

THE **Enterprise**

SECTION B
August 20, 2012

UTAH'S COMMERCIAL REAL ESTATE GUIDE



RETAIL
COMMERCIAL
INDUSTRIAL &
DEVELOPMENT
INVESTMENTS
BUSINESS
RESIDENTIAL



REQUEST FOR PROPOSALS PROPERTY FOR SALE

520 NORTH LINCOLN STREET

City of Spokane Asset Management Group | RFP #3876-12

This property consists of an approximately 34,000 sq. ft. site with an approximately 11,000 sq. ft. structure, currently operating as a restaurant, located near the Spokane River adjacent to the falls in downtown Spokane, Washington.

Located at 520 North Lincoln Street in the heart of downtown Spokane, this property sits on one of Spokane's most visible and desirable riverside locations. This site sits adjacent to the Spokane River falls in downtown Spokane and has unique views to the east of both portions of the Spokane River as it exits Riverfront Park. The property also presents outstanding views to the west of the Great Spokane River Gorge area. Zoned for general mixed use, the property offers an excellent opportunity for development.

The City of Spokane is requesting Proposals from qualified buyers for the sale of this property. For a copy of the Request for Proposals please contact purchasinghelp@spokanecity.org.

Proposal documents should be submitted to City of Spokane Purchasing Department no later than 1:00 p.m. on Tuesday, September 4, 2012. Proposals must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Proposals delivered late. Only firm Proposals with signatures will be evaluated.

Submit one paper original and one reproducible digital copy (thumb drive or CD) of the Proposal to: City of Spokane – Purchasing Department, 4th Floor – City Hall, 808 W. Spokane Falls Blvd., Spokane, Washington 99201

Eightline Real Estate adds Melanie Borgenicht to their real estate team as designer

Melanie Borgenicht, owner of Red House Consulting, brings practical and refined expertise in property design, home staging, and color consulting to Eightline Real Estate. Her knowledge and experience is being leveraged for the benefit of Eightline Real Estate's residential buyer, seller, and investor clientele to help them achieve premier buying and selling results. Melanie is currently completing courses at Stringham Real Estate School to earn her real estate license as she integrates into the organization.

Don't be left out

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

Up Coming Lists:

Colleges & Universities	Aug 27
Hospitals	Sept 10
Vision Centers	Sept 10
Technology Companies	Sept 24
Commercial Insurance Agencies	Oct 22
Group Benefits Companies	Oct 22
Meeting Facilities	Oct 29
Salt Lake CBD Restaurants	Oct 29
Hotels	Oct 29
Temporary Staffing Firms	Dec 10
Copier, Printer, and Fax Dealers	Dec 10
Office Furniture Dealers	Dec 10
Commercial Real Estate Agents	TBD

BOOK of LISTS 2012

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



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



Jami Marsh began her real estate career in 2001, working exclusively on a top producing brokerage team. She brings a wealth of commercial real estate knowledge to her clients, including lease analysis, strategic planning, due diligence implementation and cost reduction expertise. Jami understands the challenges of today's real estate market and the breadth of her experience has helped her successfully represent both tenants and property owners on a local and national basis on acquisitions, dispositions and lease transactions. Jami is currently hailed as an emerging leader in the Salt Lake market and is focused on cultivating the business relationships she's developed over the past decade.

Jami Marsh
Vice President / Office Division
Coldwell Banker Commercial
6550 South Millrock Drive, Suite 200
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www.coldwellutah.com



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



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MEMBERSHIP: Melissa McIntyre (801)947-3974

www.crewutah.org

hello@crewutah.org

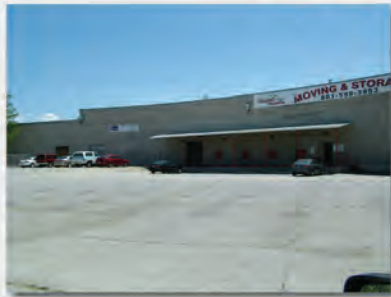
SPONSORSHIP: Terese Walton (801)487-3236

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



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



Kym McClelland - 2 Minutes From Fort Union Exit off I-215
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

CHARMING BOUTIQUE OFFICE
4774 So. Holladay Blvd.



- Free Standing Office*
-3,220 SF
-Hardwood Floors
-Two Fireplaces
-Large Bright Offices



For Sale: \$600,000
Lease Rate:
\$17 Mod. Gross

KYM MCCLELLAND 801-573-2828

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

Ideal Retail/Office Location!
1750 West 5000 South



Lease Rate: \$1,200/mo.
Cam Charge: \$150/mo.

1,000 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

Great East Side Location!

3763 So. Second Street (150 East)



- 1,380 SF Office
- 1,932 SF of Warehouse
- 12' Ceilings -.17 Acres
- Ground Level Overhead Door
- 2 Bathrooms
- New Membrane Roof

Sue Mark
801-580-2378

\$250,000

WAREHOUSE/OFFICE FOR LEASE
3555 South 700 West



- Each Unit:*
-4,000 SF Warehouse
-1,000 SF Office
-Reception Area
-18' Ceilings
-12x14 Door
-10x10 Door (only 4C)

Lease Rate
for each unit:
\$2,750 Mod. Gross

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*

GEORGE RICHARDS, CCIM 801-631-9963

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



3.4 Acres - \$1,200,000

106 W. Fireclay Ave.
(4295 So.)
-3 Buildings
-Approx. 27,000 SF

Bijan Fakhrieh
801-918-9000