



EAST RIDGE COURT

124 South 400 East, Salt Lake City, UT 84111

PROPERTY DESCRIPTION :

- New Exterior and Super High Efficiency HVAC System
- New Energy Efficient Low "e" Double Thermal Pane Windows
- Energy Efficient Lighting Throughout Building
- Landlord will Provide TI Allowance
- Remodeled Common Areas
- Locally Owned and Managed, Owner/Agent

LEASE RATE :

\$18.95 SF/YR (FULL SERVICE)

PROPERTY DETAILS :

1,136 - 2,078 SF

SCOTT INGHAM, MBA

801.243.9999
swi@xmission.com

51 East 400 South Suite 210
Salt Lake City, UT 84111
801.355.0600 | iproperties.com



SUITE	TENANT	SIZE (SF)	LEASE TYPE: FULL SERVICE	LEASE RATE
Suite 335	Available	1,136 SF	Full Service	\$18.95 SF/yr
Suite 450	Available	2,078 SF	Full Service	\$18.95 SF/yr
Suite 250	Available	1,550 SF	Full Service	\$18.95 SF/yr

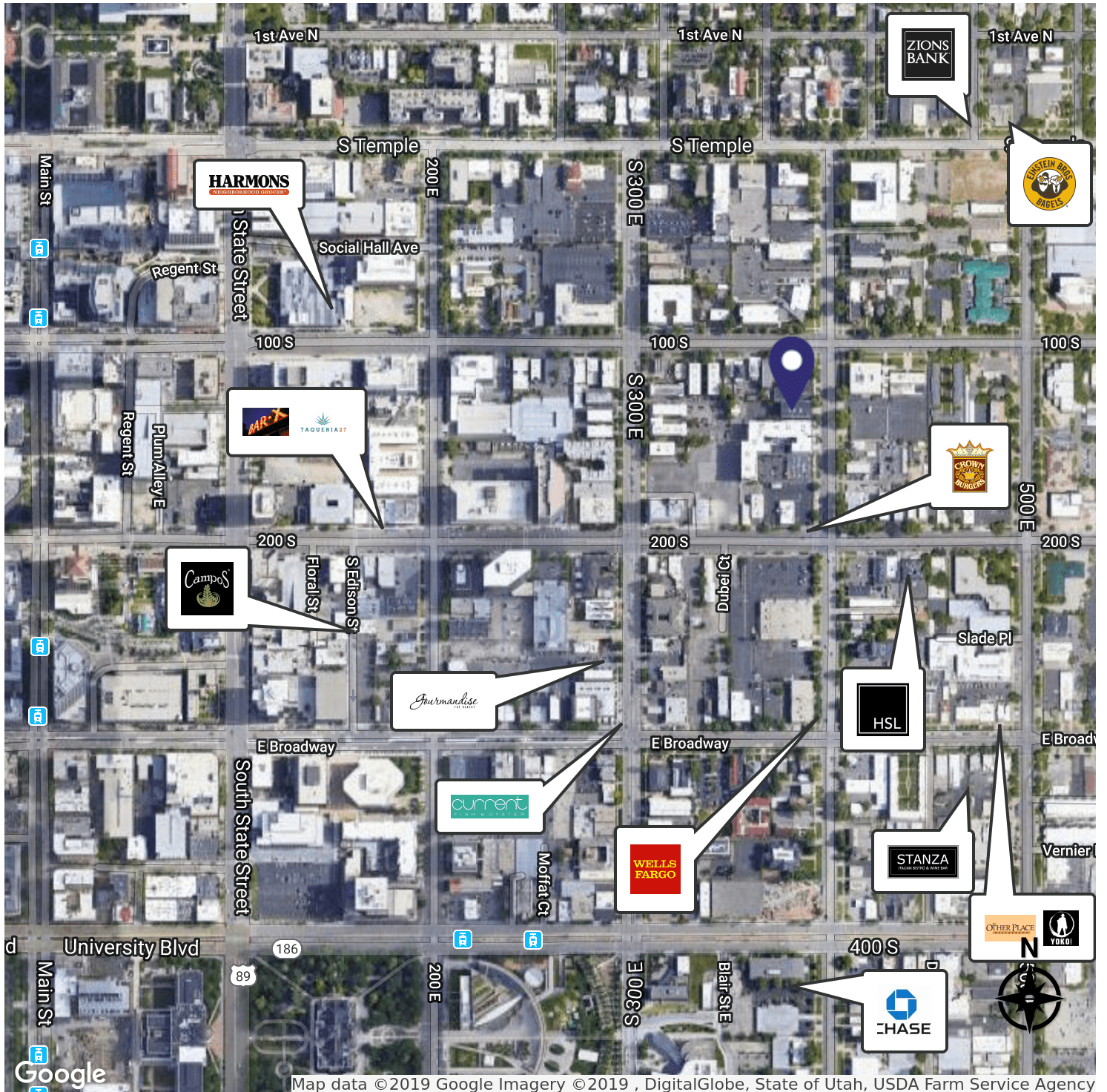
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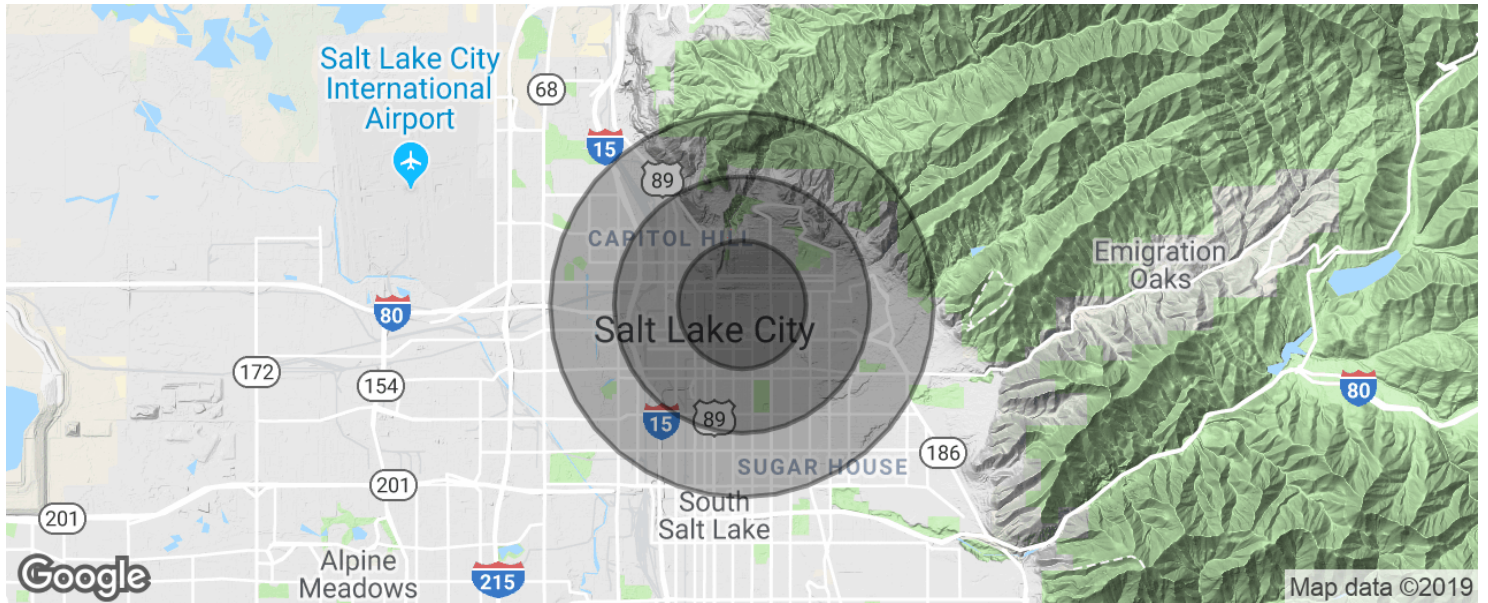
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	24,682	67,196	118,853
Median age	32.9	32.3	32.3
Median age (Male)	33.0	32.4	32.4
Median age (Female)	33.0	32.5	32.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	13,914	34,818	55,351
# of persons per HH	1.8	1.9	2.1
Average HH income	\$46,142	\$50,847	\$54,105
Average house value	\$296,301	\$311,032	\$288,607

* Demographic data derived from 2010 US Census