

COLLEGE DRIVE OFFICE CONDO

5292 SOUTH COLLEGE DRIVE, SUITE 101&102, MURRAY, UTAH 84123

FOR SALE

\$1,360,000
(\$200 PSF)



PROPERTY HIGHLIGHTS

- Two Office-Condo Units Combined: Suites 101 & 102
 - Approximately 6,800 SF
- Owner User or Investment Opportunity
 - Flexible Tenant Relocation Timeline
 - Owner Expenses:
 - Annual Condo Association Fees of \$28,848
 - Combined Property Taxes of \$12,842
- Convenient Location:
 - Quick Access to I-15 from 5300 South
 - Near UTA's Murray Central FrontRunner & TRAX Station

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MCSEAN THOMPSON

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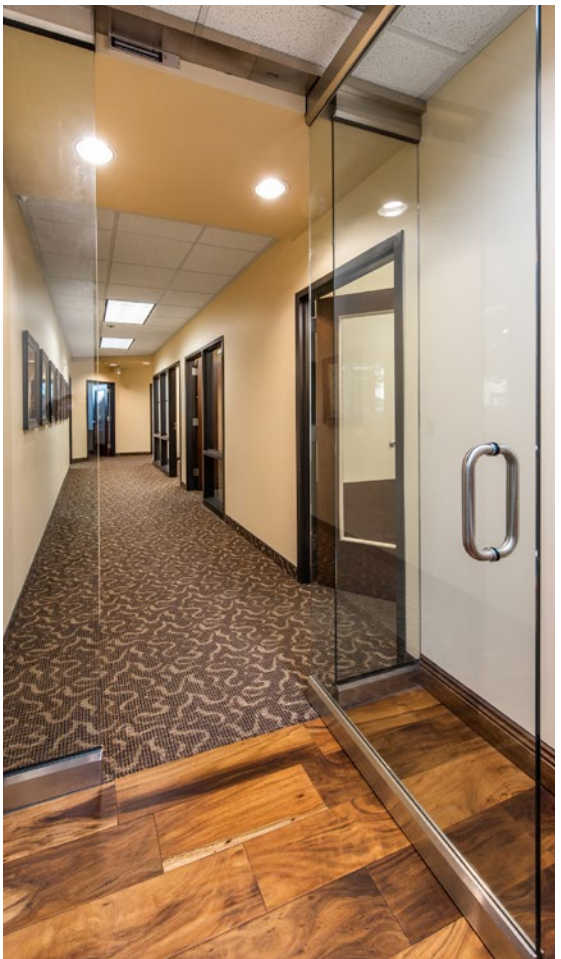
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FLOOR PLAN

Suite 101/102



CURRENT BUILD-OUT

- 3 Executive Offices
- 12 Private Offices
- Large Conference Room
- Open Cubical Area
- Breakroom with Sink
- Reception/Waiting Area
- Server/Phone Room
- 3 In-Suite Restrooms in Addition to Common Area Restrooms
- Large Secretarial, File & Processing Room
- Glass Security Door Between Foyer & Offices
- High-End Finishes
- 4 Underground Reserved Parking Stalls
- 4 Secure Storage Units in Garage

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