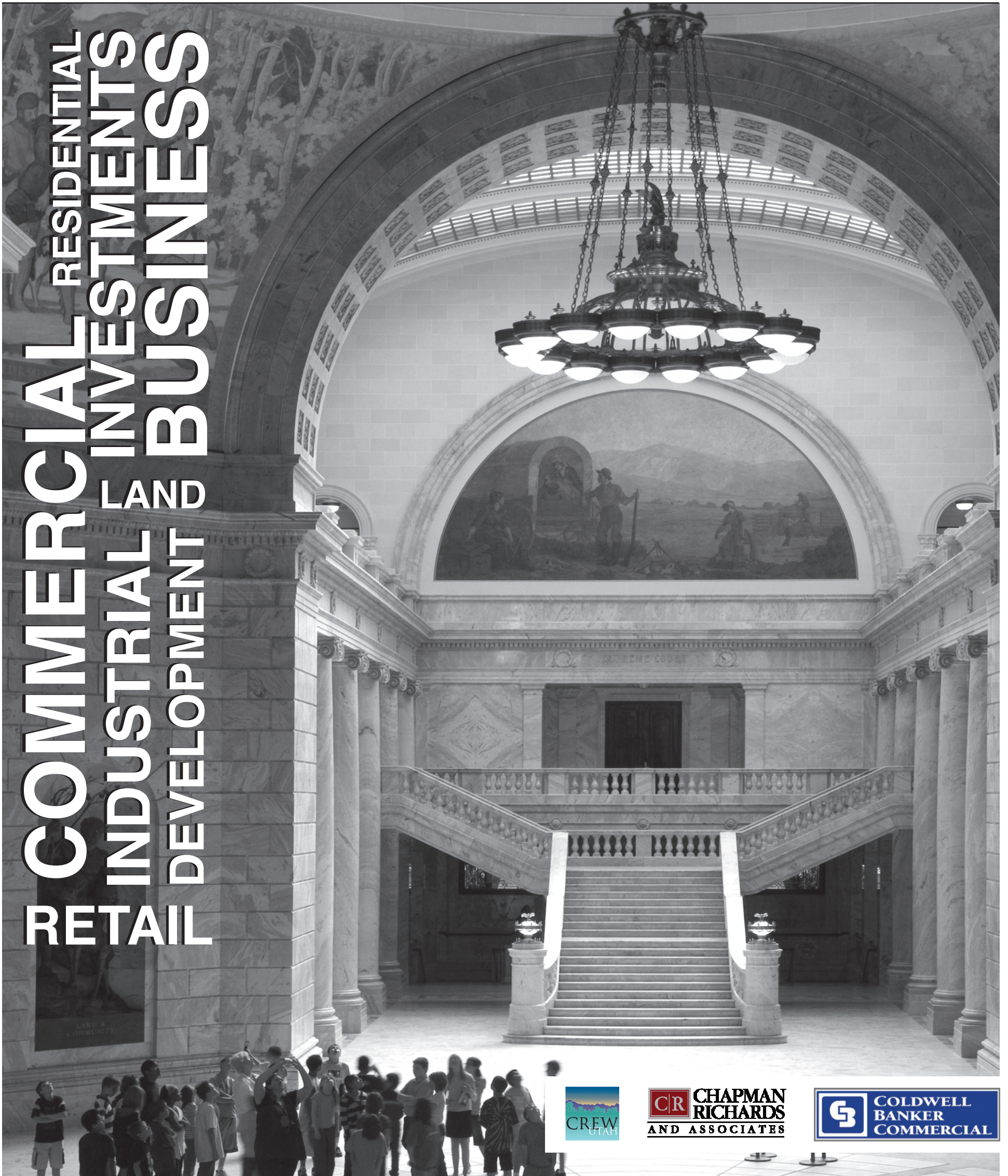


THE **Enterprise**

SECTION B
January 7, 2013

UTAH'S COMMERCIAL REAL ESTATE GUIDE



RESIDENTIAL
INVESTMENTS
BUSINESSES
COMMERCIAL
LAND
INDUSTRIAL
DEVELOPMENT
RETAIL



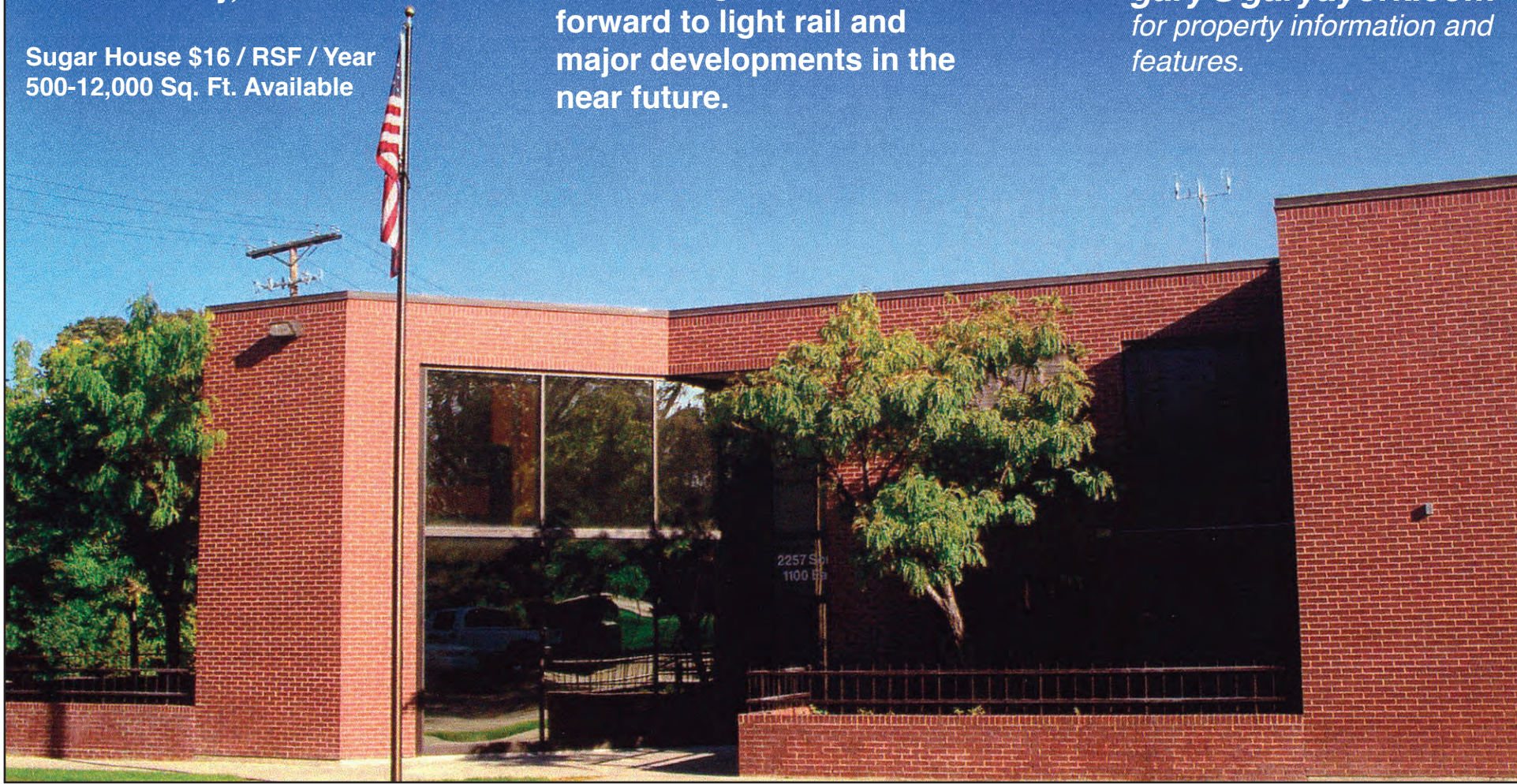
SUGAR HOUSE OFFICE SPACE

2257 South 1100 East
Salt Lake City, UT 84106

Sugar House \$16 / RSF / Year
500-12,000 Sq. Ft. Available

Secure prime office space
now as Sugar House looks
forward to light rail and
major developments in the
near future.

Call 801-486-8157 or email
gary@garyayork.com
for property information and
features.

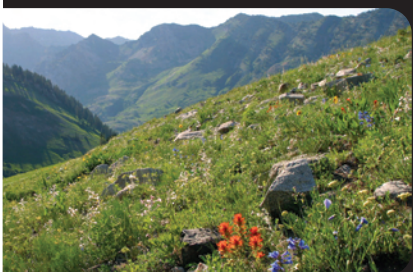


Don't be left out

BOOK of LISTS 2013

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

For more information contact
Ann Johnson
801-533-0556 ex. 207
ann@slenterprise.com





**UNIVERSITY OF UTAH
HEALTH CARE**
NEWBORN INTENSIVE CARE UNIT

Thank You & Happy New Year!

In recognition of all my clients, associates and friends, I've contributed to the University Hospital Foundation's 2013 campaign. All funds raised will help care for critically ill newborn babies in the Newborn ICU. Thank you for allowing me the privilege of working with you.

Contact me to find out how to contribute. **801.947.8397**

Monica Rafferty, CCIM
Commercial Sales & Leasing Specialist
monica.rafferty@coldwellutah.com



www.coldwellutah.com



Quack!

It's daffy to say sportsmen don't help wildlife. Conservation investments by hunters are why the wood duck is now the most common breeding waterfowl in the eastern United States.

**Safari Club International
Foundation**

800-377-5399
www.SafariClubFoundation.org



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



Nicole C. Evans is a Partner with Ballard Spahr LLP in the Resort and Hotel Group. Her national, broad-based practice in resort and hospitality law includes resort and timeshare development, fractionals and other luxury real estate products, condominiums and condominium hotels, mixed-use and planned community developments, and analysis of club structures.

She frequently counsels owners, franchisors, and franchisees with respect to due diligence, branding and development of hospitality properties, and negotiation of hotel management agreements and franchise agreements. She is also involved in more traditional real estate and commercial work.

Ms. Evans has been involved in CREW since 2010 and has served on the Marketing and Sponsorship Committees. Ballard Spahr LLP is also a Gold Sponsor of CREW Utah. CREW Utah provides dynamic educational, philanthropic and networking opportunities. The CREW network cultivates business deals and provides a forum to discuss current developments in the commercial real estate industry.



Thank you to the following companies for supporting women in Commercial Real Estate:



UTAH'S BUSINESS JOURNAL




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2012 GOLD SPONSOR

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MEMBERSHIP: Melissa McIntyre (801)947-3974

SPONSORSHIP: Terese Walton (801)487-3236

www.crewutah.org

hello@crewutah.org



COMMERCIAL DIVISION

1414 E. Murray Holladay Road
801-278-4414

HIGH END OFFICE CONDO FOR SALE
7370 S. CREEK RD #204A



For Sale: \$275,000

- High End Designer Finishes
- 2,268 Total SF (1,536 SF Office, 732 SF Storage)
- Custom Paint & Marble Tile
- Great for Owner/User or Available For Lease or Lease Option. Current Tenant Lease Expires 03/31/2013

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

Ideal Retail/Office Location!



1750 W 5000 S

Lease Rate: \$1,750/mo.
Cam Charge: \$150/mo.
SqFt: 2,000

Anchored by General Army, Prime Redwood Rd Location, Easy Access to I-15 & I-215

1720 W 5000 S

Lease Rate: \$1,050/mo.
SqFt: 1,225

SUE MARK

801-580-2378

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



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

Exclusive Office Space For Lease/Sale
2091 E 4800 S (Murray Holladay Rd)



For Sale: 10,800 SqFt, \$975,000

For Lease: 2,000 SqFt, \$14-Full Service

- Beautifully Remodeled
- Highly Visible Location
- Free Surface Parking

Kym McClelland
801-573-2828

OFFICE CONDO FOR SALE OR LEASE



5292 s. College Dr. #101 (500 W)

For Sale: \$1,295,000 For Lease: \$13.50/NNN

- 6287 SF- Main floor office
- High end tenant finish
- 14 + private office
- 2 large work areas
- Underground parking



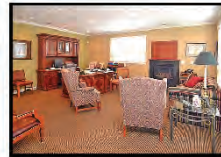
George Richards, CCIM 801-631-9963

Bountiful Office For Sale
144 North 100 West



\$189,900

- 1,516 SqFt
- Private Reception Area
- 2 Rooms For Offices
- Large Break Room
- 2 Bathrooms
- Open Copy & File Room
- ADA Compliant



Crystal Richardson -801-641-5687

COMMERCIAL LAND-DRAPER



14511 S. Minuteman Dr.
-\$699,900 (100 W)
-10.234 Acres
-East Of New DMV Building
-Bank Owned-Make Offer



114 W. Highland Dr. (14600 S)
-\$995,000
-9.51 Acres
Frontage On Highland Dr.

GEORGE RICHARDS, CCIM 801-631-9963

Office Condo in Heart of Holladay
2160 E. 4500 S. #4



Lease Rate: \$12.00/NNN
For Sale: \$229,500
- 1,326 Sqft, Remodeled
- Plenty of Parking
- Some Furniture & Cabinets Included



GEORGE RICHARDS, CCIM 801-631-9963

SR-154

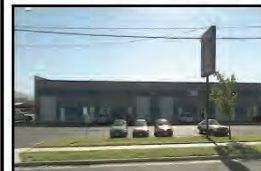


FOR SALE - Undeveloped Commercial Land

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

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
For Sale: \$195,000

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