



**Office** For Lease



**1996 E. 6400 S.**  
Murray, Utah 84121



**Available**

Suite 200  
6,623 SF

**Highly Competitive Lease Rate**

\$21.50/SF  
Full Service  
TI Allowance is available



- 2-story office building
- Upscale 2-story lobby
- Furniture available
- Modern, contemporary design & flow
- Parking ratio: 4/1,000
- Spectacular Wasatch Front views

**Contact:**

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# Suite 200

## Freeway Exposure & Access

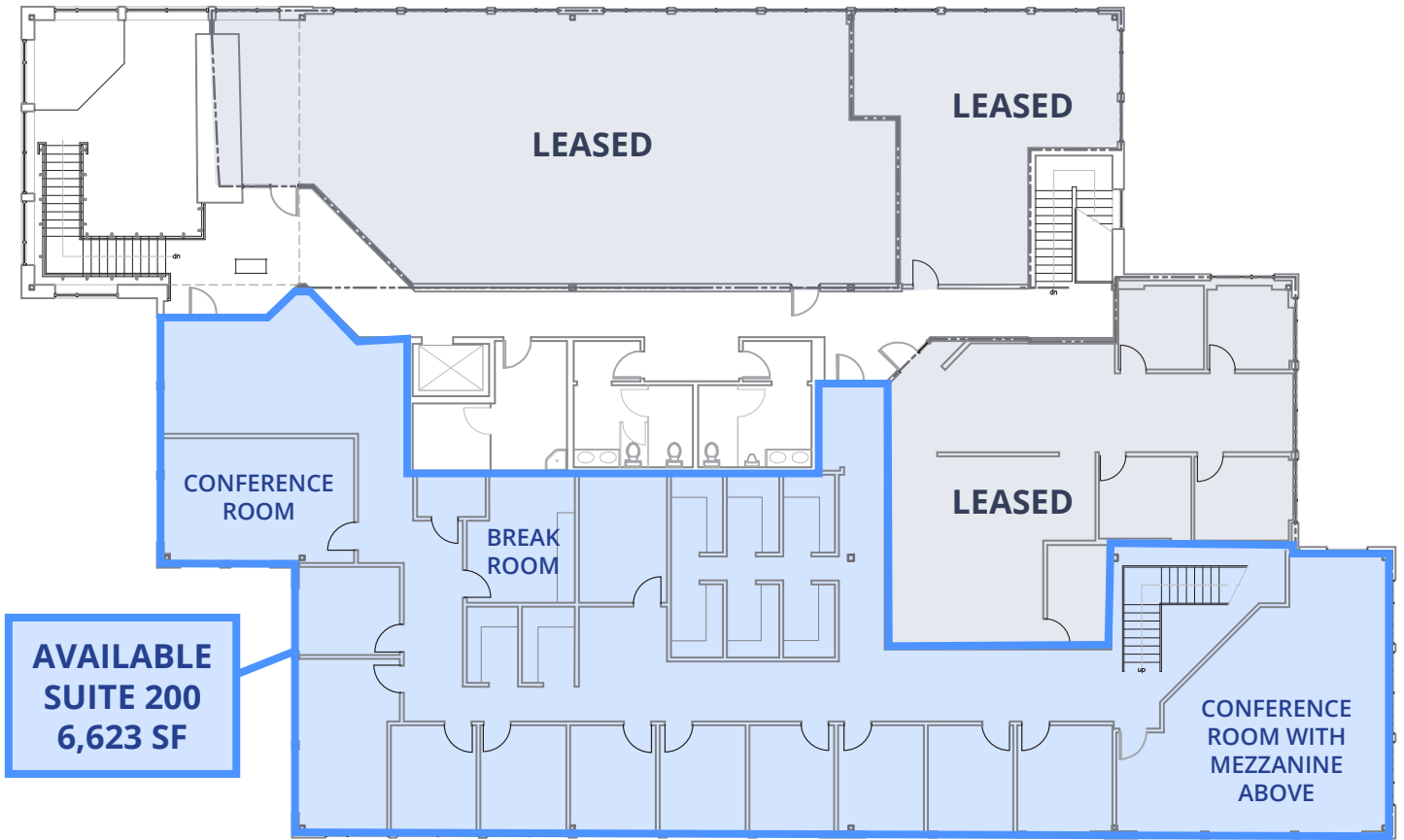
Unmatched freeway visibility & immediate access to I-215



## East Murray Location

- Close proximity to multiple restaurants, amenities and retail services
- Strategic location without the congestion of a large business park
- Direct access to the Cottonwood Canyon Ski Resorts

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**| Suite 200**



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# | Murray, UT

## Area Overview & Demographics

Murray city is located at the heart of the Salt Lake Valley. With a broad mix of commercial, residential and industrial use, Murray is an industrious city with quiet, suburban neighborhoods that diverge with newer, urban mixed-use developments.

Murray is home to the Intermountain Medical Center, Utah's largest hospital complex, and Fashion Place Mall, one of the busiest and most popular shopping centers in the state. It also offers superior access with easy freeway access to I-15 and I-215, and direct connections to Salt Lake City, Draper, Daybreak, University of Utah, Provo and Ogden via UTA Trax and Frontrunner stations. Additionally, the city's operation of its own police, fire, power, water, library, parks and recreation and school district result in low city tax rates.



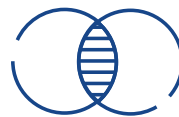
Population

**52,463**



2029 Projected Population

**53,977**



Median Age

**36.8**



Daytime Population

**90,121**



Median Household Income

**\$86,765**



Average Household Income

**\$116,477**



Utah is a national leader in high job growth, low unemployment, low cost of doing business, and talented labor. Utah regularly ranks among the best states for business, careers, living, health, and quality of life. With an array of employment opportunities in various industries, the state offers residents numerous lifestyle options ranging from quiet rural settings to thriving urban centers.

Utah is a geographically diverse state, world-renowned for an abundance of public lands and recreational opportunities from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, and over a dozen ski resorts, some of which will host the 2034 Winter Olympics.

# #1

**Best State & Best Economy**

U.S. News & World Report, 2024

# #1

**Best Economic Outlook**

Rich States Poor States, 2024

# #1

**Most Affordable State to Live**

USA Today, 2024



**Office location less than 45 minutes from seven ski resorts**

Alta	25
Snowbird	25
Solitude	26
Canyons Village at Park City	30
Brighton	31
Park City Mountain	36
Deer Valley	39





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