



cRc Nationwide

4071 SOUTH 4000 WEST, SALT LAKE CITY 84120

OFFICE SPACE FOR LEASE - BRAND NEW CONSTRUCTION!!

FIBER AVAILABLE!



- 4,000 SF Total Medical/General Office Space
Divisible to : 3,000 SF | 2,000 SF | 1,000 SF
- Brand New Construction
- Build to Suit
- High Ceilings
- Generous Tenant Improvements Available
- Building Signage
- Adjacent to Prominent Dental Practice with Large Clientele
- Internet Providers: Comcast, Century Link and Utopia Fiber
- Ample Parking: 4/1,000 SF
- Busy Location with High Traffic Counts
- Immediate Access to Bangerter Hwy.

Demographics

	1 Mile	3 Mile	5 Mile
Population	24,086	168,301	315,388
Households	6,997	49,730	94,267
Avg. Household Income	\$59,119	\$57,851	\$60,762

Traffic Counts

Bangerter Hwy: 44,972 Annual Average Daily Traffic
 4100 South: 30,485 Annual Average Daily Traffic

LEASE RATE REDUCED!!
~~\$18.00/SF YEAR NNN~~
\$14.00/SF YEAR NNN



KELLEN KONCAR
 kellen.koncar@crcnationwide.com

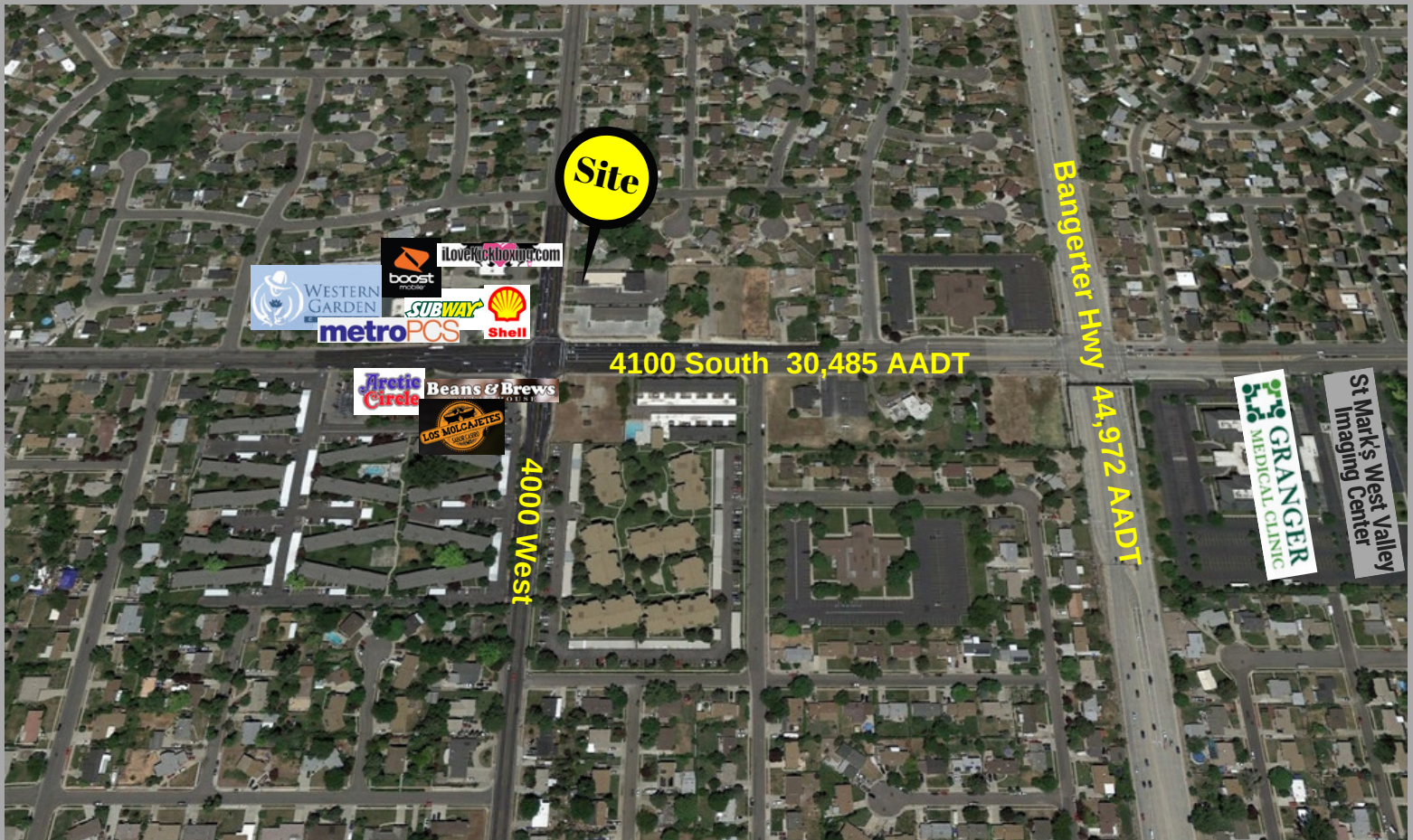
801.617.1700

DANEILE SNELLING
 daneile.snelling@crcnationwide.com



cRc Nationwide

4071 SOUTH 4000 WEST, SALT LAKE CITY 84120



KELLEN KONCAR
kellen.koncar@crcnationwide.com

801.617.1700

DANEILE SNELLING
daneile.snelling@crcnationwide.com