



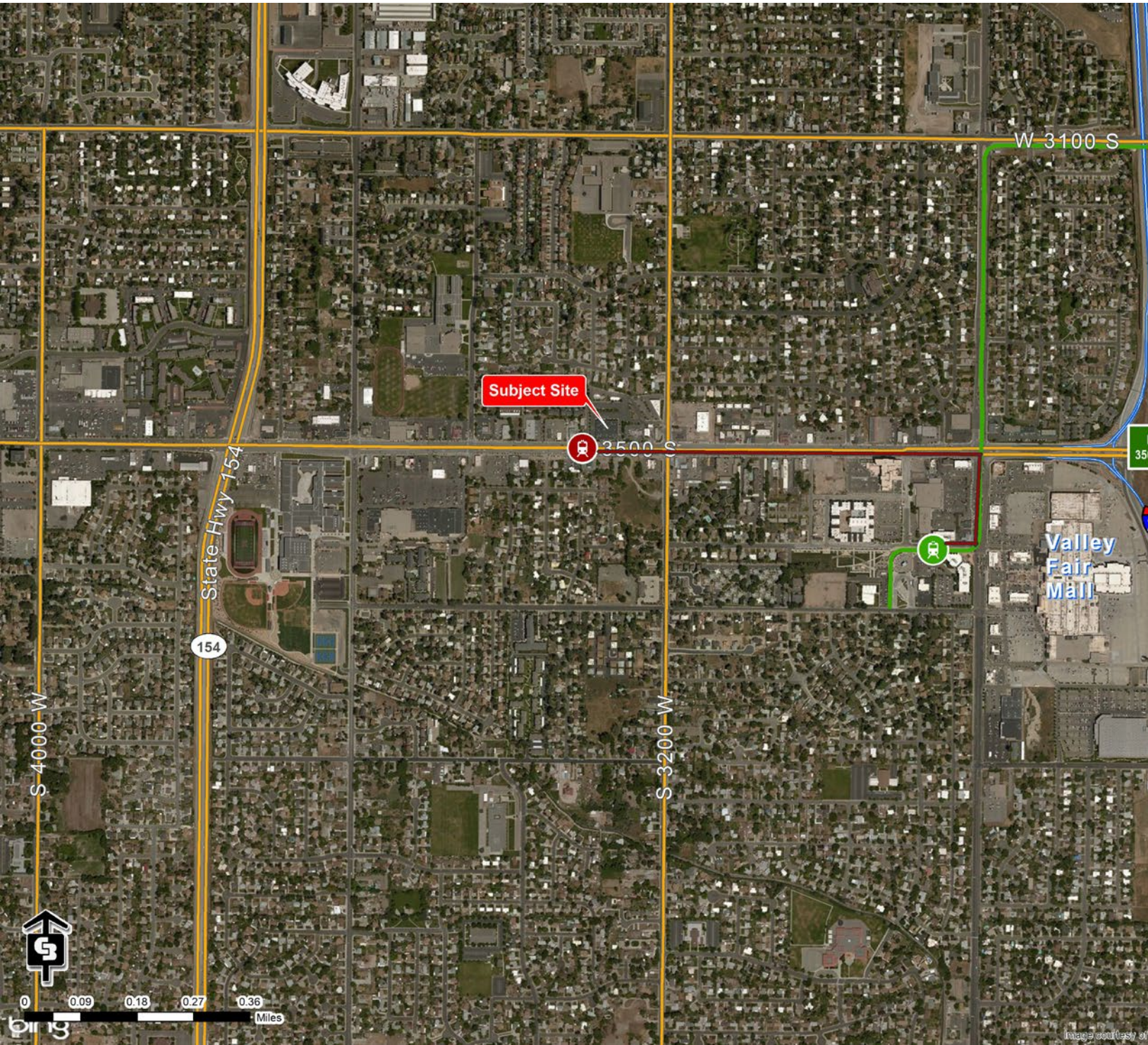
FOR LEASE > OFFICE SPACE

3280 WEST 3500 SOUTH WEST VALLEY CITY, UTAH



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Lease Information

- > **Available Space: 11,118 RSF**
- > Total Building Size: 30,164 RSF
- > County: Salt Lake
- > Zoned: C2 - Most Commercial Uses Allowed
- > Lease Rate: \$11.00 NNN
- > Tenant Improvements: Negotiable

Property Information

- > **Great Parking 7.5 / 1,000 SF**
- > Dedicated bus lane on 3500 S
- > Continuous bus to West Valley Trax Station
- > 11,118 SF can be demised into 2 suites with separate exterior entrances smaller suite size approximately 4,000 SF
- > Building Signage available on 3500 S (with over 38,000 cars per day)



Potential uses include:

- > School / Training Facility
- > Call Center
- > Administrative Office
- > Fitness Center
- > Medical
- > Physical Therapy / Rehab

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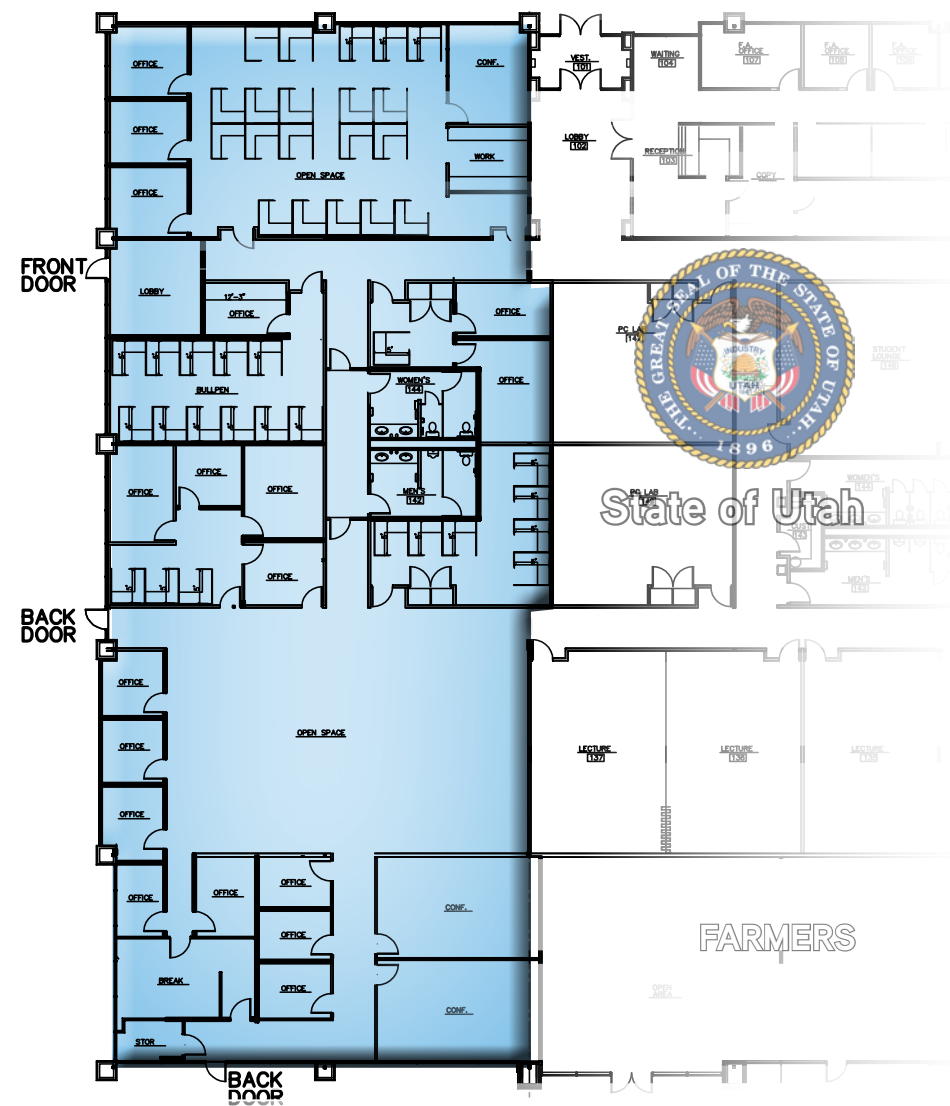


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SINGLE TENANT / CONCEPTUAL SPACE PLAN



TWO TENANT / CONCEPTUAL SPACE PLAN

