

THE Enterprise

SECTION B
October 29, 2012

UTAH'S COMMERCIAL REAL ESTATE GUIDE



RETAIL
COMMERCIAL
INDUSTRIAL & INVESTMENTS
DEVELOPMENT & BUSINESS
RESIDENTIAL



A BENEFIT for PRIMARY CHILDREN'S MEDICAL CENTER



FESTIVAL OF TREES

A GIFT OF LOVE

Nov. 28
through
Dec. 1
10^{AM}–10^{PM}

South Towne Expo Center

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

Discount tickets available
at Zions Bank



www.festivaloftreesutah.org

Don't be left out

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

Up Coming Lists:

- Colleges & Universities
- Hospitals
- Vision Centers
- 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

Ann Johnson

801-533-0556 ex. 207

ann@slenterprise.com



Cultivate fresh
ideas and
help them
take root.

Live, learn, and work
with a community overseas.
Be a Volunteer.

peacecorps.gov





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.
- 2nd Floor: 3,163-3,728 SF
- All Offices & Conference Rooms Have Windows
- Conference Room
- Break Room
- 2 Minutes From Fort Union Exit off I-215

Kym McClelland
801-573-2828

OFFICE CONDOS-LAST SPACE LEFT!!
3895 W. 7800 S.-West Jordan



Lease Rate: \$12.50 NNN
1,372 RSF - 1,030 USF
- Across From Jordan Landing & Bangerter Hwy
- High End Finishes
- Light & Open
- 16,000 Square Feet- (8,000 Per Floor)

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

Jordan River Professional Plaza



For Sale:
\$110-\$125 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



Ideal Retail/Office Location!
1750 West 5000 South



Lease Rate: \$1,750/mo.
Cam Charge: \$150/mo.

2,000 SF - Anchored by General Army
Prime Redwood Road Location

SUE MARK

801-580-2378

Ideal Retail/Office Location!
1720 West 5000 South



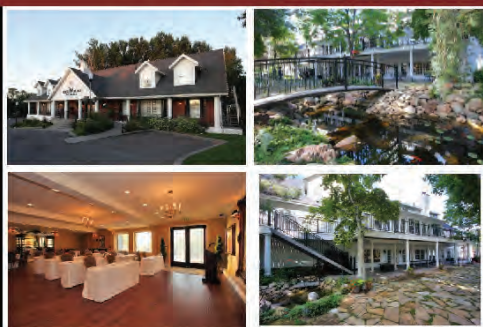
Lease Rate: \$1,050/mo.
Easy Access To I-15
& I-215

1,225 SF - Anchored by General Army
Prime Redwood Road Location

SUE MARK

801-580-2378

Woods on Ninth - 6775 South 900 East



Reception Center, Restaurant, Club, Retail or Office

For Sale: \$1,899,000

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

Office Condo in Heart of Holladay

2160 E. 4500 S. #4



Lease Rate: \$12.00/NNN
For Sale: \$245,000
- 1,326 Sqft, Remodeled
- Plenty of Parking
- Some Furniture & Cabinets Included

GEORGE RICHARDS, CCIM 801-631-9963

SR-154



FOR SALE - Undeveloped Commercial Land

13735 So. Redwood Road
- Approx. .96 of an acre
- Undeveloped Land
- 140 ft. of frontage road on Redwood Rd.
- 2 parcels: 252002 & 252003
- \$334,999

Robynne Maxfield, GRI 801-971-7088

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 4D & 4C



-4,000 SF Warehouse
-1,000 SF Office
-3 Offices
-Reception Area
-12 x 14 Door
-18' Ceilings
-\$2,500/Month

GEORGE RICHARDS, CCIM 801-631-9963

Centrally Located Office Condo
1345 East 3875 South #204



-1,316 Sq. Ft.
-Medical Dental Usage
Lease Rate:
\$12.00/RSF

GEORGE RICHARDS, CCIM 801-631-9963



3.4 Acres - \$1,200,000
106 W. Fireclay Ave.
(4295 So.)
-3 Buildings
-Approx. 27,000 SF
Bijan Fakhrieh
801-918-9000

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



Office - Industrial - Medical - Retail

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

LEE PETERSON 801-313-0700

lpeterson@capstonepm.com



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



Michele E. Jakob, MAI

Michele is a full time commercial real estate appraiser with Van Drimmelen & Associates Inc. She began appraising in August 1995 and received the MAI Designation with the Appraisal Institute in July 2002. Michele is a Certified General Appraiser licensed in the State of Utah. Areas of expertise include eminent domain, industrial, office, retail, and vacant land properties. In addition, Michele is a review appraiser on the Experience Review Committee for the State of Utah, Division of Real Estate.

Contact: (801) 483-3000
michelejakob@yahoo.com



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2012 GOLD SPONSOR



2012 SILVER SPONSORS



MEMBERSHIP: Melissa McIntyre (801)947-3974

www.crewutah.org

hello@crewutah.org

SPONSORSHIP: Terese Walton (801)487-3236



Federal Heights • 2 Story • .59 acre Tree Filled Lot • \$1,475,000

Well built, 2nd owner home with a functional floor plan for daily living. 9200 finished square feet. Entertaining space both indoors and out. Roomy kitchen & family room area, perfect set up for home office work space-nanny or guest quarters. Tastefully remodeled throughout. Lots of sun filled windows, ample storage, double staircase, 3 car garage. Located on a quiet cul-de-sac near the University of Utah. So much home for the money.

Neil Glover 801-580-7118



THE Enterprise

UTAH'S BUSINESS JOURNAL

WHY SHARE? GET YOUR OWN COPY!

**Call To Subscribe
801-533-0556**



THE ENTERPRISE. ACTIONABLE BUSINESS NEWS.

New Lower Rates!

REAL ESTATE RATE CARD 2012

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

THE Enterprise

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**

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

INTERNET
PROPERTIES INC.

www.iproperties.com

801-355-0600

Reduced Price by 55%

was \$2.6 million now \$1.185 million



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

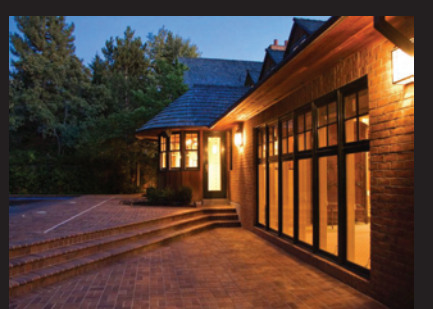
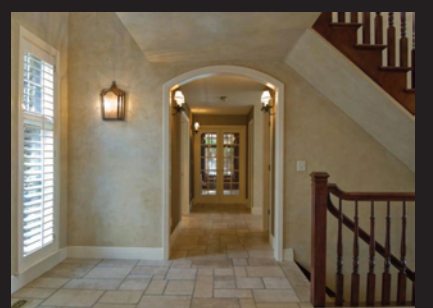
Beautiful, gated estate sits on the top of a cul-de-sac backing Adams Canyon. The exterior of the home is Cushwa handmade brick with a hand-split fire treated cedar shingle roof and custom Pella windows. Some interior features include French limestone, inlaid sherry hardwood floors, custom wood moldings, 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



John W. Hansen
AND ASSOCIATES REAL ESTATE