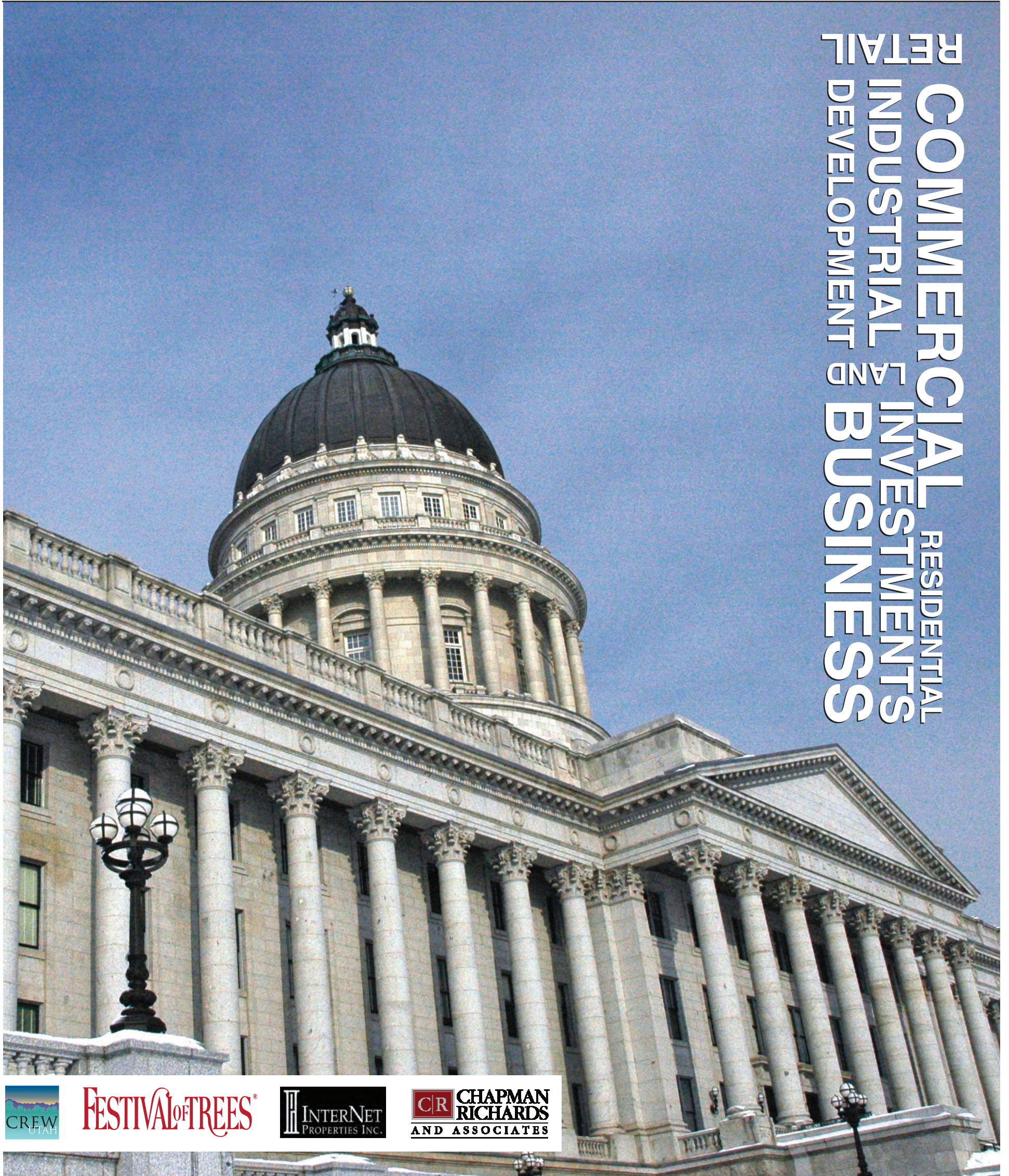


THE **Enterprise**

SECTION B
November 12, 2012

UTAH'S COMMERCIAL REAL ESTATE GUIDE



COMMERCIAL
INDUSTRIAL
DEVELOPMENT
RESIDENTIAL
INVESTMENTS
BUSINESS



FESTIVAL OF TREES®



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

Whitetail in North America numbered just 350,000 in 1900. Today, our great outdoors is home to more than 30 million.

Sportsmen are an integral part of effective wildlife management programs.

They also contribute the majority of money needed to fund field research and to enforce game laws.

Buck Up!



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Foundation**
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www.SafariClubFoundation.org

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



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

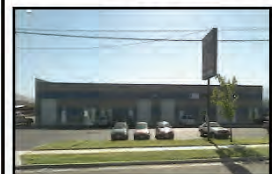


FOR SALE - Undeveloped Commercial Land

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

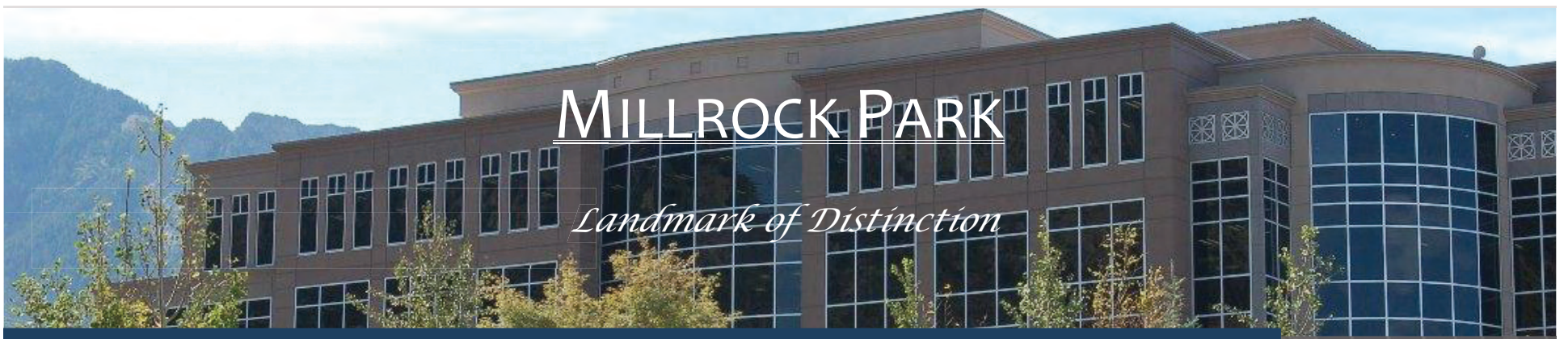
GEORGE RICHARDS, CCIM 801-631-9963



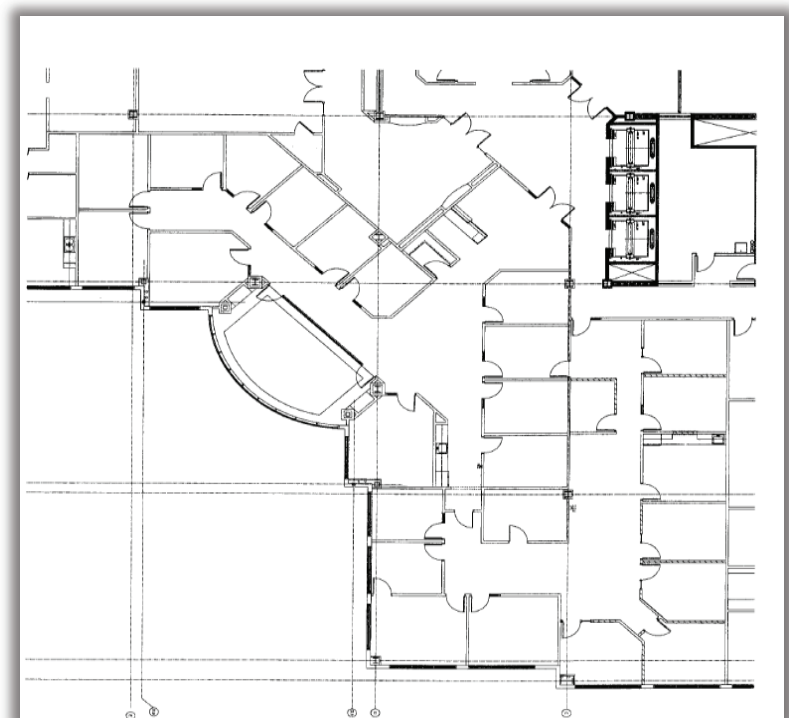
3.4 Acres - \$1,200,000

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

Bijan Fakhrieh
801-918-9000



- New to the market, office space with high end finishes
- 8,000 SF on the 3rd Floor – 3165 E. Millrock Dr.
- Available January 1, 2013



Leasing Information:
Joyce Pappas (801)365-2006



THE ENTERPRISE. ACTIONABLE BUSINESS NEWS. REAL ESTATE RATE CARD 2012

New Lower Rates!

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."



Ronda Landa established ICON Design Inc. to bring her unique vision, collaborative technique, and experience to fruition. ICON Design provides interior design services and overall management for tenant improvement projects for mid to large professional service firms. For over twenty years, Ronda Landa has been known for her association with leading design firms and for her leadership roles in many notable commercial interior design projects and renovations. Services include programming, space planning, interior design and layout, furniture analysis and bidding package, interior corporate branding, construction review and management and accessorizing. She attended the Fashion Institute of Design and Merchandising (FIDM) and University of Southern California (USC). As a member of CREW, Ronda serves on the Special Events committee and is committed to making each month a Special Event, just as she is committed to making the experience of each design project a Special Event !



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



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MEMBERSHIP: Melissa McIntyre (801)947-3974

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www.crewutah.org

hello@crewutah.org

WE MEAN BUSINESS

825 North 300 West, Suite C309 • Salt Lake City, Utah 84103
 Phone: (801) 533-0556 • FAX: (801) 533-0684
www.slenterprise.com



Mt. View Corridor Industrial Warehouse

**5647 W. Wells Park Road
 West Jordan, UT**

- For Lease: \$0.40/sq. ft./month NNN
- Well located near Bangerter Hwy, U111, Mt. View Corridor
- 42,920 Total sq. ft. with 29,600 sq. ft. warehouse with 28' ceilings and 48' column spacing; 6660 sq. ft. finished office with 6660 sq. ft. unfinished mezzanine above
- 5 Dock high 8'X10' doors with dock levelers, bumpers, and seals and a 12'X14' GL Door

Contact Steve Tobias KW Commercial
801-381-9103

WHO'S READING THE ENTERPRISE

UTAH'S DECISION MAKERS

MANAGEMENT:

- 71% in Top Management
- 52% Owner/Partner
- 32% President/CEO
- 12% Vice President

BUYING POWER:

- 89% Influence purchase/lease of any service
- 84% Influence purchase/lease of any product
- 76% Influence company policies

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www.slenterprise.com

61% consider The Enterprise their primary source for local business news.



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A GIFT OF LOVE

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

South Towne Expo Center

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