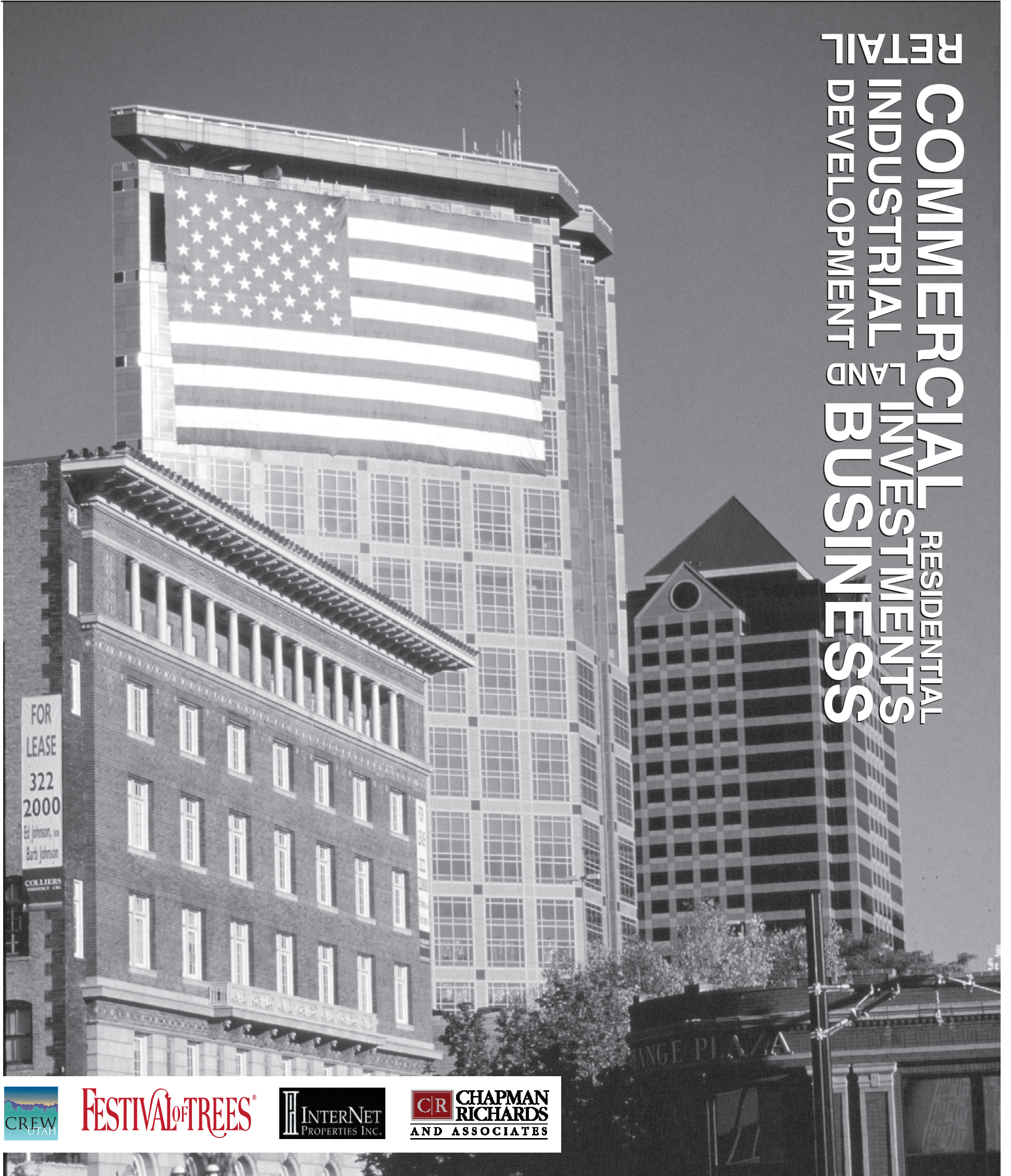


UTAH'S COMMERCIAL REAL ESTATE GUIDE



COMMERCIAL
INDUSTRIAL
DEVELOPMENT
RESIDENTIAL
INVESTMENTS
BUSINESS



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



Nov. 28

through

Dec. 1

10^{AM}-10^{PM}

A benefit for
Primary Children's Medical Center

South Towne Expo Center

Adults \$5, Children \$3

Wednesday Family Day \$15

www.festivaloftreesutah.org

FESTIVAL OF TREES[®]

A GIFT OF LOVE



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

CREW

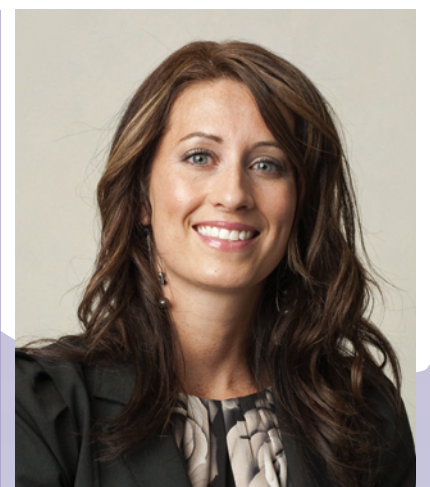


NETWORK[®]

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.



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hello@crewutah.org

SPONSORSHIP: Terese Walton (801)487-3236



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

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

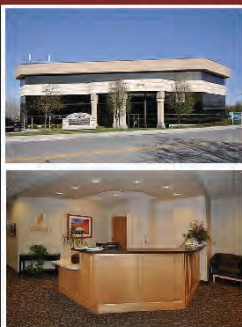


Lease Rate: \$1,050/mo.
Easy Access To I-15
& I-215

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

SUE MARK 801-580-2378

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

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

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: \$245,000
- 1,326 Sqft, Remodeled
- Plenty of Parking
- Some Furniture & Cabinets Included



GEORGE RICHARDS, CCIM 801-631-9963

SR-154

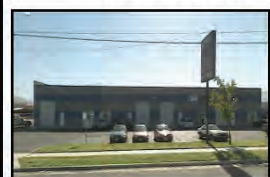


FOR SALE - Undeveloped Commercial Land

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

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