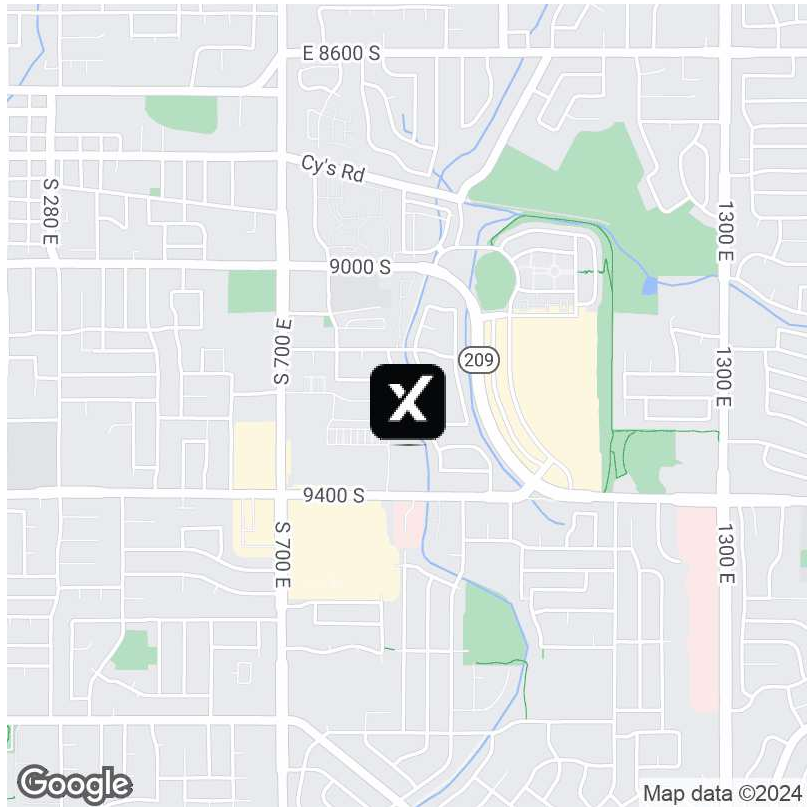


867 East 9400 South, Sandy, UT 84094



Offering Summary

Lease Rate:	Co-Working Options (Full Service Lease): \$750-\$1250/month for exec. suites \$250/month for Cubicles OR \$25.00/sf NNN for entire space
Building Size:	6,632 SF
Available SF:	100 - 6,632 SF
Year Built:	1985
Renovated:	2021
Zoning:	CC
Market:	Salt Lake
Submarket:	Sandy
Traffic Count:	18,454

Welcome to our exclusive co-working space tailored for real estate professionals—a haven where business thrives, collaboration flourishes, and deals come to fruition. This meticulously designed office space is more than just a workplace; it’s a dynamic hub at the heart of the real estate industry.

Step into a thoughtfully laid out environment, where every detail has been curated to enhance productivity and foster collaboration. The space boasts executive suites and cubicles, catering to the diverse needs of real estate professionals. Whether you’re a seasoned agent, a property manager, or a mortgage broker, our co-working space is the ideal setting to elevate your business to new heights.

Immerse yourself in a beautifully furnished setting that exudes professionalism and sophistication. From contemporary furniture to state-of-the-art technology, our office space provides the perfect backdrop for making deals happen. The cooperative vibe within the workspace ensures a conducive atmosphere for networking, brainstorming, and getting projects across the finish line.

Parking is a breeze with ample space available, ensuring convenience for you and your clients. Enjoy the flexibility of executive suites or the collaborative energy of cubicles, all within a space that caters to your unique working style.

In addition to the individual workstations, our co-working space offers valuable amenities such as mail services and a classroom-style conference room available for reservation. Conduct meetings, host training sessions, and collaborate with peers in a professional yet relaxed atmosphere. Take a break in our inviting break-room, designed to provide a refreshing pause in your busy day.

Commit to success with a minimum lease term of one year, ensuring stability and continuity for your real estate endeavors. Elevate your professional experience by joining a community of like-minded individuals in the epicenter of real estate excellence. This is not just an office; it’s a space where real estate dreams become reality.

Michelle Pauley
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Lease Rate	Co-Working Options (Full Service Lease): \$750-\$1250/month for exec. suites \$250/month for Cubicles OR \$25.00/sf NNN for entire 6632sf space
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Location Information

Building Name	Real Estate Hub Co-Working Space- Where Real Estate Dreams Become Reality
Street Address	867 East 9400 South
City, State, Zip	Sandy, UT 84094
County	Salt Lake
Market	Salt Lake
Sub-market	Sandy
Cross-Streets	700 East and 9400 South
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	I-15
Nearest Airport	Salt Lake City International Airport

Property Information

Property Type	Office
Property Subtype	Office Condo/Co-Working
Zoning	CC
APN #	28-05-383-505 thru -611
Corner Property	No
Traffic Count	18454
Traffic Count Street	9400 S. S Meckalee Cv E

Building Information

Building Class	B
Office Space	0 SF
Number of Floors	1
Year Built	1985
Year Last Renovated	2021
Gross Leasable Area	6,632 SF
Condition	Good
Floor Coverings	Commercial Grade Carpet Tiles, and Tile Flooring.

Parking & Transportation

Parking Type	Surface
Parking Ratio	4.0

Utilities & Amenities

Central HVAC	Yes
Broadband	T1/T3
Restrooms	2

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Lease Information

Lease Type:	NNN; Full Service	Lease Term:	12 months
Total Space:	100 - 6,632 SF	Lease Rate:	Co-Working Options (Full Service Lease): \$750-\$1250/month for exec. suites \$250/month for Cubicles OR \$25.00/sf NNN for entire 6632sf space

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
867 East 9400 South	Available	6,632 SF	NNN	\$25.00 SF/yr	One of the few fully furnished office leases available anywhere in the Salt Lake City area. Whether you lease one cubicle or the entire property this thoughtfully appointed space plenty of space for the entire work force. 12 private offices on the perimeter of the space with over 30 central cubicles. The office condo has a gorgeous break room, a social media/podcasting office, printing areas, storage closets and an education focused conference room for your team to make immediate use of. Convenience is the name of the game with this space, so let's get your team working now!
867 East 9400 South	Available	100 - 6,632 SF	Full Service	\$750.00 - 1,250.00 SF/month	Select from 12 fully furnished Executive Office Suites in a variety of sizes and layouts within the Real Estate HUB. Suites 1-6 are ~100sf and lease for \$750/month. 1 year minimum term. Suites 7-12 are ~300sf and lease for \$950-\$1250/month depending on size and layout of Suite. Wifi, utilities, and light janitorial all included in the base rent rate. Shared Education Style conference room available by reservation.

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FOR LEASE | Real Estate Hub Co-Working Space- Where Real Estate Dreams Become Reality

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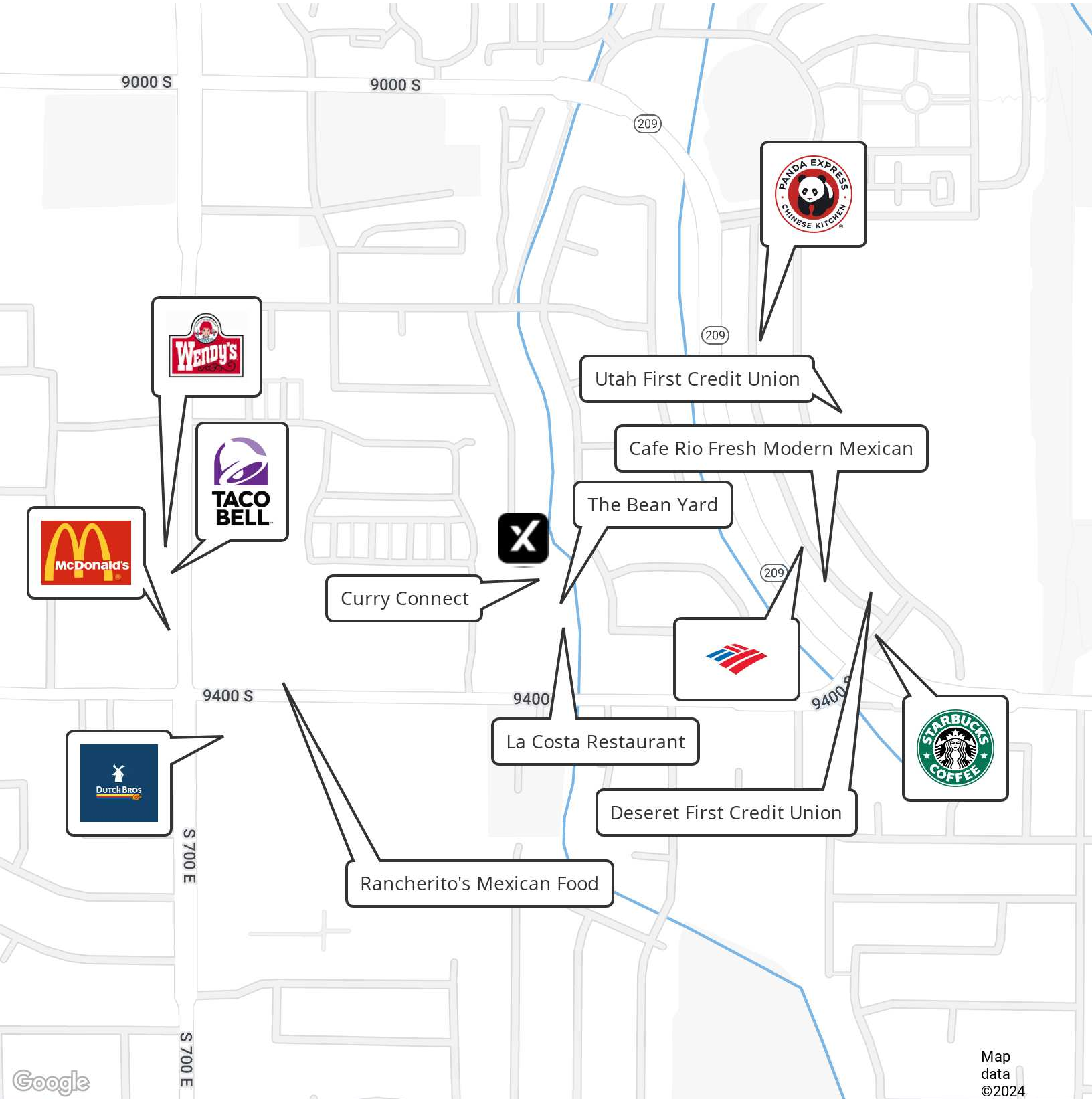


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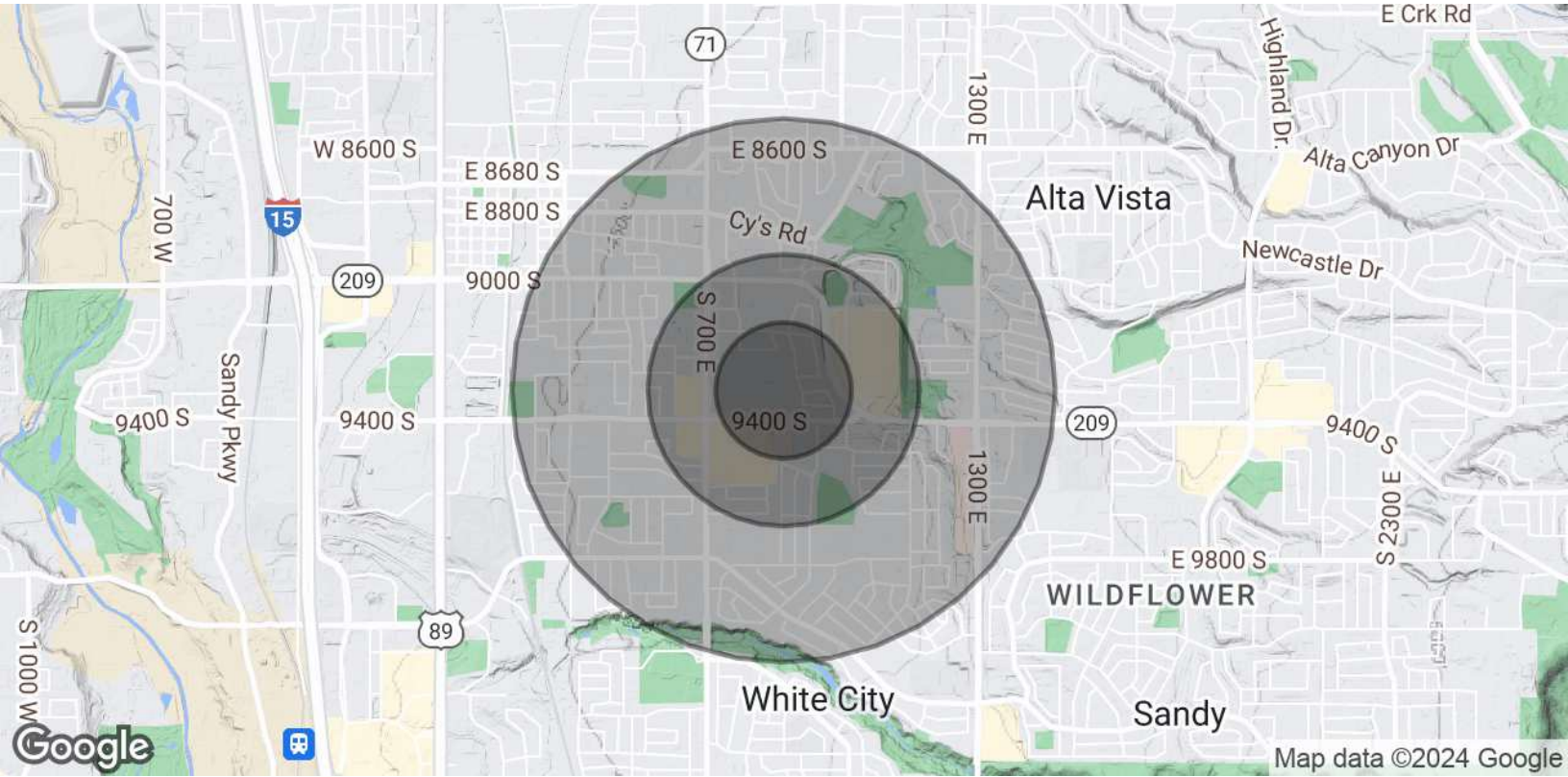
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,068	3,881	15,113
Average Age	32.1	32.9	34.1
Average Age (Male)	30.6	30.0	31.4
Average Age (Female)	34.4	36.5	38.1
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	404	1,388	5,317
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$81,554	\$86,270	\$84,424
Average House Value	\$292,088	\$293,697	\$293,920

* Demographic data derived from 2020 ACS - US Census

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