# 1805 SOUTH REDWOOD ROAD

SALT LAKE CITY, UT



# **OFFICE SPACE**

## MODERN RENOVATION COMPLETED

- Approximately 4,845 SF Available (can be demised)
- Lease Rate: \$17.00-\$18.00/SF, NNN
- Lot overlooks Glendale Golf Course
- Great opportunity for single-tenant occupant
- Unique building design with 2nd floor balcony



GENEROUS TENANT
IMPROVEMENT ALLOWANCE

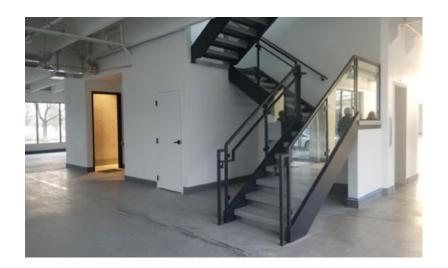


**AMPLE PARKING** 



CONVENIENT ACCESS TO HIGHWAY 201, I-215, & I-15







# COMPLETE BUILDING RENOVATION

- New roof deck addition
- · Refaced and updated building exterior: metal or stucco replaced stone, and concrete will be sandblasted
- New energy-efficient windows
- · Redesigned entry that will be centered in relation to the building
- Re-landscaped yard
- New HVAC system
- Creative, modern design with polished concrete and raised ceilings
- Remodeled bathrooms
- Upgraded elevator
- Energy efficient, modern lighting fixtures
- New kitchenettes throughout the building
- Updated, fresh paint throughout interior

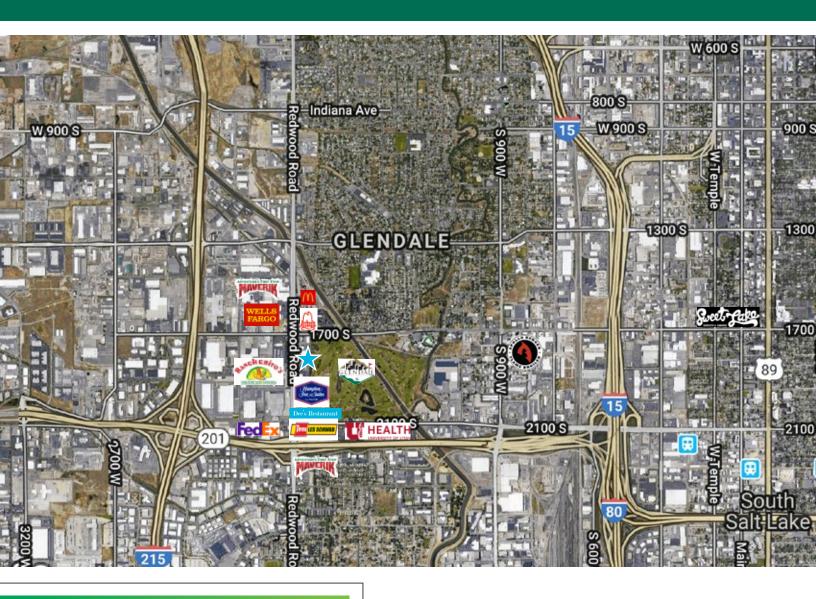
# **FLOOR PLANS**

## **1ST FLOOR :: 4,845 SF**

 Can be demised Reception Lobby Conference Office Office Office Common Room Utilities Room Women's Circulation **@ @** Kitchen Men's Elev. Mech File/Store Room Room Reception Conference Common Office Office Room Lobby







# **CONTACT US**

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