMMERCIAL INVESTMENTS
RESIDENTIAL
BUSINESS



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



Melanie Hamilton started her insurance career after graduating from the University of Utah in 1983. She has a full perspective of insurance account pricing and placement having started with company rating and underwriting, moving to agency commercial account management, and finally starting her own business in 1999. Hamilton Insurance Associates serves residential and commercial clientele and represents highly rated and financially stable insurance carriers. Being independent was very important as she laid the ground work for her business. "One of the most important criteria for customers to recognize is that companies have niches. When you utilize an independent agent you increase the likelihood of finding the best niche." When Melanie isn't at the office you'll find her in the gym, hiking the Utah mountains, or coming up with new recipes around the hottest peppers.



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SPONSORSHIP: Terese Walton (801)487-3236



Event Details

Wednesday, August 15th 2012

Little America Hotel
8:00 - 11:00 A.M.
Salt Lake City, Utah
Breakfast will be served

Keynote Speaker



Raymond G. Torto, Ph.D.
Global Chief Economist, CBRE

Dr. Torto is one of commercial real estate's most renowned economists and forecasters. He directs CBRE's worldwide team of commercial real estate market analysts and serves as the firm's primary spokesperson on macroeconomic issues and the global commercial real estate market.

Other Presenters

James Wood
Director, Bureau of Economic and Business Research, University of Utah

Market overviews to be given by local professionals in the office, retail, industrial, multi-family, capital, residential and investment markets.

Register online at www.utahappraisers-uaa.com
3 hours CE Credit available for appraiser and real estate licensees

To register by mail, complete the form below and send it with a check made payable to UAA, or credit card information to:

Utah Association of Appraisers
PO Box 58421
Salt Lake City, UT 84158



THE COUNSELORS OF REAL ESTATE
Utah Chapter

Name: _____ Email Address: _____
Phone Number: _____ License Number: _____
Credit Card Number: _____ **Real Estate** and/or **Appraiser** (circle applicable)
Name on Card: _____ Expiration: _____ Security Code: _____
Billing Address: _____

Tickets will be emailed to you by August 13th. Please complete a separate form for each person attending. The early registration fee is \$90 per person with a 10% discount for groups of 10 or more. Late registration, after August 6th, is \$110 per person. Refunds will not be given after August 6th. Three hours of CE credit is available for Real Estate and Appraiser Licensees. Dual CE Credit is permissible for multiple licenses. Questions? Call 801-792-6590 or email utahappraisers@yahoo.com.

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COMMERCIAL DIVISION

1414 E. Murray Holladay Road
801-278-4414

HIGH END OFFICE SPACE FOR LEASE
6740 SOUTH 1300 EAST



Lease Rate: \$18.00
Full Service Janitorial Incl.
- Main Floor: 3,157 SF
- 2nd Floor: 3,163-3,728 SF
- 7-9 Windowed Offices
- Conference Room
- Break Room
- 2 Minutes From Fort Union Exit of I-215

Kym McClelland
801-573-2828



Industrial Warehouse
3061 SOUTH 300 WEST

- \$399,900
- 5,600 Square Feet
- .36 Acres
- One Level-14' Ceilings
- Excellent Central Location
- Fenced Yard

George Richards, CCIM 801-631-9963



DOWNTOWN OFFICE WAREHOUSE

Lease Rate: \$1,250/mo.
Least Type: NNN



- FENCED YARD
- Heated Garage
- 2,916 Square Feet
- 1,050 Office Space
- 1,866 Warehouse/Storage
- .17 Acres
- Completely Remodeled
- New Carpet

MARK RICHARDS 801-898-7778

Jordan River Professional Plaza



For Sale:
\$131-\$133 RSF
Price includes
\$30 TI Allowance

1258 W. South Jordan Parkway
(10400 South)

- New Office Condos
- Bank Owned—Financing Available
- Several units available: 1,550 to 4,211 RSF

George Richards, CCIM
801-631-9963



FIRST MONTH FREE RENT!!!
1459 East 3900 South



Lease Rate: \$12.50 NNN
- 2,000 Square Feet
- Private Atrium Entrance
- Main Floor Loading Dock
- Plenty of Off Street Parking

Barry Brinton
801-694-0243

Crystal Richardson
801-641-5687

Main Floor Space Available
740 East 3900 South



- 2,355 SF Rentable
- 2,180 SF Usable
- Waiting Room
- Reception Area
- 5 Private Office
- Conference Room
- \$14.50/mo. Full Service

Terry Cononelos
801-205-7019

Woods on Ninth - 6775 South 900 East



Reception Center, Restaurant, Club, Retail or Office

For Sale: \$2,200,000
For Lease: \$25.00/Sq. Ft. Full Service

- 11,441 Square Feet
- 3,800 Square Feet of Office/Retail
- 1.15 Acres
- Banquet Liquor License
- 10 Private Offices
- Conference Rooms
- 2 Full Kitchens

George Richards, CCIM 801-631-9963

Office Condo for Sale/Lease

5292 So. College Drive #101 (500 West)



- 6287 SF- Main floor office
- High end tenant finish
- 14 + private office
- 2 large work areas
- Underground parking
For Sale: \$1,295,000
Lease Rate: \$13.50 NNN

George Richards, CCIM
801-631-9963

Executive Office Space

6775 South 900 East



Lease Rate: \$18.00
Lease Type: Full Service
- 3,133 Square Feet Upstairs
- Completely Remodeled
- Harwood Floors, 10 Offices
- Conference Rooms

George Richards, CCIM
801-631-9963

HOLLADAY OFFICES FOR LEASE

4609 South 2300 East



- DSL, T1, & OC3 Lines
- Great for Call Center
- Easy Freeway Access
- Kitchen, Conference Room, and Reception
- Executive Offices Avail.

JIM MCLACHLAN 801-750-7991

Naylor Farm Office Building
3823 West 9000 South



Lease Rate:
\$14.00 - NNN

- 4,435 Square Feet—Can Be Divided
- Will Be Built out To Meet Your Needs
- Close to Redwood Road, Bingham Highway, and Bangerter Highway
- Next Door to Naylor Shopping Center

GEORGE RICHARDS, CCIM 801-631-9963

Warehouse/Office For Lease
3555 South 700 West



- Two Units: 4C & 4D
- Unit Lease Rate: \$2,750
Each unit has: 4,000 SF Warehouse, 1,000 SF Office, & 18' Ceilings.

GEORGE RICHARDS, CCIM 801-631-9963

548 West 300 North - Office/Warehouse



For Sale: \$445,000
For Lease: \$2,700/mo
Office: 3,480 Sq. Ft
Warehouse: 2,728 Sq. Ft.
1.21 Acres/M-1 Zoning

Bijan Fakhrieh 801-918-9000

FREE STANDING OFFICE BUILDING
1092 E. South Union Avenue



4,928 SF- Close to I-215
For Sale: \$625,000
For Lease: \$12.00/NNN

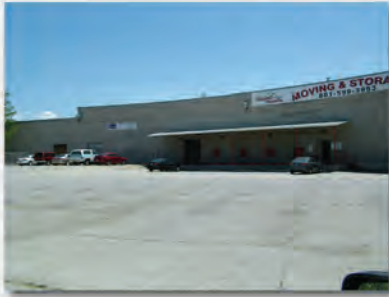
SONNY TANGARO 801-599-1749

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