

STATE SURPLUS PROPERTY

FACT SHEET

Subject Property: 3760 South Highland Drive, Salt Lake City, UT 84106

Asking Price: \$11,370,000.00

Tax Parcel Nos.: 16-33-180-010 and 16-33-326-030

Building Size: 66,619 square feet

Land Area: 2.10 Acres; 91,476 SF

Year Built: 1981

Parking Stalls: Adequate underground and surface parking

Zoning Designation: C-2, Commercial

Description:

The subject property is Class B, Steel and Masonry/Brick Veneer Construction. It is a 5-level building with the first level comprising underground parking garage and mechanical areas. There are 4 additional levels of office space, conference rooms, multiple restrooms and outdoor meeting areas. The interior is in generally average condition with carpet, vinyl tile and laminate flooring. There are acoustical grid tiles, painted drywall and recessed fluorescent light fixtures.

The property's frontage is located on Highland Drive. The subject neighborhood is located in the commercial district of Millcreek. The area is retail and residential in nature. The neighborhood is bounded by 3300 South to the north, I-215 to the east, 4500 South to the south, and 700 East to the west.

Property has been used since 2007 for State of Utah agency's office use. Property is now vacant and considered Surplus Property and is being offered for sale. Property must be listed for at least 60 days prior to purchase negotiation. Offers will be collected and reviewed on or after November 15, 2026. Sample proposal to purchase and purchase contract are included in the Property Packet for reference.

Property information is deemed reliable but not guaranteed. Prospective buyers should verify all data.