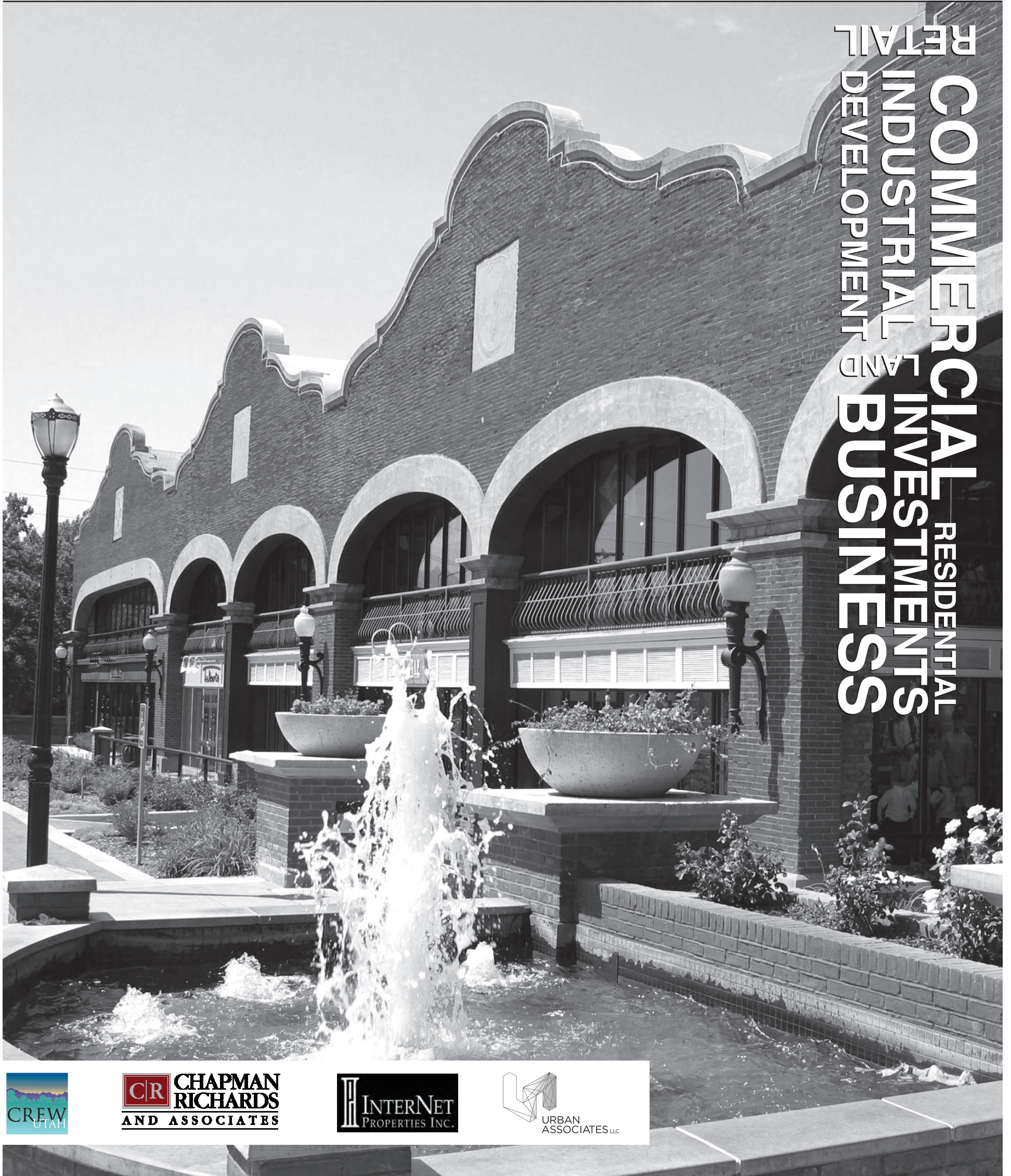


THE **Enterprise**

SECTION B
October 1, 2012

UTAH'S COMMERCIAL REAL ESTATE GUIDE



COMMERCIAL
RESIDENTIAL
INDUSTRIAL
INVESTMENTS
AND
BUSINESS
DEVELOPMENT

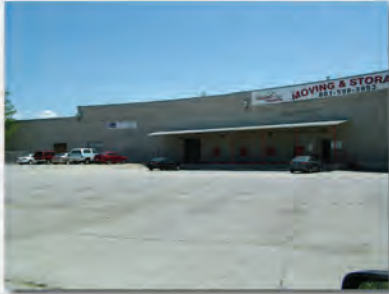


Jake Copinga

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



“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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MEMBERSHIP: Melissa McIntyre (801)947-3974

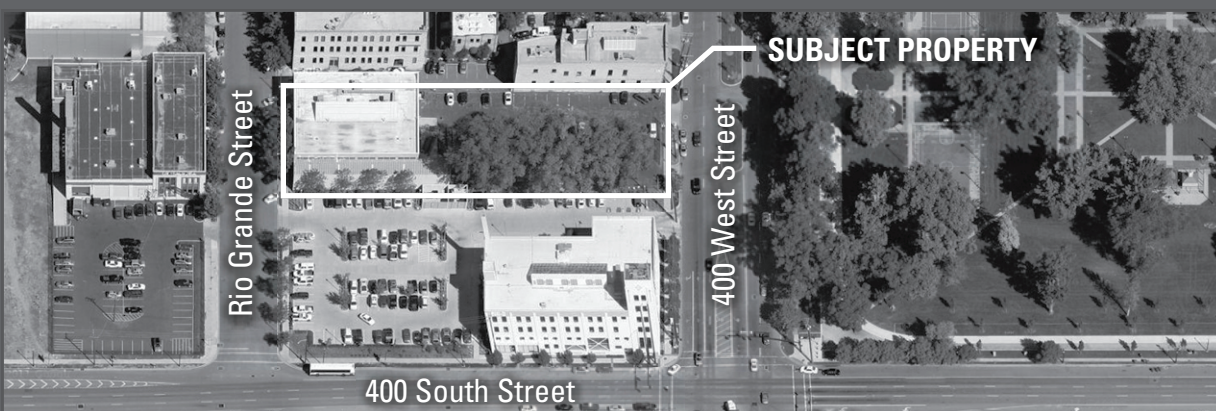
www.crewutah.org

hello@crewutah.org

SPONSORSHIP: Terese Walton (801)487-3236



URBAN ASSOCIATES LLC



BUILDING FOR SALE / LEASE 342 SOUTH 400 WEST (341 South Rio Grande Street)

- FIRST TIME ON MARKET
- GREAT MULTI-FAMILY / MIXED USE SITE
- PRIME HOTEL SITE
- JOINT VENTURE POSSIBILITY
- ONE BLOCK SOUTH OF GATEWAY MALL
- CLOSE TO FREEWAY OFF-RAMPS
- TWO BLOCKS SOUTH OF TRAX STOP
- BROKERS WELCOME

- Building: 18,888 sq ft
- Existing On-site Parking Lot: 72+ Stalls
- Frontage Two Streets: 123.75' each
- Lot: 40,838 sq ft (123.75 ft x 330 ft)
- Zone: D3
- Price: \$2,250,000

801-532-5357



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
801-573-2828
- 2 Minutes From Fort Union Exit off I-215

OFFICE CONDOS-GREAT LOCATION
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



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

Naylor Farm Office Building
3823 West 9000 South

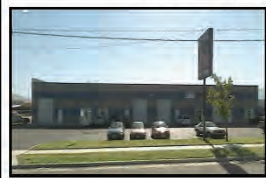


Lease Rate:
\$14.00 - NNN

- 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

Warehouse/Office For Lease
3555 South 700 West 4D



- 4,000 SF Warehouse
- 1,000 SF Office
- 3 Offices
- Reception Area
- 12 x 14 Door
- 18' Ceilings

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