

UTAH'S COMMERCIAL REAL ESTATE GUIDE



RESIDENTIAL  
**COMMERCIAL INVESTMENTS**  
INDUSTRIAL AND  
DEVELOPMENT  
**BUSINESS**  
RETAIL



# 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](http://www.iproperties.com)

# 801-355-0600

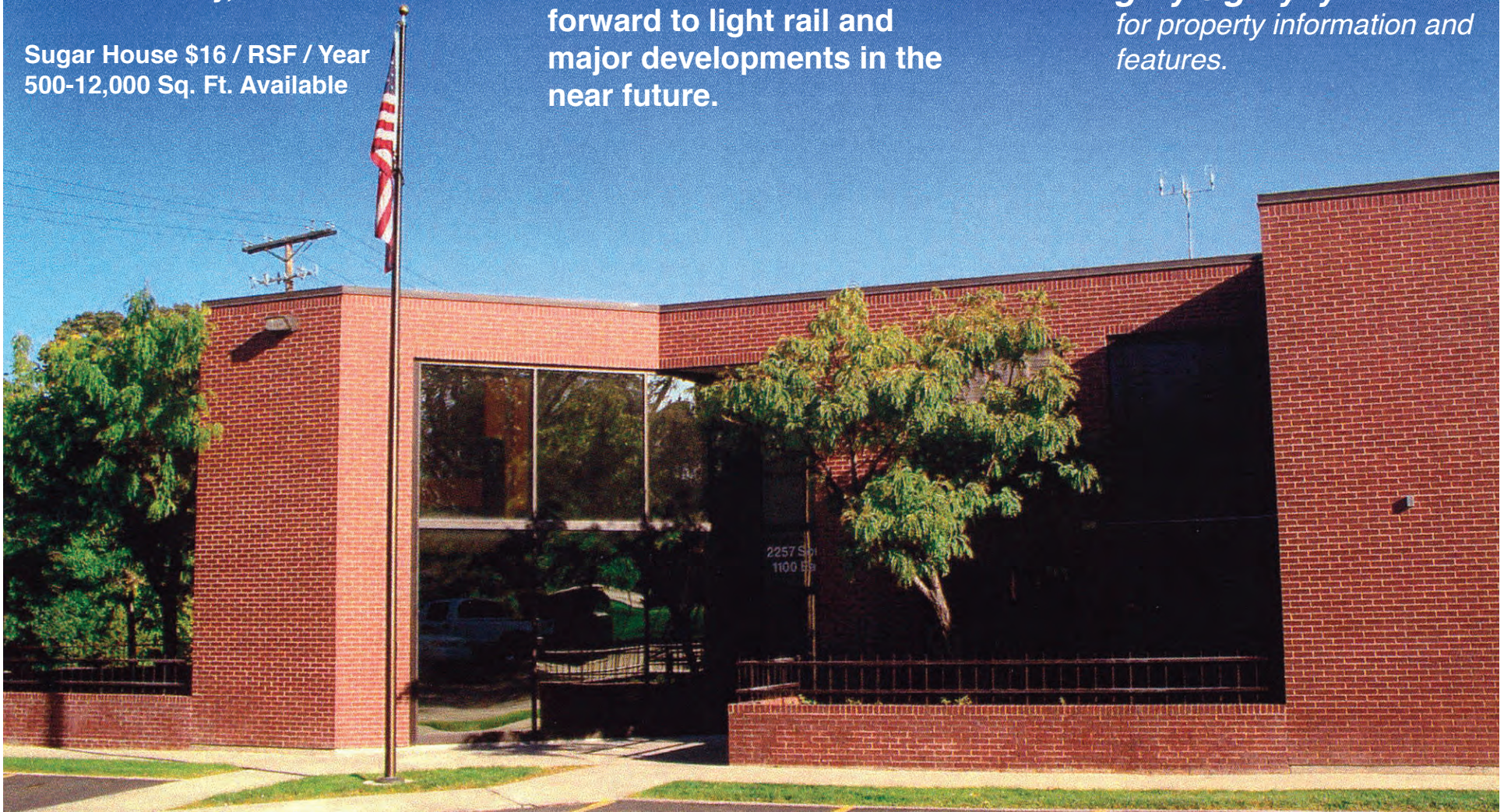
# SUGAR HOUSE OFFICE SPACE

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](mailto:gary@garyayork.com) for property information and features.



*“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.



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[www.crewutah.org](http://www.crewutah.org)

[hello@crewutah.org](mailto: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**

**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)



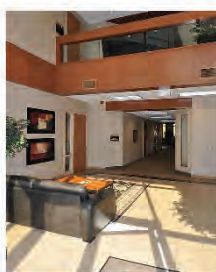
**For Sale: 10,800 SqFt, \$975,000**

**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**

**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