

TIME SQUARE

2300 South 300 West
Salt Lake City

TENANT SIGN

2300 S. 300 W.
SALT LAKE CITY
UT 84115

Time Square is strategically located at the heart of Salt Lake City. At the intersection of I-15 and I-80, Time Square provides unmatched accessibility for employees and customers. This project cuts the commutes of employees due to its proximity to two freeway exits.

Due to its competitive rental rates, Time Square provides a dynamic alternative to downtown Salt Lake City.

- 3,368 and 12,811 SF available
- Office, Storage, Church or Industrial
- Move-in ready
- 407,260 AADT
- 4 parking stalls / 1,000 SF
- Monument signage available
- 2 freeway exits within 1/2 mile
- Approx. 70% of Utah's population is accessible within an hour's drive
- Phenomenal access to restaurants, including Del Mar Al Lago, an award winning Peruvian restaurant that is on site
- 7.7 miles to the Salt Lake International Airport
- 4.1 miles from downtown SLC

SPENCER WIXOM

o: (801) 485-7770

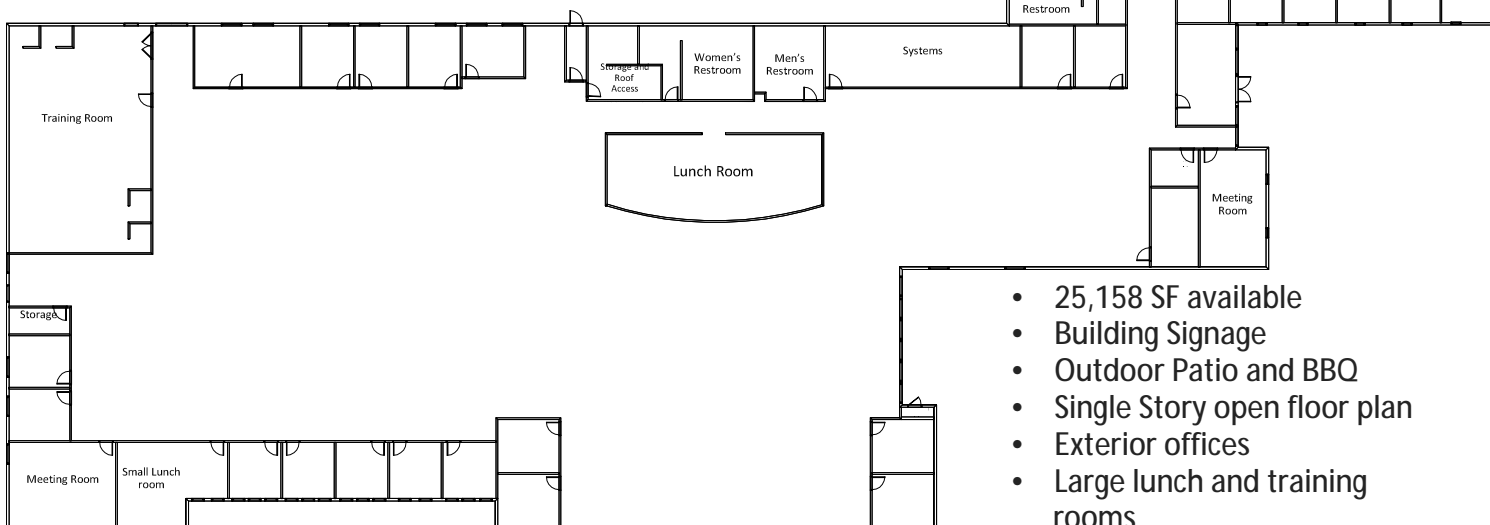
c: (801) 633-3891

s_wixom@woodburycorp.com



WOODBURY
CORPORATION

BUILDING 2: 415 West Bearcat Drive



- 25,158 SF available
- Building Signage
- Outdoor Patio and BBQ
- Single Story open floor plan
- Exterior offices
- Large lunch and training rooms
- Ready for Occupancy in March
- TI's available, but space is move-in ready
- \$9.50 + NNN (\$19,916.75/Month)

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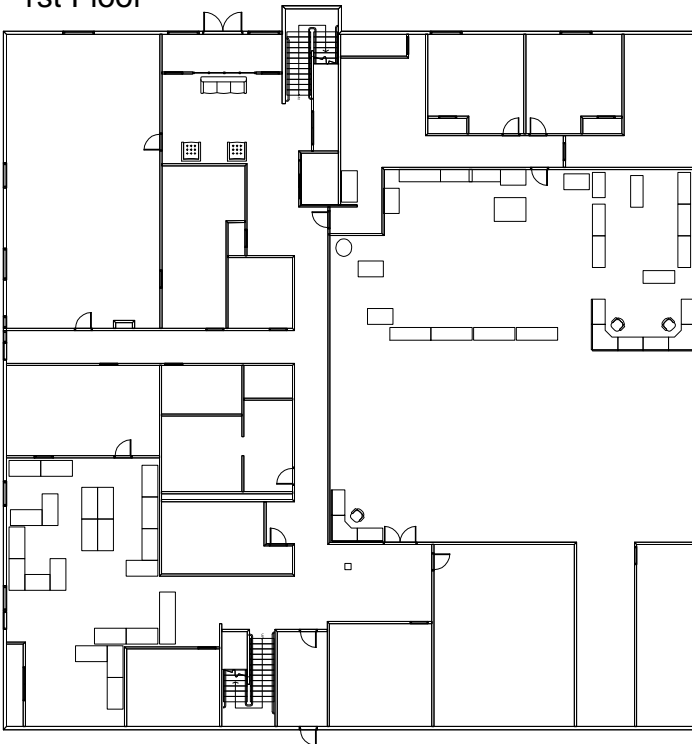
WOODBURY
CORPORATION

BUILDING 12: 331 West Bearcat Drive

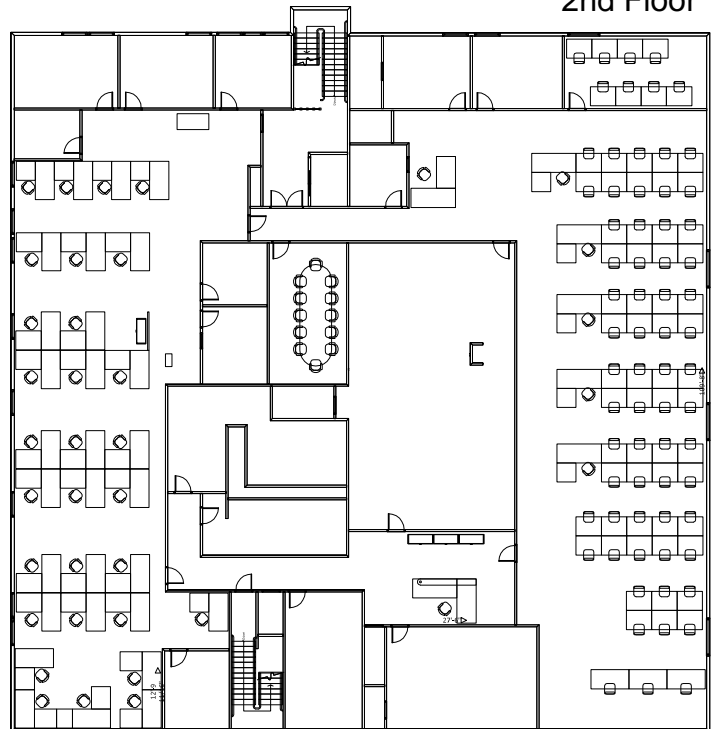


- 24,200 SF available
- Two-Stories
- Building signage
- Open office layout
- Large breakroom
- Some warehouse with an overhead door
- Ready of occupancy in March
- TI's available, but space is move-in ready
- \$9.50 + NNN (\$19,158.33/Month)

1st Floor



2nd Floor



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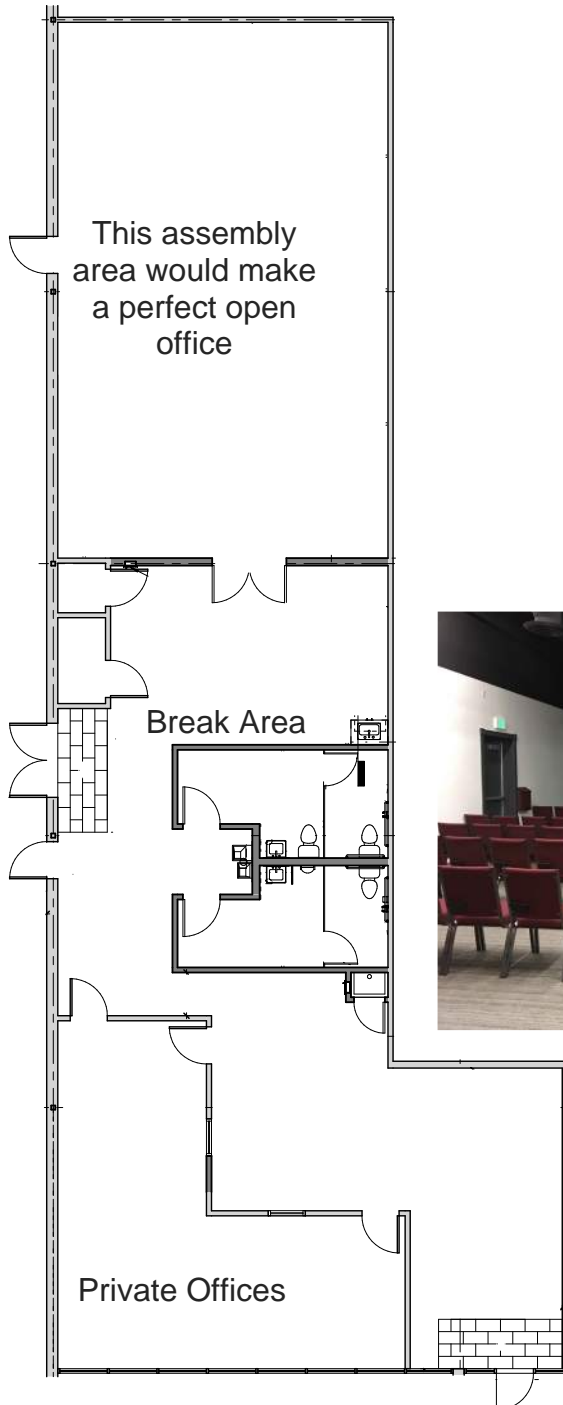
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WOODBURY
CORPORATION

BUILDING 1: 335 West Bugatti Drive



- 3,388 SF available
- Sublease option (expires 3/31/18)
- Currently used as a church, but lays out perfectly as an office
- Signage available
- \$9.50 + NNN (\$2,682.17/Month)



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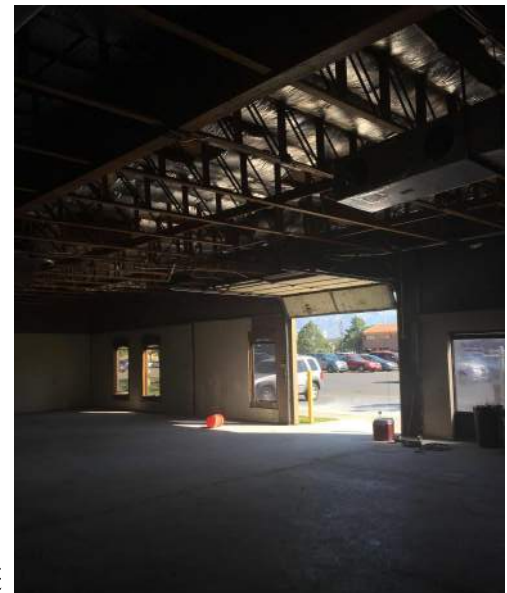
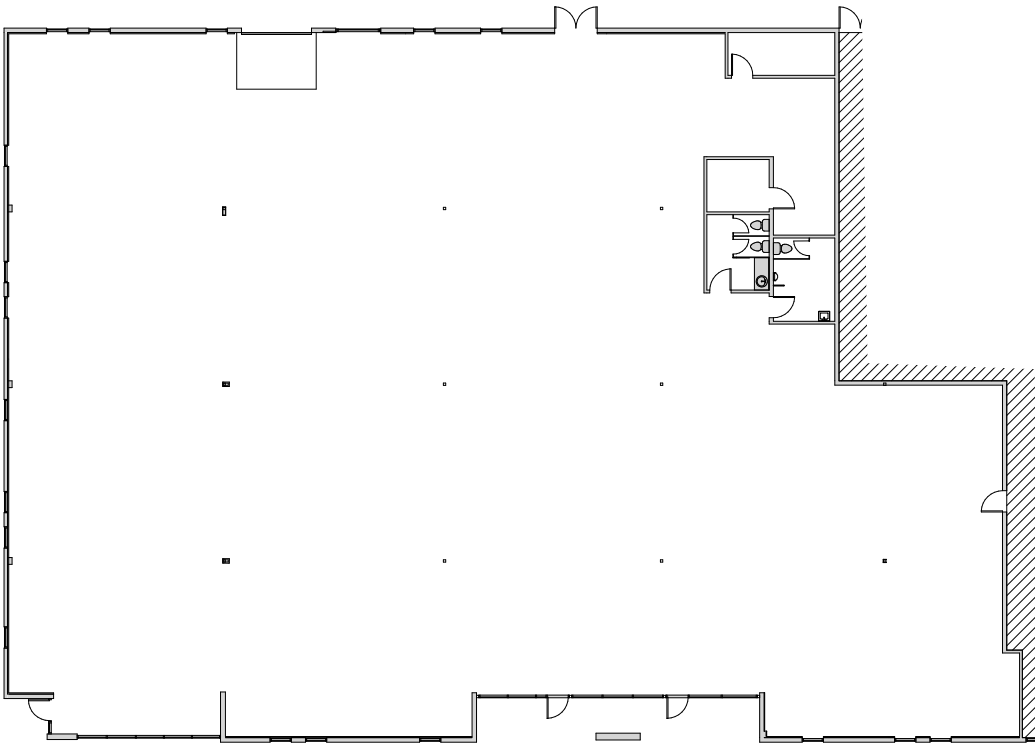


WOODBURY
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BUILDING 4: 365 West Bugatti Drive



Recently demoed space. Ready for build out!



Overhead loading door!

- 12,811 SF available
 - Office or warehouse
 - Space demoed and is ready for tenant improvements
 - Building signage
 - Rent varies with improvements
- \$5.00 + NNN As - Is
(\$5,337.92/Month)

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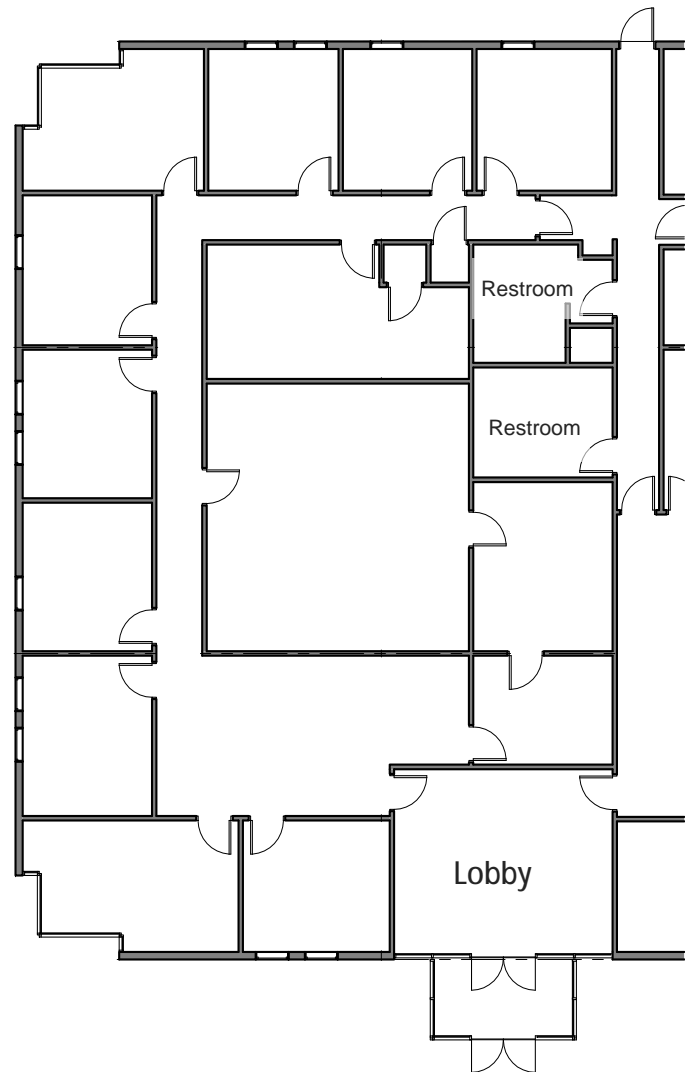


WOODBURY
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BUILDING 6: 345 West Bearcat Drive



- 3,806 SF available
- Office Space
- Move-in ready
- Common area lobby and restrooms
- Monument sign
- Improvements available
- \$10.00 + NNN
(\$3,171.67/Month)



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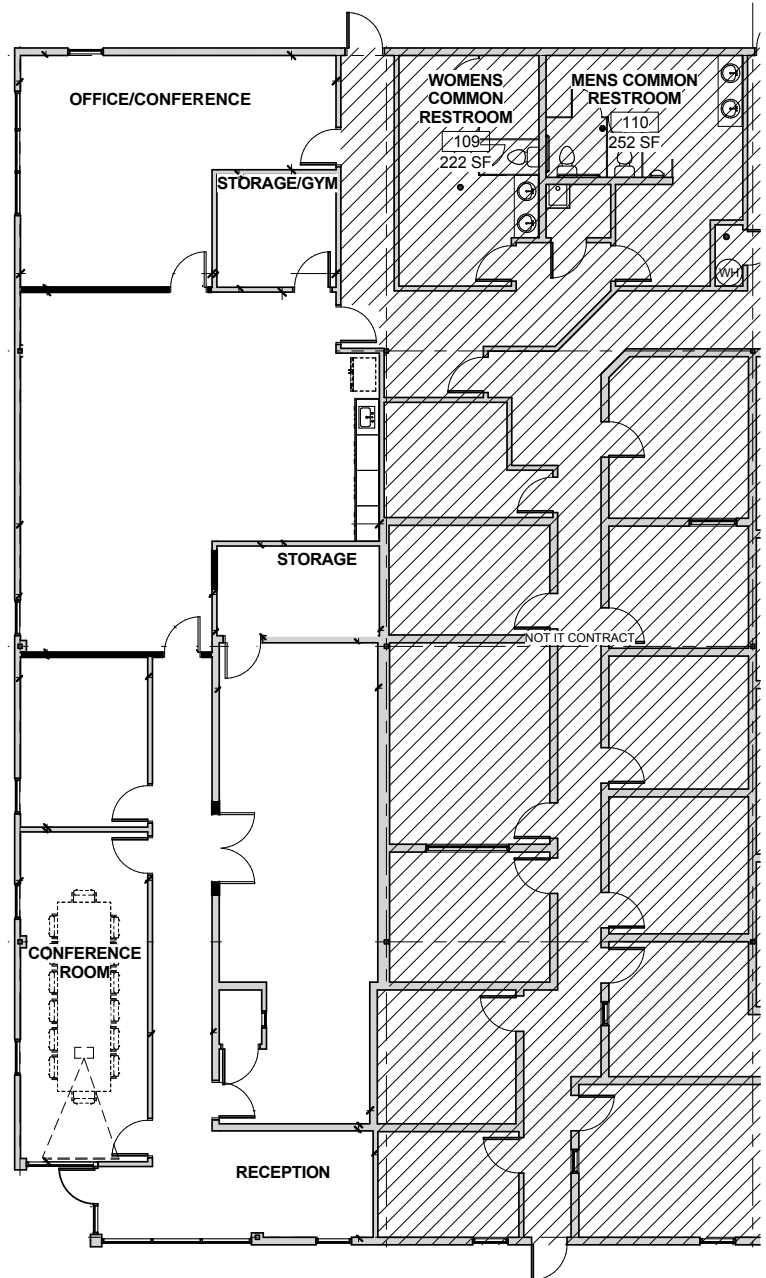
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WOODBURY
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BUILDING 7: 435 West Bearcat Drive



- 3,368 SF available
- Office Space
- Move-in ready
- Improvements available
- \$10.00 + NNN
(\$2,806.67/Month)

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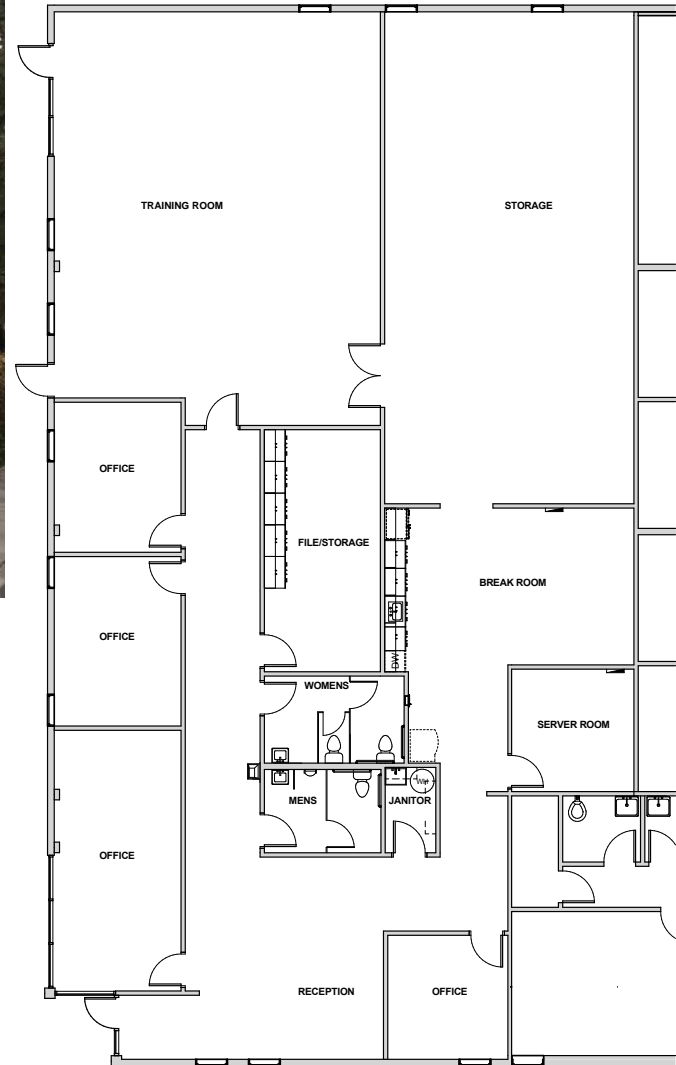


WOODBURY
CORPORATION

BUILDING 8: 462 West Bearcat Drive



- 5,300 SF available
- Office Space
- Move-in ready
- Private restrooms
- Large training room
- Improvements available
- Available 6/1/16
- \$9.00 + NNN
(\$3,975/Month)



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