

THE **Enterprise**

SECTION B
July 9, 2012

UTAH'S COMMERCIAL REAL ESTATE GUIDE



COMMERCIAL
INDUSTRIAL
DEVELOPMENT
INVESTMENTS
BUSINESS
RESIDENTIAL





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

REDUCED PRICE!!

DOWNTOWN OFFICE WAREHOUSE

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 | **Crystal Richardson**
801-694-0243 | 801-641-5687

Main Floor Space Available

740 East 3900 South



- 2,355 SF Rentable
- 2,180 SF Usable
- Waiting Room
- Reception Area
- 5 Private Office
- Conference Room
- \$14.50/mo. Full Service

Terry Cononelos
801-205-7019

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

Executive Office Space

6775 South 900 East



- Lease Rate:** \$18.00
Lease Type: Full Service
- 3,133 Square Feet Upstairs
 - Completely Remodeled
 - Harwood Floors, 10 Offices
 - Conference Rooms



George Richards, CCIM
801-631-9963

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

548 West 300 North - Office/Warehouse



- For Sale:** \$445,000
For Lease: \$2,700/mo
- Office: 3,480 Sq. Ft
 - Warehouse: 2,728 Sq. Ft.
 - 1.21 Acres/M-1 Zoning

Bijan Fakhrieh 801-918-9000

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

REDUCED PRICE!!

SONNY TANGARO 801-599-1749



Marino Toulatos

69 E 200 N
Kaysville Utah 84037
801-476-3300

LEASE: Office/Retail Space 73 E 200 N. Kaysville, includes utilities. Available space frontage 32'.

SALE or LEASE: Office condo. 555 E 5300 S, So. Ogden. Approx 500 sq ft-includes reception area with counter, built in filing cabinets. Possible seller financing to qualified buyers.

SALE or LEASE: Retail space. 164 E 22nd St, Ogden. Remodeled in great condition. Owner flexible.

SALE: Retail/Office space, 972 Chambers, Ogden. 2000 sq ft. Finish your way. Single level w/handicap access

SALE or LEASE: Retail space. 5357 S 1900 W, Roy. High Traffic. Drive up window.

SALE: Land. 2637 N Hwy 89, Ogden. 1.3 acres, Undeveloped & Positioned in ideal location with lots of frontage. Zoned C-P-3

SALE: Land 3806 N Hwy 89, Ogden. 14+ acres. Over 1625 ft. of frontage. Approved for Manufacturing. Rail on west side, close to I-15.

SALE: Office condo in high traffic area of West Haven/Roy area. 1048 sf.



UTAH'S BUSINESS JOURNAL

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



Melanie Hamilton started her insurance career after graduating from the University of Utah in 1983. She has a full perspective of insurance account pricing and placement having started with company rating and underwriting, moving to agency commercial account management, and finally starting her own business in 1999. Hamilton Insurance Associates serves residential and commercial clientele and represents highly rated and financially stable insurance carriers. Being independent was very important as she laid the ground work for her business. "One of the most important criteria for customers to recognize is that companies have niches. When you utilize an independent agent you increase the likelihood of finding the best niche." When Melanie isn't at the office you'll find her in the gym, hiking the Utah mountains, or coming up with new recipes around the hottest peppers.



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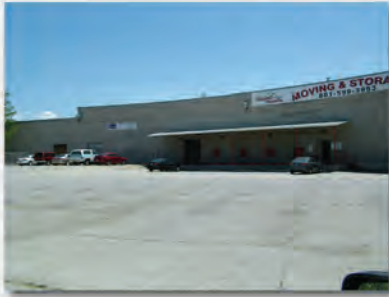
SPONSORSHIP: Terese Walton (801)487-3236

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

HUFF CREEK RESERVE

Approximately 4,065 acres located about 14 miles east of Coalville and only 55 miles from Salt Lake City. The private gate to the Reserve lies at the end of a county road, which is paved and maintained year 'round. Elevations range from about 6,400' up to about 7,800', with a variety of vegetation including large stands of aspen interspersed with grassy parks. Annual precipitation varies from about 16 to 20 inches – all dependent upon weather conditions.



The Reserve is currently part of a CWMU (Cooperative Wildlife Management Unit) and hunting is managed by a professional guide. This attractive place is leased to a local rancher who grazes about 100 cow-calf pairs from June through September. Current green belt property taxes were only \$745.00 in 2010.

While the Huff Creek Reserve is currently zoned for about 30 separate parcels, it is an ideal opportunity for those who want to enjoy the private expanse of over five square miles for big game hunting and family outings replete with hiking, trail rides on horseback, and plenty of room for ATVs and snowmobiles – all without chafing under federal and state restrictions.

Originally offered at \$5,695,000 – Just Reduced 25% to \$4,268,250 by Motivated Seller – Only \$1,050.00 an Acre!

MEDICINE BUTTE RETREAT



Located 30 minutes out of Evanston, Wyoming, this property is a private, secluded island surrounded by a vast 40,000-acre cattle ranch. The retreat is great for family gatherings, entertaining guests, or quiet relaxation. It is ideal for horseback riding, four-wheeling, hiking and the pond is just large enough to put a small boat in for the kids to paddle around. Because the nearest human activity is many

miles away, a large variety of wildlife freely roam through the Retreat providing opportunities for viewing, photography and hunting.

This offering represents a rare opportunity to own an affordable one-of-a-kind and ready-to-enjoy place encompassing one square mile of land only about 100 miles from Salt Lake City. **NOW OFFERED AT \$650,000.**

LOWER BLACKS FORK RIVER RANCH

NOW OFFERED AT \$2,200,000 – 15% PRICE REDUCTION – PREVIOUSLY OFFERED AT \$2,600,000. 102 beautiful, secluded acres located on the Blacks Fork River in Wyoming's historic Bridger Valley. An easy 95-minute drive from Salt Lake City mostly on Interstate 80.

The land consists of very productive, tree-lined, flood-irrigated native hay meadows with the Blacks Fork River meandering through for about one-half mile.

Meticulous improvements include a private, gated-entry drive, fully-finished barn with a self-contained apartment, and a new architecturally-designed four-bedroom, five-bath home overlooking a river-fed pond. The area around the home and barn is fully-landscaped and has an automatic sprinkler system.

This spectacular property has all-new perimeter fencing with attractive welded pipe fence around the improvements. **Establish Wyoming residency and pay no personal income tax!**

Sam Sanders

Seller's Exclusive Agent

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Don't be left out

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

Up Coming Lists:

Law Firms	July 16
Banks	Aug 6
Credit Unions	Aug 6
Travel Agencies	Aug 13
Colleges & Universities	Aug 20
Hospitals	Aug 27
Vision Centers	Aug 27
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

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801-533-0556 ex. 207

ann@slenterprise.com



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SPRING CANYON RANCH

2.5 hours from Salt Lake City or Ogden on
Commissary Ridge 20 miles from Kemmerer, Wv.

Beautiful custom built log cabin with year round stream. 75 acres with 6 acres of old growth pines. 2 acres of pasture grass that is mowed. Restored homestead cabin that is 115 years old. Ponds with native brook trout in. The year round creek drains into the Fontenelle drainage next to the Hams Fork.. Endless fishing and hunting in an undiscovered paradise.

Now Offered At: \$499,000.00

(Will trade for income producing properties, someone who could build a commercial building, or will carry contract with 20% down.)

For more information contact:

Gary Lyells 801-721-4549

letsgomonaco@hotmail.com



Million Dollar Homes

Rhonda Bachman

Realtor, JTM

801-641-0826

rhonda.bachman@utahhomes.com

2733 E. Parleys Way, Ste 202

Salt Lake City, UT 84109



820 Empire Ave. Park City

\$1,295,000

Approx Sq Ft:	2898	Den:	0
Bed Rooms:	3	Living Room:	0
Bath Rooms:	2.5	Laundry:	1
Family Rooms:	1	Fireplace:	1

Exclusive opportunity to preview this amazing Old Town home. This home boasts a 5 star rating by vacationers from around the world. It is over 90% booked for the season and for that reason, difficult at times to show. Please take advantage of this rare Open House opportunity. Open from 11 AM to 5 PM on January 3rd and 4th. Priced to SELL, this beautiful remodeled home features new fireplaces, bathrooms and all new master suite. Nearly ski in ski out! Only 150 Yards to Park City Town Lift providing ski access to Park City Mountain Resort. Empire #1 located across the street from the Quittin' Time run allowing you to ski back to the home after a day on the slopes. This 3 bedroom, 2-1/2 bathroom, boasts a 5 star rating from rental guests who have stayed in the home! It is nicely situated in a quiet section of historic Park City within walking distance of Main Street (1/4 mile). This old town home has the RARE 2 car garage and sits on a lot and a half! Additional features include high vaulted ceilings, wood beams, slate, granite, travertine, new carpet, well appointed furnishings and art. For buyers looking to rent the home, this home has EXCELLENT rental income and bookings. Furniture negotiable.



1160 S. Bonneville Dr. SLC

\$1,500,000

Approx Sq Ft:	5563	Den:	2
Bed Rooms:	5	Living Room:	1
Bath Rooms:	5.5	Laundry:	2
Family Rooms:	2	Fireplace:	4

Price reduced over 400K! One of Salt Lake City's finest contemporaries sits on a premium lot backing to Bonneville Golf Course with downtown views. This stunning Richard Assenberg design was rebuilt and expanded in 2008, showcasing the finest of finish treatments. Beautiful Massaranduba Brazilian hardwood floors run through most of the main while exquisite schist stone interleaved with quartz and feldspar punctuates the great room fireplace and wet bar. The roomy chef's kitchen features a large center island, limestone countertops, 6-burner Viking range, 42" Sub Zero refrigerator, 2 undercabinet refrigerated drawers, plus an undercabinet beverage cooler. The sleek elegance of Euro showers grace the bathrooms along with the finest stone and tile work. Natural light floods the walk-out garden level from virtual walls of glass. All this along with gorgeous sunsets, too!



969 S. Carterville Rd. Orem

\$960,000

Approx Sq Ft:	5850	Den:	0
Bed Rooms:	6	Living Room:	0
Bath Rooms:	5	Laundry:	1
Family Rooms:	3	Fireplace:	3

Eco friendly, master craftsmanship. One of a kind, theater room, low maintenance. A masonry marvel with every imaginable modern day amenity. Main floor master suite, radiant heated floors. 3 Car deep attached garage! There is simply not another home in the world that is like this one. A marvel you simply must see to believe.



4490 E. Wyndom Ct. SLC

\$2,399,000

Approx Sq Ft:	8818	Den:	1
Bed Rooms:	7	Living Room:	1
Bath Rooms:	6	Laundry:	1
Family Rooms:	3	Fireplace:	4

Private Mountain Sanctuary. Stunning presence in a natural backdrop close to the city but worlds away without the long commute. Bring the outdoors to you with this wrap around deck complete with kitchen wolf grill, outdoor gas fireplace, natural stage and more. Outdoor oasis includes gazebo, salt water pool, log shed, vegetable gardens and more. Inside boasts gourmet kitchen, wine cellar, sauna, 2 master suites, theatre room, and more. Company coming? Don't forget the apartment with matching finishes of the home complete with private entrance. This is truly a place to enjoy and relax no matter the season. Home warranty incl.