

For Lease | Flex / Industrial / Office

Colliers



Lease Rate:

\$14.00 PSF yearly (NNN)

Contact:

Rusty Lugo

Vice President
+1 801 947 8377
rusty.lugo@colliers.com

Chris Kirk, Sior

Managing Director
+1 801 947 8385
chris.kirk@colliers.com

Colliers

111 S. Main St., Suite 2200
Salt Lake City, UT 84111
Main: +1 801 947 8300
colliers.com

Time Square

300 - 449 W. Bearcat Drive
South Salt Lake, UT

Available

447 W. Bearcat Dr.	Flex / Life Science	18,774 SF
310 W. Bearcat Dr.	Life Science / Office	64,153 SF
345 W. Bearcat Dr.	Office	4,212 SF
434 W. Bearcat Dr.	Office	3,926 SF

Proposed and current uses include:

IOS/Storage, Medical, Lab, Flex, Life Science, Office, Retail

Property Highlights

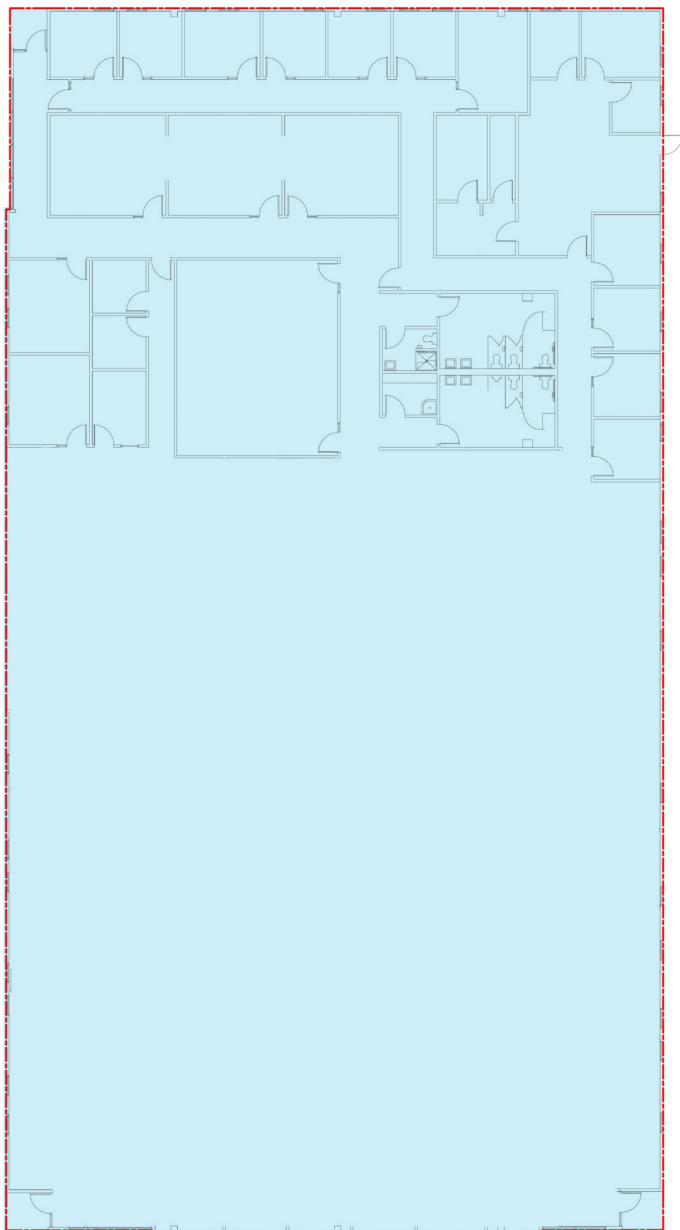
- At intersection of I-15 & I-80 with immediate freeway access
- ½ mile from Central Pointe Station, connection to TRAX Red, Blue & Green Lines & S Line
- Adjacent to new multifamily project under construction
- Retail pads available – call for details
- Up to 10 acres available - call for details

Time Square Vacancies

Address	SF	Availability	Type
447 W. Bearcat Dr.	18,774 SF	Vacant	Flex / Life Science
310 W. Bearcat Dr.	64,153 SF	Vacant	Life Science / Office
345 W. Bearcat Dr.	4,212 SF	Vacant	Office
434 W. Bearcat Dr.	3,926 SF	Vacant	Office



447 W. Floor Plan



Available: 18,774 SF

Vacant

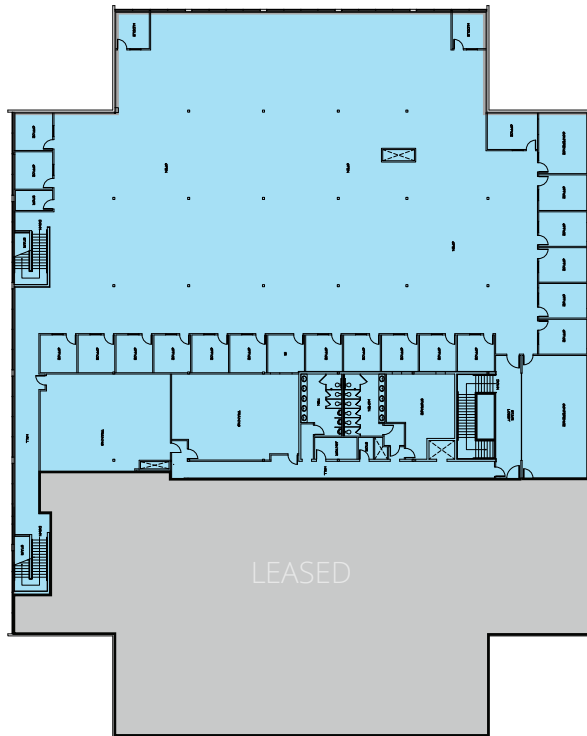
- \$1.05 PSF monthly (NNN)
- Flexible floor plans
- Climate controlled
- 14' clear height
- Heavy power: 120/480 3 Phase;
1,000 Amps



Level 1



Level 2



310 W. Floor Plan

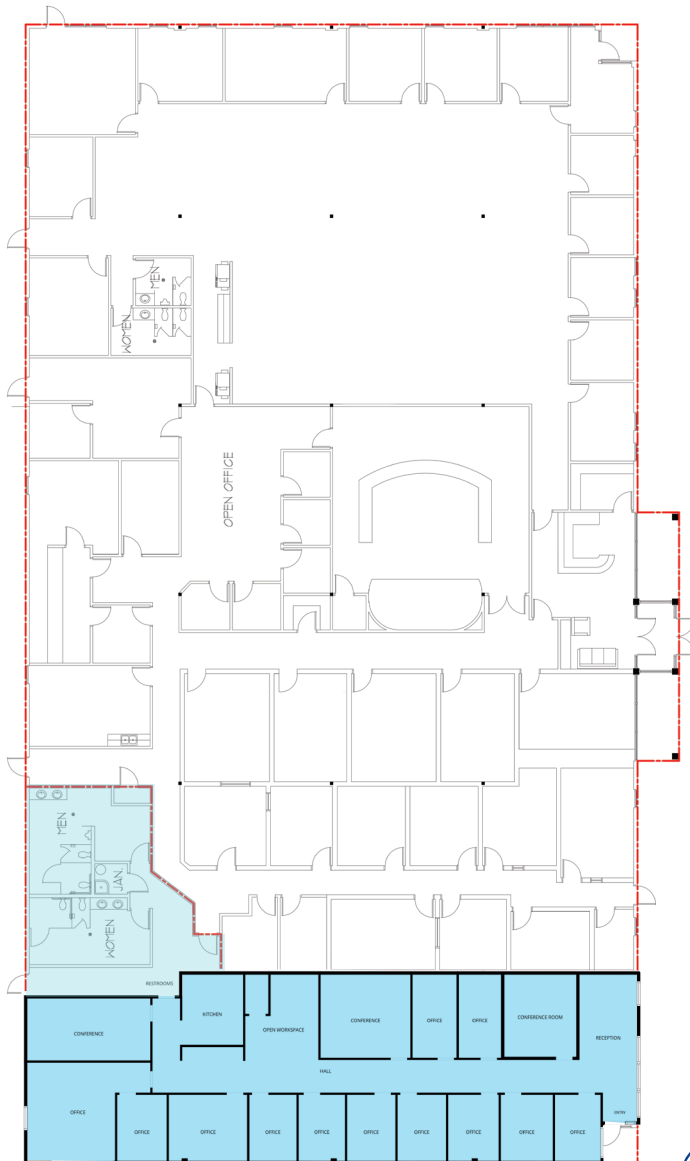
Available: 64,153 SF

Two-story building | Vacant

- Up to 64,153 SF (divisible to 20,000 SF)
- Back-up generator
- On-site fitness center, large commercial kitchen and mail room
- Freight elevator
- Redundant fiber connectivity
- On-site BBQ patio with built-in grill
- On-site basketball / pickleball court
- Lawn picnic area
- Mountain views
- 14' ceiling height



434 W. Floor Plan



Available: 3,926 SF

Vacant

- Lease Rate: \$14.00 PSF yearly (NNN)
- Move-in-ready space!
- Newly build-out space with multiple private offices, conference rooms and break room

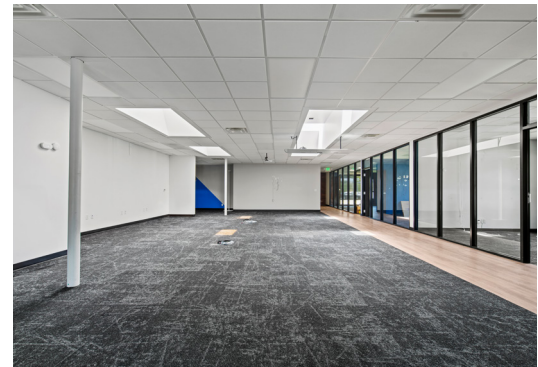
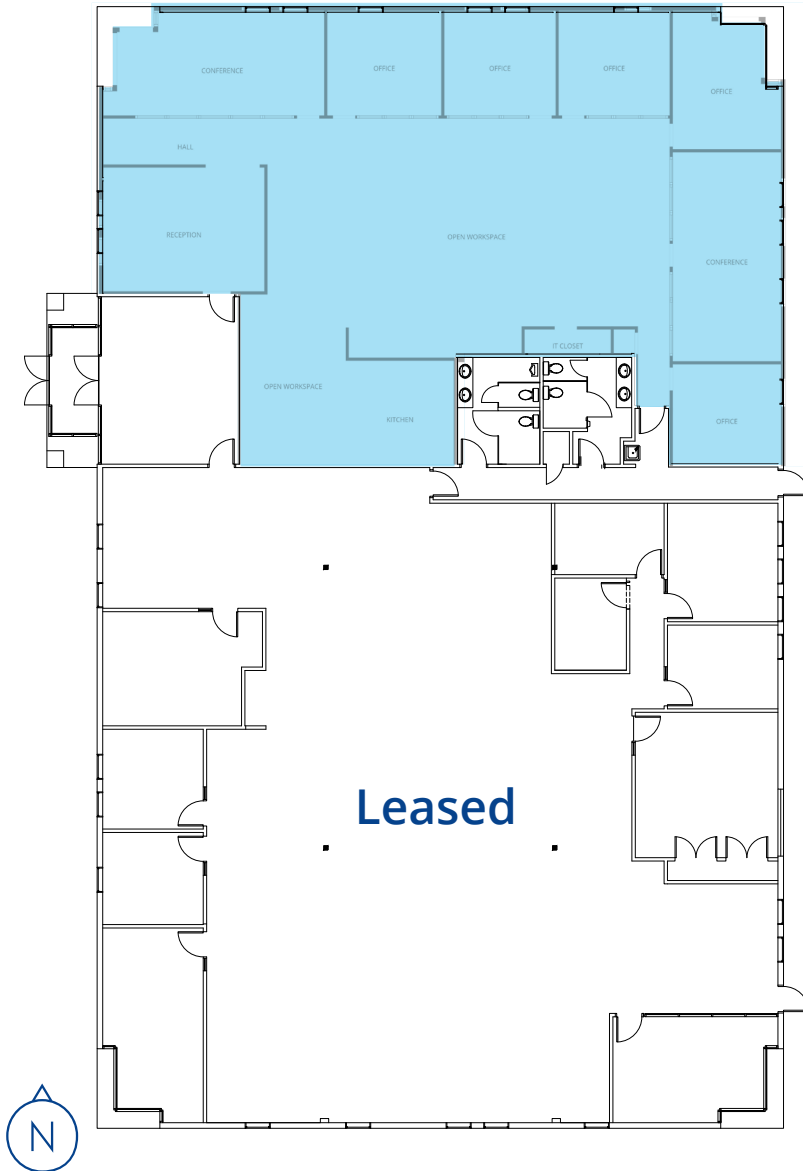


345 W. Bearcat Drive | Time Square

345 W. Floor Plan

Available: 4,212 SF
Vacant

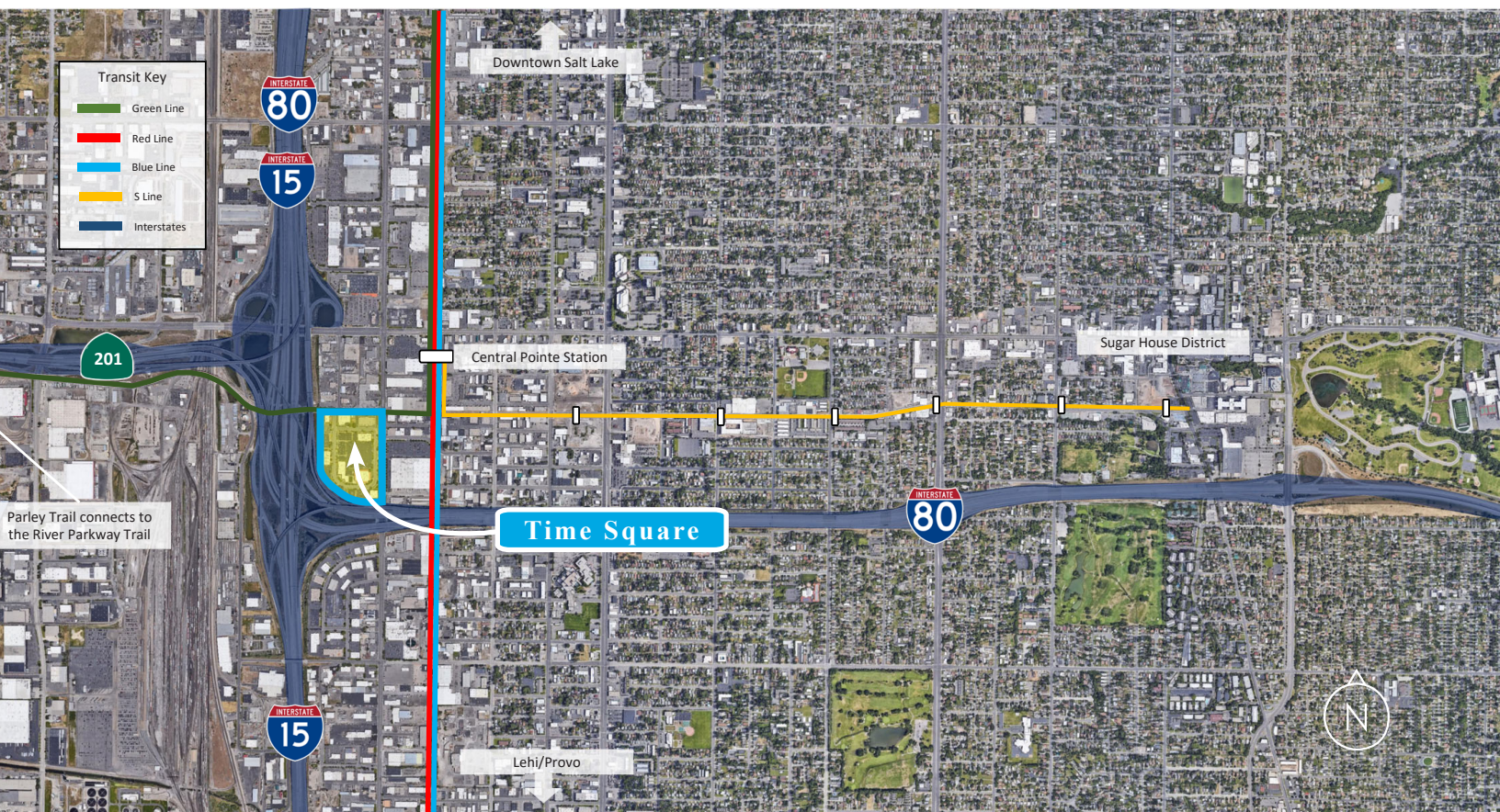
- Move-in-ready space!
- Mix of private offices and open space
- Large open kitchen area
- New buildout with polished concrete floors
- New reception with large branding/ image opportunity



Area Overview

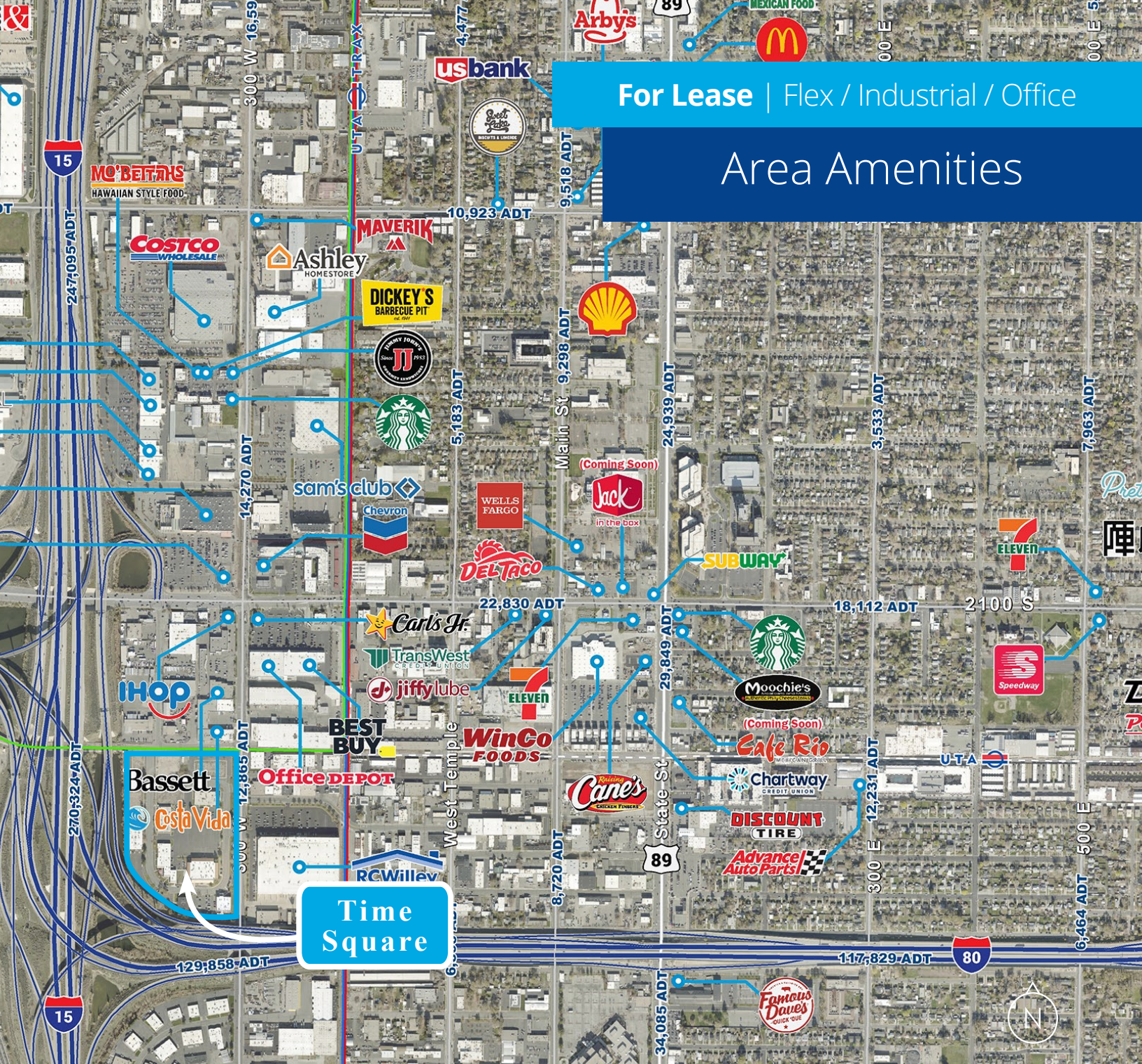


Area Transit



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Area Amenities



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