

THE Enterprise

SECTION B
August 6, 2012

UTAH'S COMMERCIAL REAL ESTATE GUIDE



COMMERCIAL
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BUSINESS

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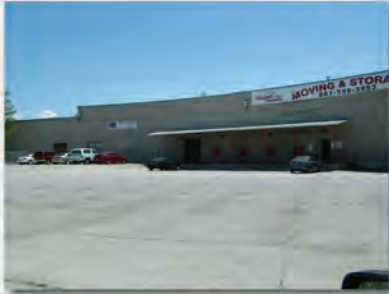


Jake Copinga

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



7TH ANNUAL MID-YEAR ECONOMIC REAL ESTATE SYMPOSIUM

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
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PO Box 58421
Salt Lake City, UT 84158



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Utah Chapter

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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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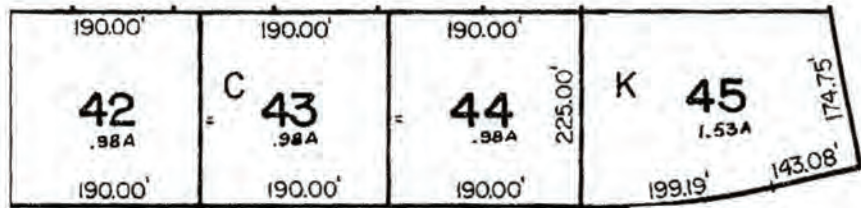
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Park City

- 4 Commercial Parcels • Road Frontage
- Adjoining Land Being Developed •
- Great Investment Potential •
- Route 40/I-80 Intersection •
- (Possible) Owner Finance •



Lot 45:	\$395,000	1.53 AC
Lot 44:	\$250,000	.98 AC
Lot 43:	\$250,000	.98 AC
Lot 42:	\$250,000	.98 AC

Approved Uses Include:
Automobile Sales (New and Used)
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Call 435-649-0741

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



Angela Kesselman is a commercial loan consultant with over 25 years of experience in real estate finance. She founded SunRidge Commercial Capital to bring her knowledge and a variety of loan options to her customers. She has an extensive network of lenders and an understanding of their specific lending platforms and desired loan types. These relationships allow her to structure and place competitively priced loans that fit with the specific needs of a client. She places an emphasis on communicating with all of the parties in the transaction, so that they have a clear understanding of the loan process as it moves from underwriting to closing. Angela's experience encompasses all types of commercial loans including SBA lending, small business finance and construction, bridge and permanent financing on all property types, as well as asset based lending products. Angela is a native Texan and received her bachelor's degree from the University of Texas in Austin. As a member of CREW, Angela serves on the sponsorship committee where she has enjoyed learning about the importance of sponsorship in supporting the future growth and advancement of CREW.

Angela Kesselman *SunRidge Commercial Capital*
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MEMBERSHIP: Melissa McIntyre (801)947-3974

www.crewutah.org

hello@crewutah.org

SPONSORSHIP: Terese Walton (801)487-3236

Don't be left out

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

Up Coming Lists:

Travel Agencies	Aug 13
Banks	Aug 20
Credit Unions	Aug 20
Accounting Firms	Aug 20
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



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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



Kym McClelland - 2 Minutes From Fort Union Exit of 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

DOWNTOWN OFFICE WAREHOUSE
614 South 400 West



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

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: \$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

Great East Side Location!

3763 So. Secord 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

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

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

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



NAIOP

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