



# RARE COTTONWOOD HEIGHTS OFFICE CONDO

6691 SOUTH 1300 EAST, COTTONWOOD HEIGHTS 84121

**AVAILABLE FOR LEASE - QUIETLY MARKETED - DO NOT DISTURB TENANT**



## PROPERTY INFORMATION

- 2,700 SF Office Condo
- Recently Remodeled
- (3) Covered Parking Stalls Included
- Utopia Fiber Available
- CAM Fee: \$4.50/SF
- Many Nearby Retail Amenities
- Great Cottonwood Heights Location
- Easy Access to I-15 and I-215

**LEASE RATE REDUCED!**

**from ~~\$22.00/SF~~ to \$18.00/SF NNN**

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,788	133,688	350,380
Households	6,190	52,857	129,878
Avg. Household Income	\$66,337	\$63,971	\$69,221

## TRAFFIC COUNTS

1300 East: 22,983 Annual Average Daily Traffic

Vine Street: 8,700 Annual Average Daily Traffic

## CONTACT

**801.617.1706**

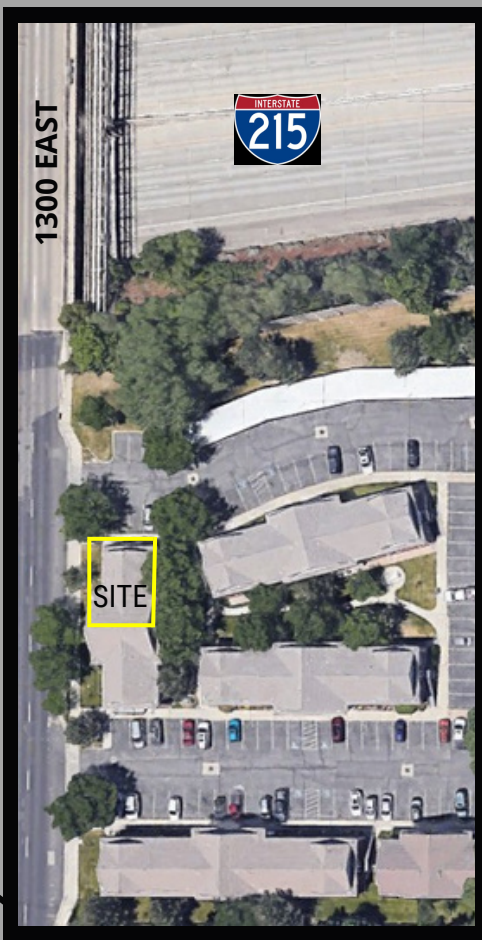
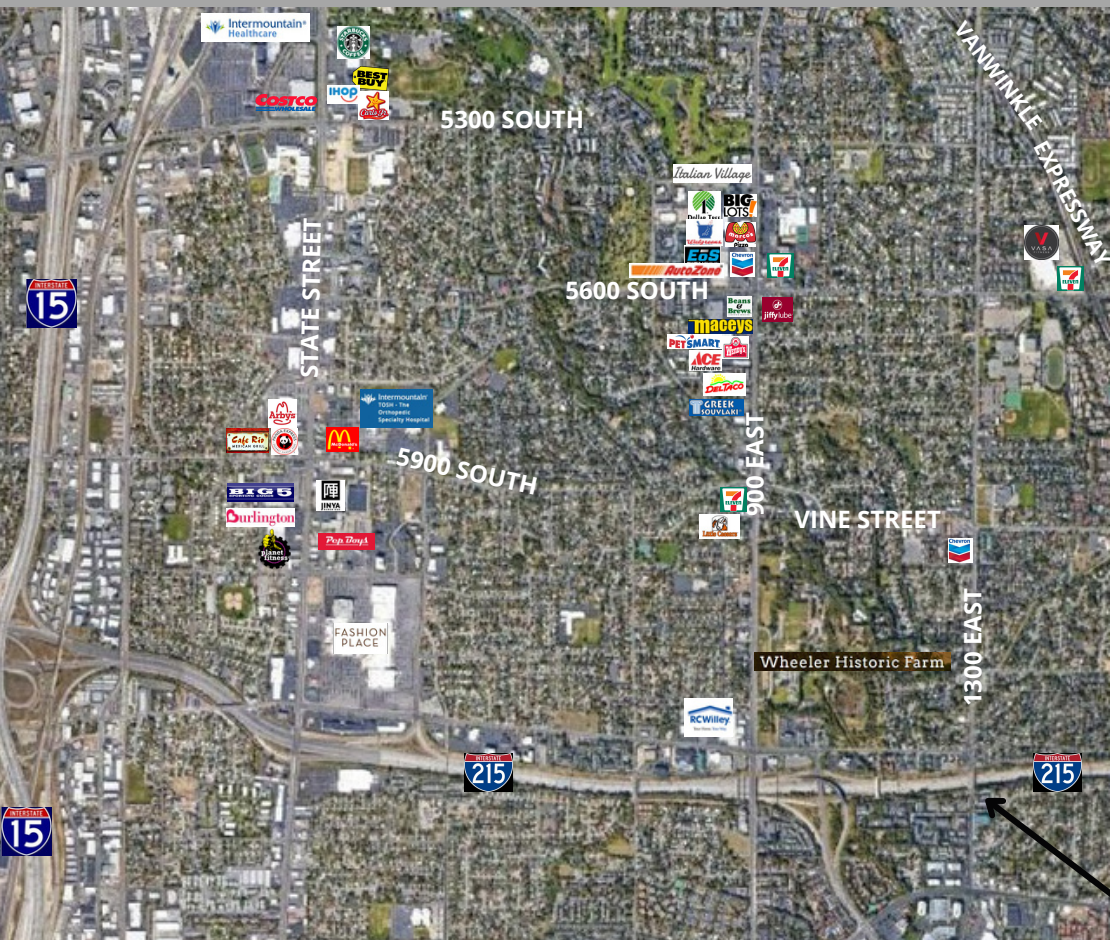
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

**CONTACT**  
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