89927

FOR LEASE

1486 South 1100 East,
Salt Lake City, UT 84105

±4,738 SF | OFFICE

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Zach Hatch
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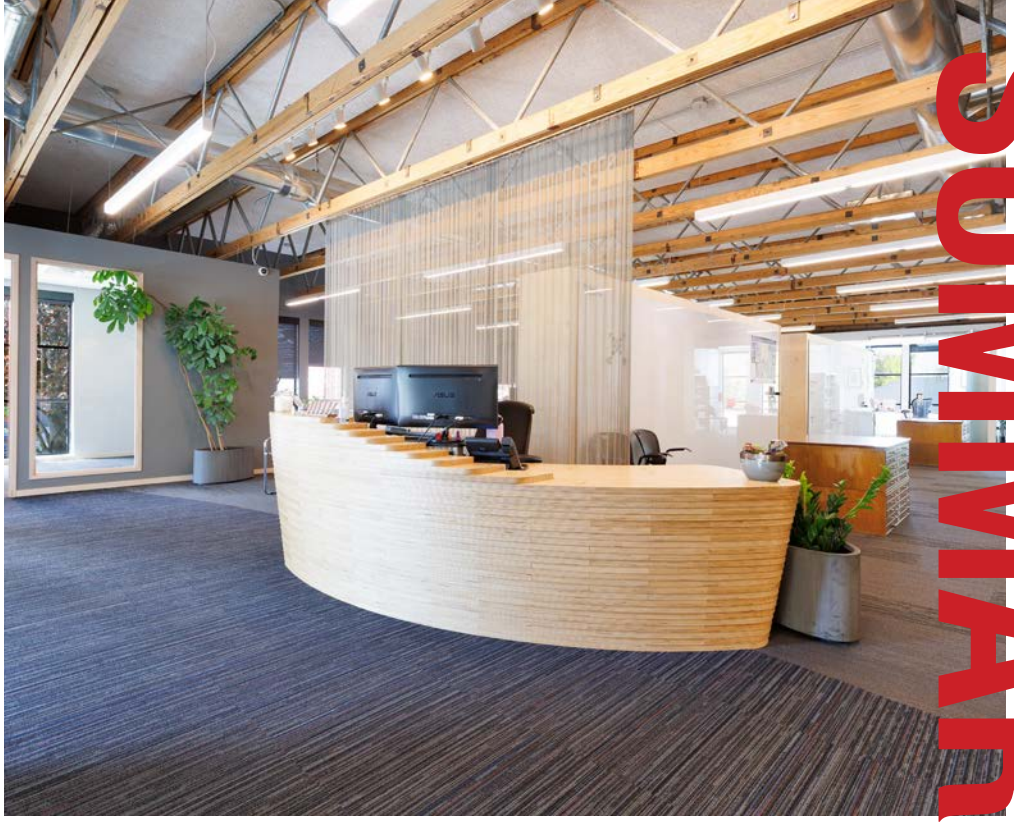
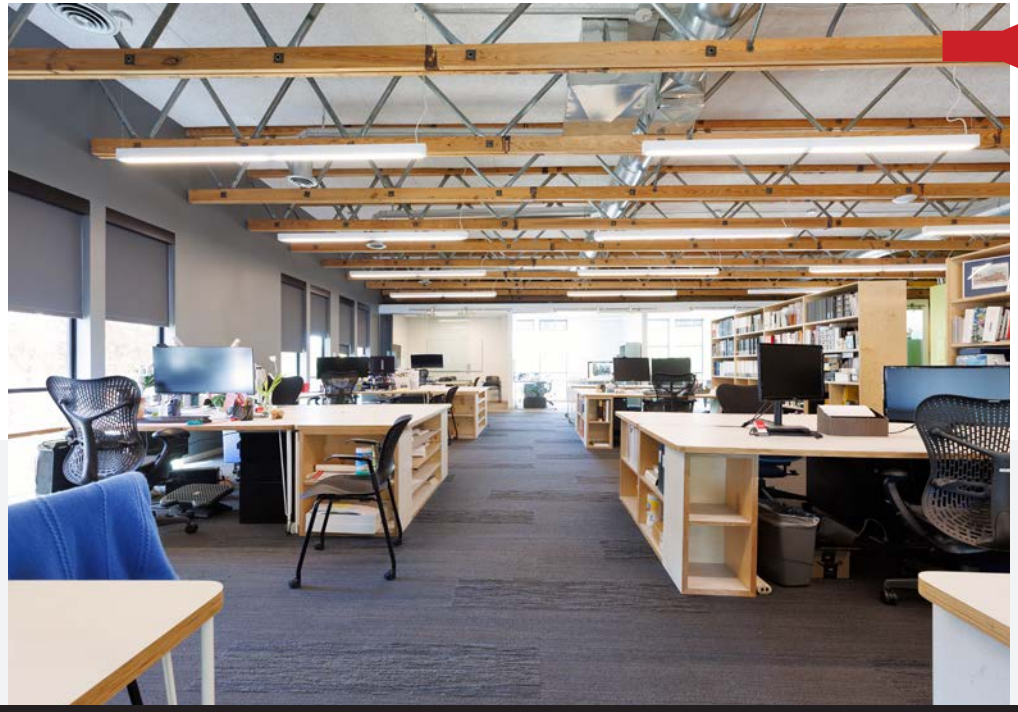
SUMMARY

Property Specs

LEASE RATE	**$27 PSF Annually + NNN**
TOTAL AVAILABLE	±4,738 SF
ZONING	MU-2
TYPE	
YEAR BUILT	1967
TAX ID	16172050150000





PLEASE DO NOT DISTURB TENANTS

Beautifully updated free standing building with prime office space located in the highly desirable neighborhood of Sugarhouse. The property offers an excellent environment for a variety of professional users, including real estate, accounting, engineering, architecture, legal, and other service-oriented businesses with covered parking.

For more information or to schedule a showing, please contact the listing agent.

FOR MORE INFO CLICK HERE

OR TEXT 23758 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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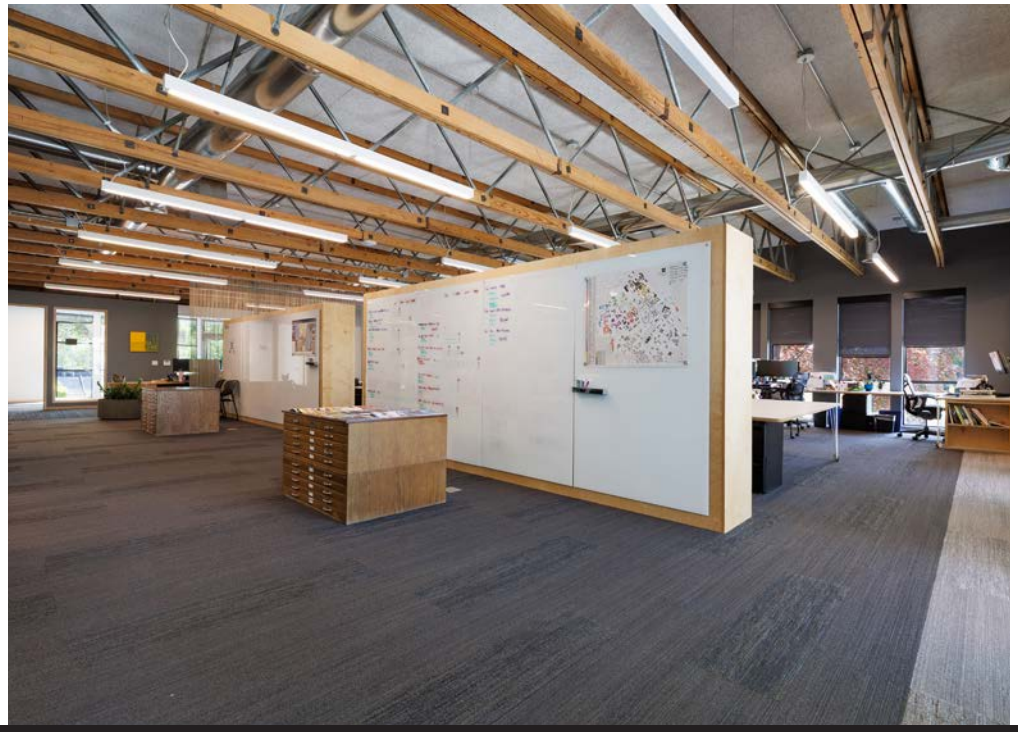
PHOTOS

PHOTOS

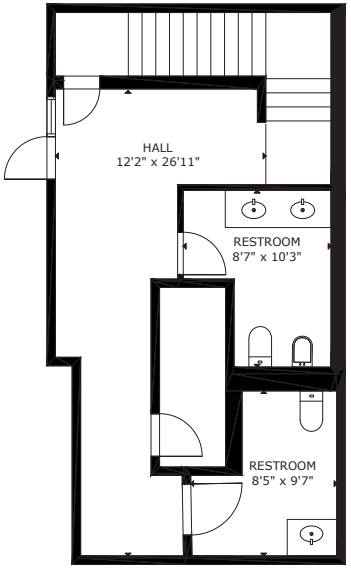


PHOTOS

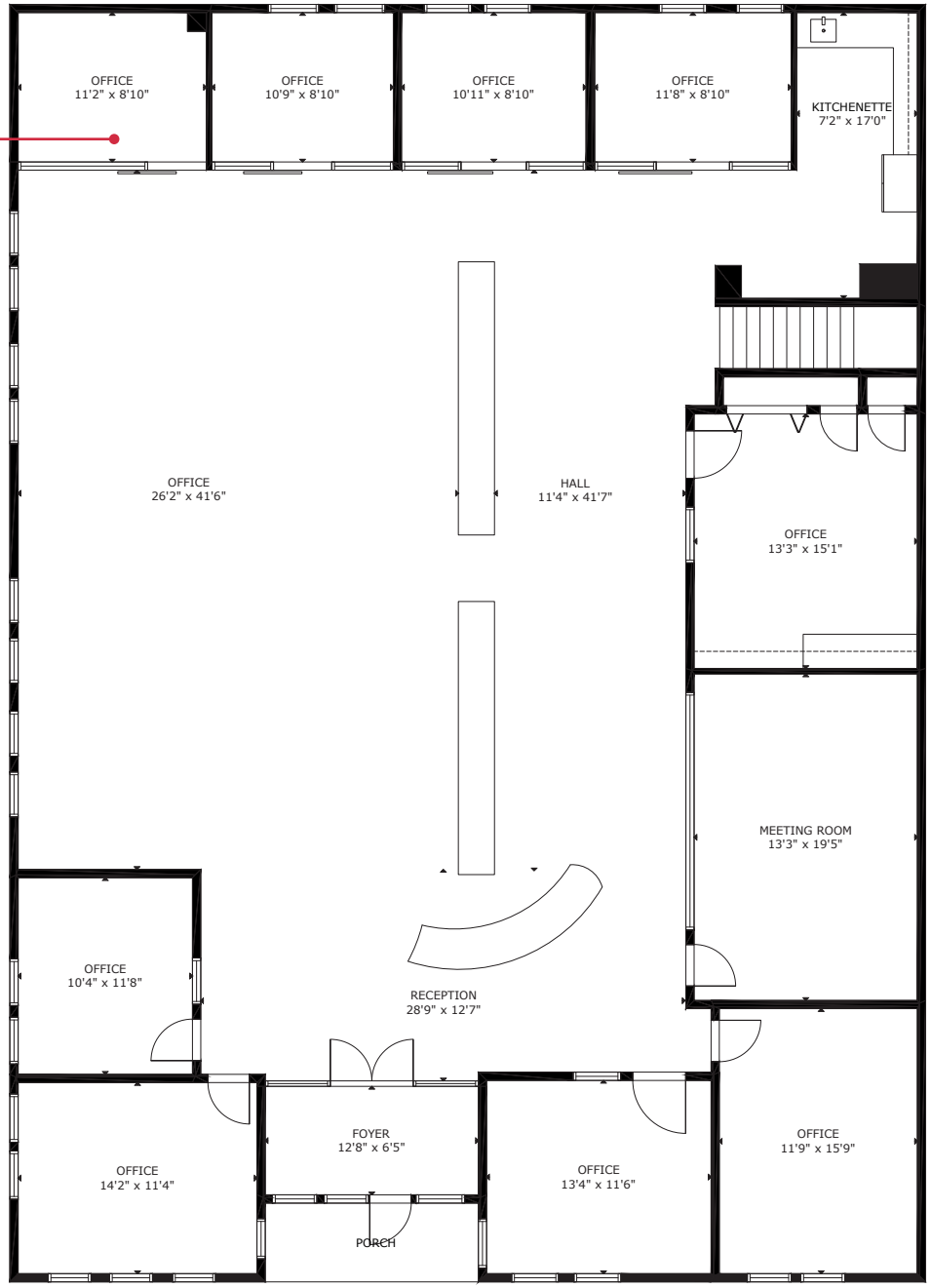
PHOTOS

FLOOR PLAN

CLICK HERE
FOR A 3D TOUR



FLOOR 1



FLOOR 2

AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	23,369	160,129	306,359
HOUSEHOLDS	**1-mile**	**3-mile**	**5-mile**
2025 Households	10,921	75,686	134,123
INCOME	**1-mile**	**3-mile**	**5-mile**
2025 Average HH Income	$156,371	$127,828	$123,436

Traffic Counts

STREET	AADT
1100 East	9,394
1300 South	10,888

Cities Nearby

Las Vegas, Nevada	416 miles
Denver, Colorado	518 miles
Phoenix, Arizona	657 miles
Los Angeles, California	683 miles
San Antonio, Texas	1,308 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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