### **1333 EAST 9400 SOUTH**

Sandy, Utah 84093



# **IDEAL OWNER/USER OPPORTUNITY**

# FOR SALE OR LEASE

SALE PRICE - \$3,000,000 LEASE RATE - \$14.95/SF RECENTLY DISCOUNTED TO \$11.95/SF

## **PROPERTY** FEATURES

- 25,118 SF Total Building
- 4,867 RSF Available
- Generous Tenant Improvements Available
- Newly Renovated Multi-Level Covered Parking Structure 96 Covered Stalls With Potential Access To 260 City Owned Parking Stalls Nearby
- Easy Access to Interstate 15
- Minutes to Quarry Bend and Other Retail Amenities
- New Roof in 2013
- New HVAC Systems
- Building Signage Available

FOR MORE INFORMATION CONTACT

COLLIN PERKINS, MBA 801.578.5575 collin.perkins@ngkf.com CASEY MILLS, CCIM, SIOR direct 801.578.5556 casey.mills@ngkf.com

DEREK SAWAYA direct 801.746.4730 derek.sawaya@ngkf.com



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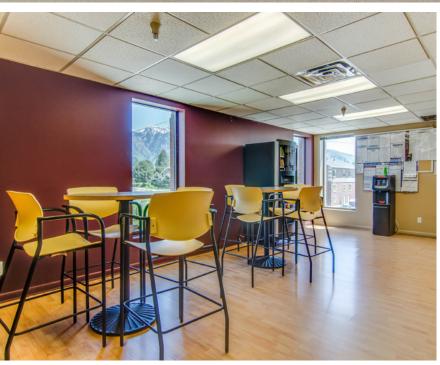
**SECOND FLOOR** 



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