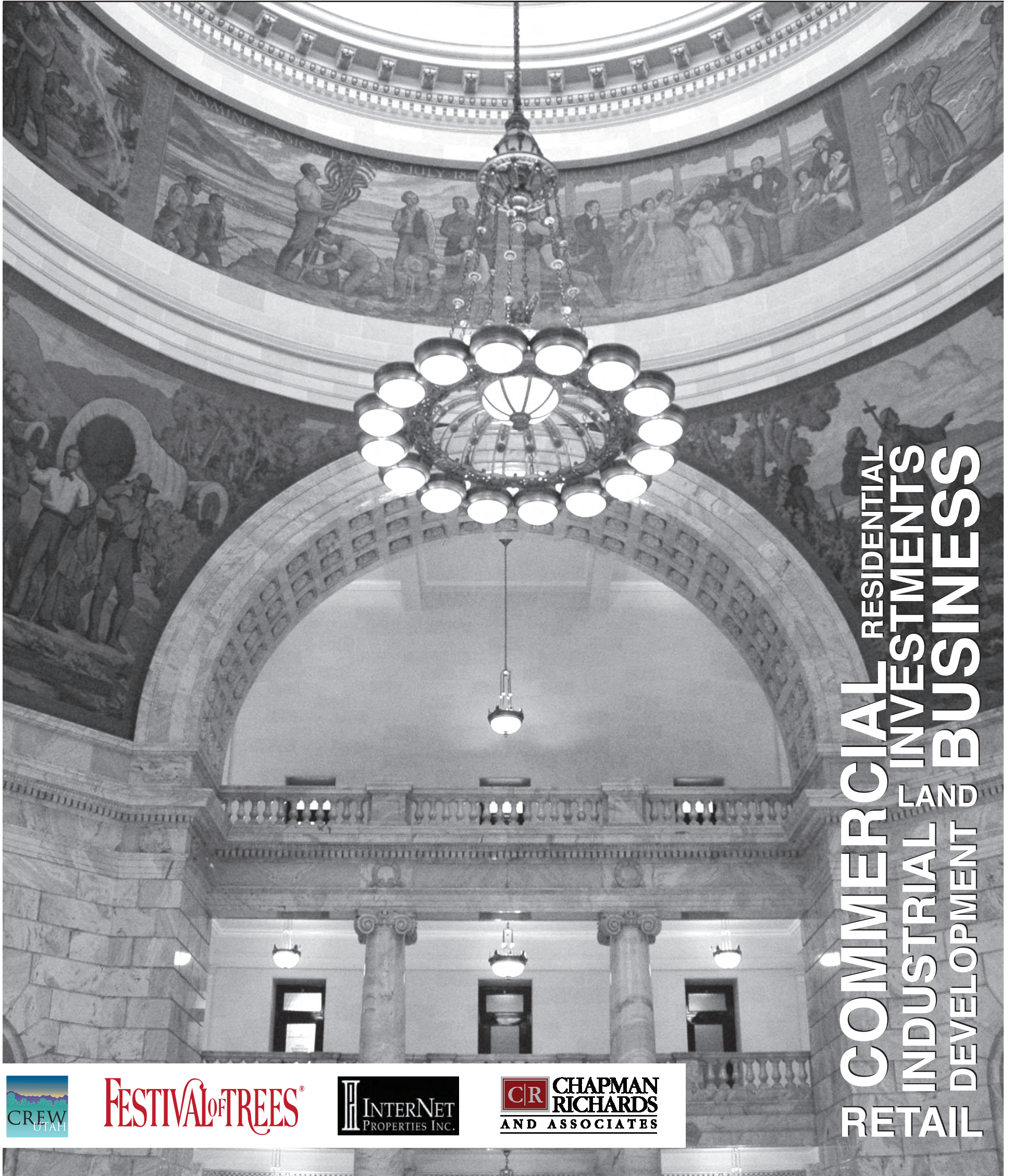


UTAH'S COMMERCIAL REAL ESTATE GUIDE



RESIDENTIAL
COMMERCIAL
INVESTMENTS
INDUSTRIAL LAND
DEVELOPMENT
BUSINESS
RETAIL





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
- 2 Minutes From Fort Union Exit off I-215

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

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

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

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
Lease Rate: \$12.00/RSF

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

New Lower Rates!

THE ENTERPRISE. ACTIONABLE BUSINESS NEWS.

REAL ESTATE RATE CARD 2012

AD SIZE	SIZE	Cost Per Ad									
		1-5 ad rate 5% off		6-11 ad rate 15% off		12-25 ad rate 20% off		26-51 ad rate 35% off		52+ ad rate 50% off	
Full Page:	5" x 13.5"	\$565	\$536	\$545	\$463	\$515	\$412	\$485	\$315	\$450	\$225
		color \$615	\$584	\$595	\$505	\$565	\$452	\$535	\$347	\$500	\$250
1/2 Page Horizontal:	10" x 6.75"	\$290	\$275	\$275	\$233	\$265	\$212	\$240	\$156	\$210	\$105
		color \$340	\$323	\$325	\$276	\$315	\$252	\$290	\$188	\$260	\$130
1/2 Page Vertical:	5" x 13.5"	\$290	\$275	\$275	\$233	\$265	\$212	\$240	\$156	\$210	\$105
		color \$340	\$323	\$325	\$276	\$315	\$252	\$290	\$188	\$260	\$130
1/3 Page Horizontal:	10" x 4.5"	\$210	\$199	\$200	\$170	\$180	\$144	\$165	\$107	\$150	\$75
		color \$260	\$247	\$250	\$212	\$230	\$184	\$215	\$139	\$200	\$100
1/3 Page Vertical:	5" x 9"	\$210	\$199	\$200	\$170	\$180	\$144	\$165	\$107	\$150	\$75
		color \$260	\$247	\$250	\$212	\$230	\$184	\$215	\$139	\$200	\$100
1/4 Page:	5" x 6.75"	\$150	\$142	\$145	\$123	\$130	\$104	\$120	\$78	\$110	\$55
		color \$200	\$190	\$195	\$165	\$180	\$144	\$170	\$110	\$160	\$80



The new lower rates are for extended contracts.

For information about running ads in The Real Estate Section of the The Enterprise contact Bobbie Alvey at:
bobbie@slenterprise.com
 or call at **801-533-0556 ext. 204**



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



Heather Bogden is a commercial real estate agent and Retail Specialist at Coldwell Banker Commercial. Heather utilizes her skills and is focused specifically on retail tenant representation and leasing. Heather came to the exciting world of commercial real estate after working in public education for more than 20 years as an elementary teacher and educational interpreter for the deaf.

Heather is an active member of ICSC-International Council of Shopping Centers and served a term as the chairperson for the ICSC Next Gen Committee. Her territory included Utah, Idaho, and Montana. She completed both Level I and Level II ICSC John Riordan Institutes for retail leasing. In addition to ICSC she regularly attends CCIM symposiums and continues to be active with CREW- Commercial Real Estate Women and NAWBO- National Association of Women Business Owners.

Heather enjoys networking and meeting new people. She is continuously increasing her knowledge to insure that her clients receive the professional and dedicated service they deserve.



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



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2012 SILVER SPONSORS

MEMBERSHIP: Melissa McIntyre (801)947-3974

SPONSORSHIP: Terese Walton (801)487-3236

www.crewutah.org

hello@crewutah.org

Hugs!

Thanks to wildlife management programs involving sportsmen, creatures great and small are flourishing.

Embrace our effort to protect natural treasures.



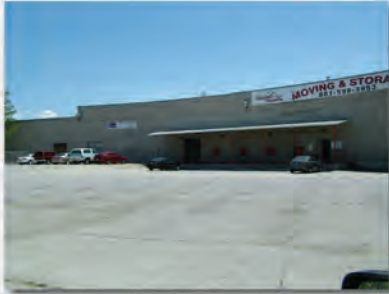
Safari Club International Foundation
800-377-5399 • www.SafariClubFoundation.org

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



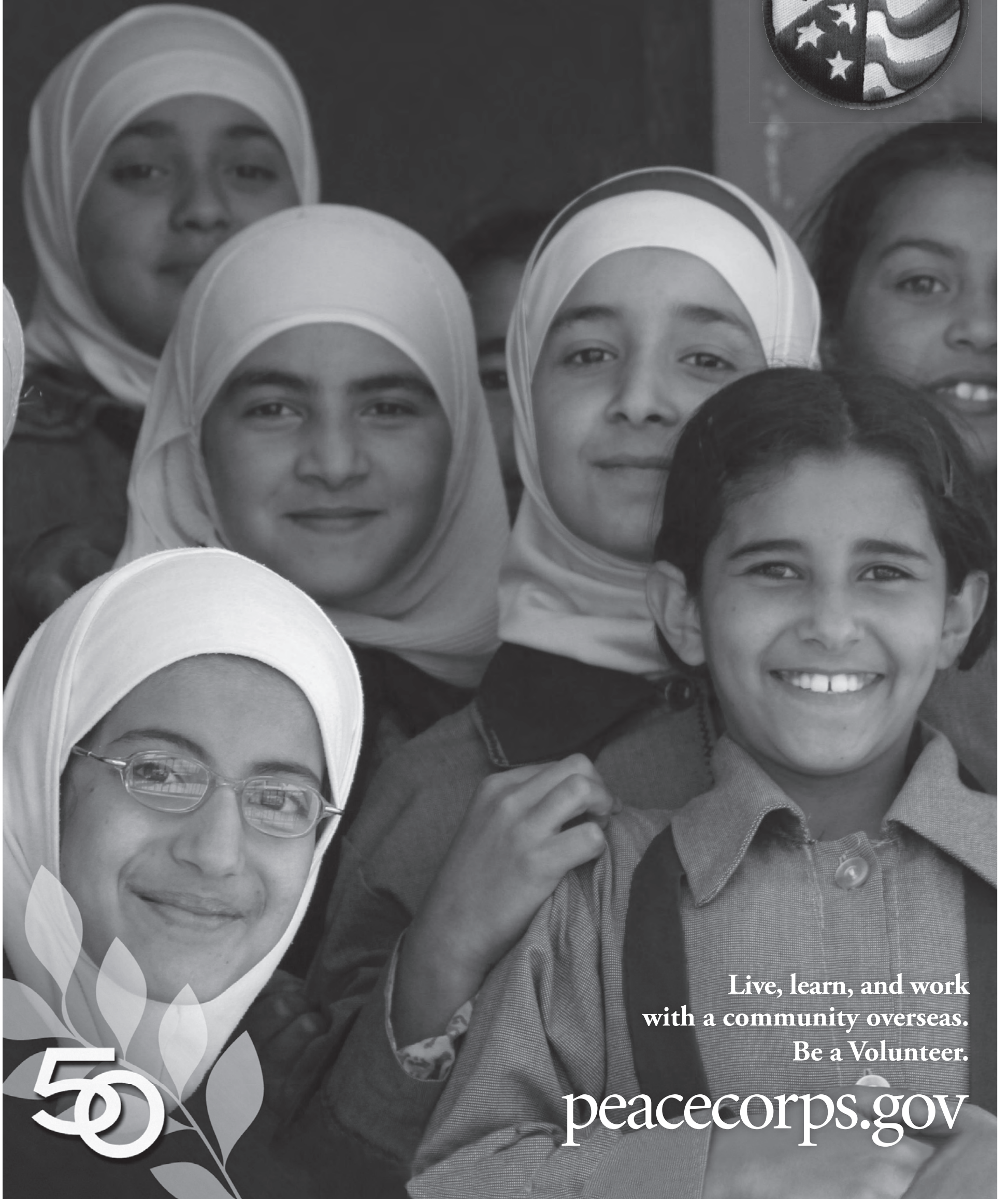
- Purchase Price \$89,000
- Warehouse/Shop Space
- 1,200 SF
- 2 Grade Level Doors (10' x 10')
- Small Yard

INTERNET
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www.iproperties.com

801-355-0600

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with a community overseas.
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peacecorps.gov



Don't be left out

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

Up Coming Lists:

- Colleges & Universities
- Hospitals
- Vision Centers
- Technology Companies
- Commercial Insurance Agencies
- Group Benefits Companies
- Meeting Facilities
- Salt Lake CBD Restaurants
- Hotels
- Temporary Staffing Firms
- Copier, Printer, and Fax Dealers
- Office Furniture Dealers
- Commercial Real Estate Agents

BOOK *of* LISTS 2012

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



Add Cash Flow to Your Bottom Line

Take a quick look & let us show you your new bottom line

- Lease with Option to Purchase
- Trade – In Your Existing Properties or Remainder of your Lease
- Discounted Lease Rates based on Job Creation
- Working Capital may be available through EB-5
- Great Investment Opportunity
- 85 miles from Salt Lake City Airport
- State Incentives
- No State Income Taxes
- No Corporate Income Taxes
- We will adjust the property to fit your needs
- Take all or part
- Built in 2008 in two buildings
- 15,300 sf office divisible to 6,400 sf
- 11,480 sf industrial with 5,280 of office
- Heated Floors, 24' ceilings, Ten ton Crane, 10 14x16 overhead doors
- Lot size 5 acres
- All can be larger or smaller
- We Will be Your Creative Agent



Recreation plus Investment Land

- Owner will subdivide, trade, or carry
- 35 Acres in any size up to 532 Acres.
- Borders Sulfur Creek Reservoir
- 7,500 ft elevations overlooking a lake, a valley, and snow capped mountains
- Surrounded by hundreds of acres of government land.
- Blacktop County Rd 150 within a mile of the property
- 60 minutes to Park City,
- 90 minutes to Salt Lake City International Airport
- 15 minutes to Evanston WY.
- Contains the history of the Pioneer Trail, Pony Express, California Trail, & Original Transcontinental Railroad.



Hunting Lodge or Community Housing

- And or plus 2 houses including all furnishings
- And or plus Hunting Rights
- Bidder's Choice; Get on the Contact List
- Owner Finance Program
- Trade-In Program
- Opportunity to convert to community housing to service the Bakken Oil Industry



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Asset Marketing International, LLC
 Prosperity Asset Marketing, LLC
 480-612-4036

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Nov. 28
through
Dec. 1
10^{AM}–10^{PM}

South Towne Expo Center

Adults: \$5, Children: \$3,
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