



CARPENTER BUILDING

331 South Rio Grande, Salt Lake City, UT 84101

PROPERTY DESCRIPTION:

- Located Next to all Major Freeways
- Minutes Away from SLC International Airport and University of Utah
- Walking Distance to The Gateway, Pioneer Park, TRAX and Downtown Salt Lake City
- Next to Homewood Suites by Hilton
- Up & Coming Neighborhood with Current and Future Growth Including Hundreds of Housing Units within a 1 Block Radius
- Suites Offer Open Floor Plans & Tall Ceilings
- Lots of Natural Light in Suites & Common Areas
- Exposed Brick and Natural Hardwood Floors
- ADA Access with Elevator

LEASE RATE:

\$14.00-21.00 SF/YR
(FULL SERVICE)

PROPERTY DETAILS:

1,180 - 10,000 SF

CHRISTIAN PRISKOS

801.573.8500

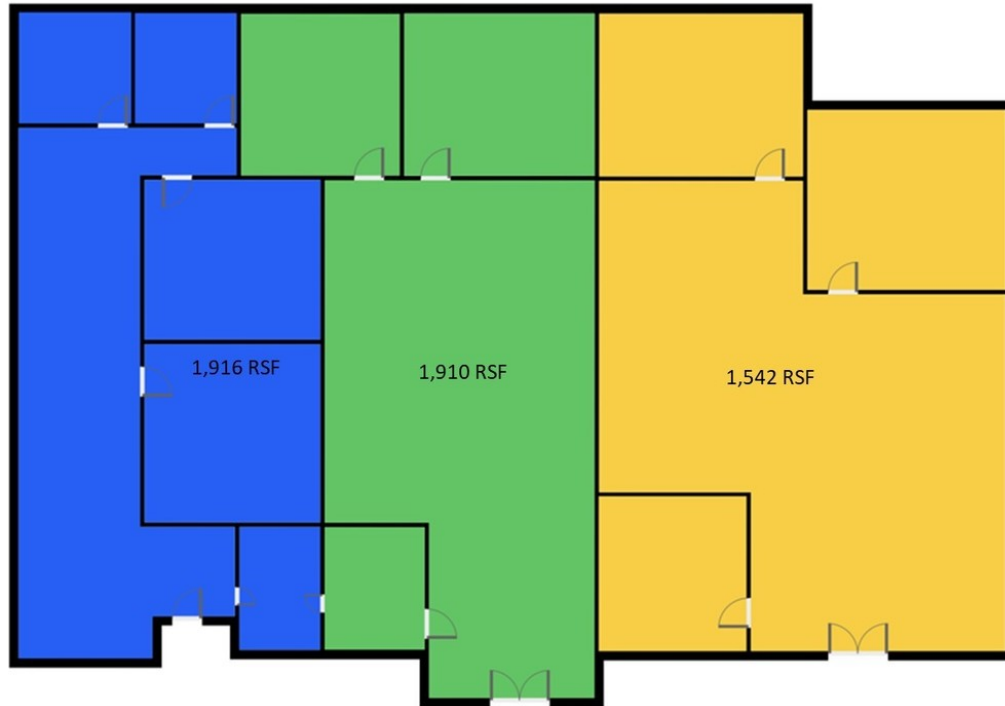
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CHRIS METOS

801.879.7870

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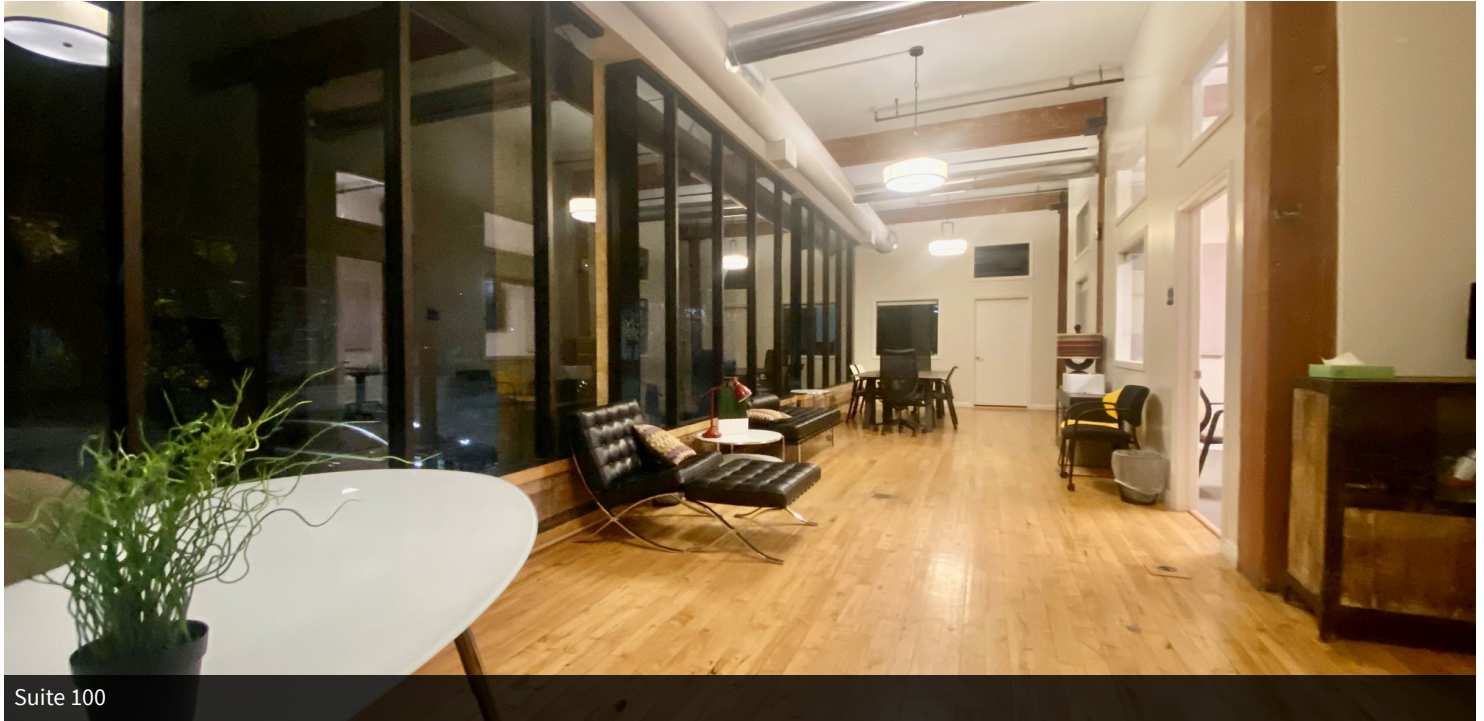


1ST FLOOR

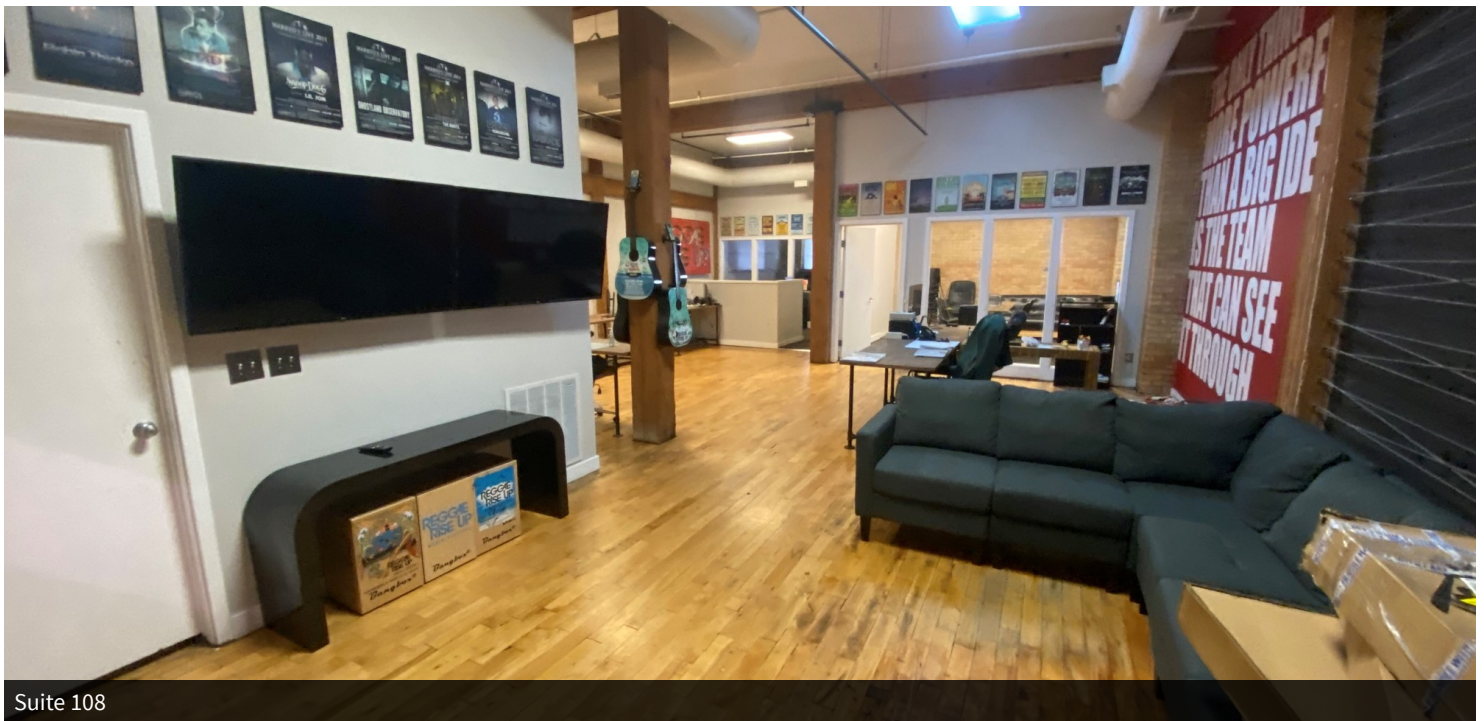
Lease individual suites or combine suites: 100, 106, and 108 for a total of 5,368 RSF

SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite 100	Blue	\$21.00/rsf/yr	1,916 RSF
Suite 106	Green	\$21.00/rsf/yr	1,910 RSF
Suite 108	Yellow	\$21.00/rsf/yr	1,542 RSF

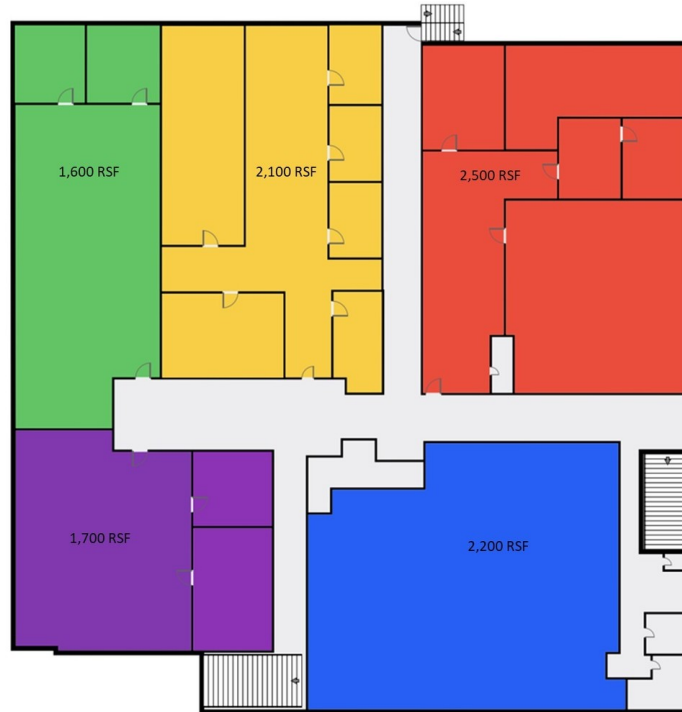




Suite 100



Suite 108



BASEMENT

15' high ceilings, potential private access, and daylight.

SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite B-1	Green	\$14.00/rsf/yr	1,600 RSF
Suite B-2	Yellow	\$14.00/rsf/yr	2,100 RSF
Suite B-3	Red	\$14.00/rsf/yr	2,500 RSF
Suite B-4	Purple	\$14.00/rsf/yr	1,700 RSF
Suite B-5	Blue	\$14.00/rsf/yr	2,200 RSF



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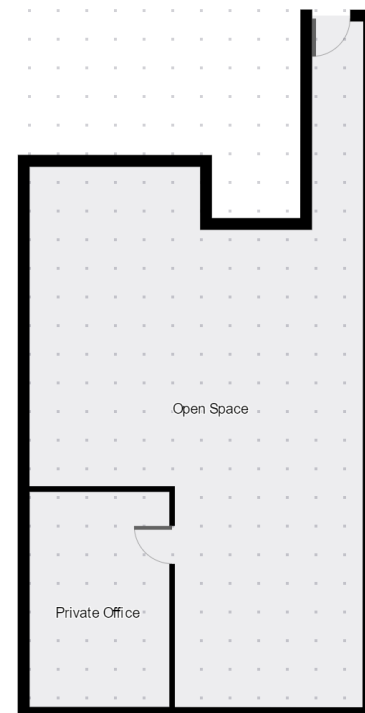
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3RD FLOOR

SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite 308	Grey	\$20.00/rsf/yr	1,180 RSF



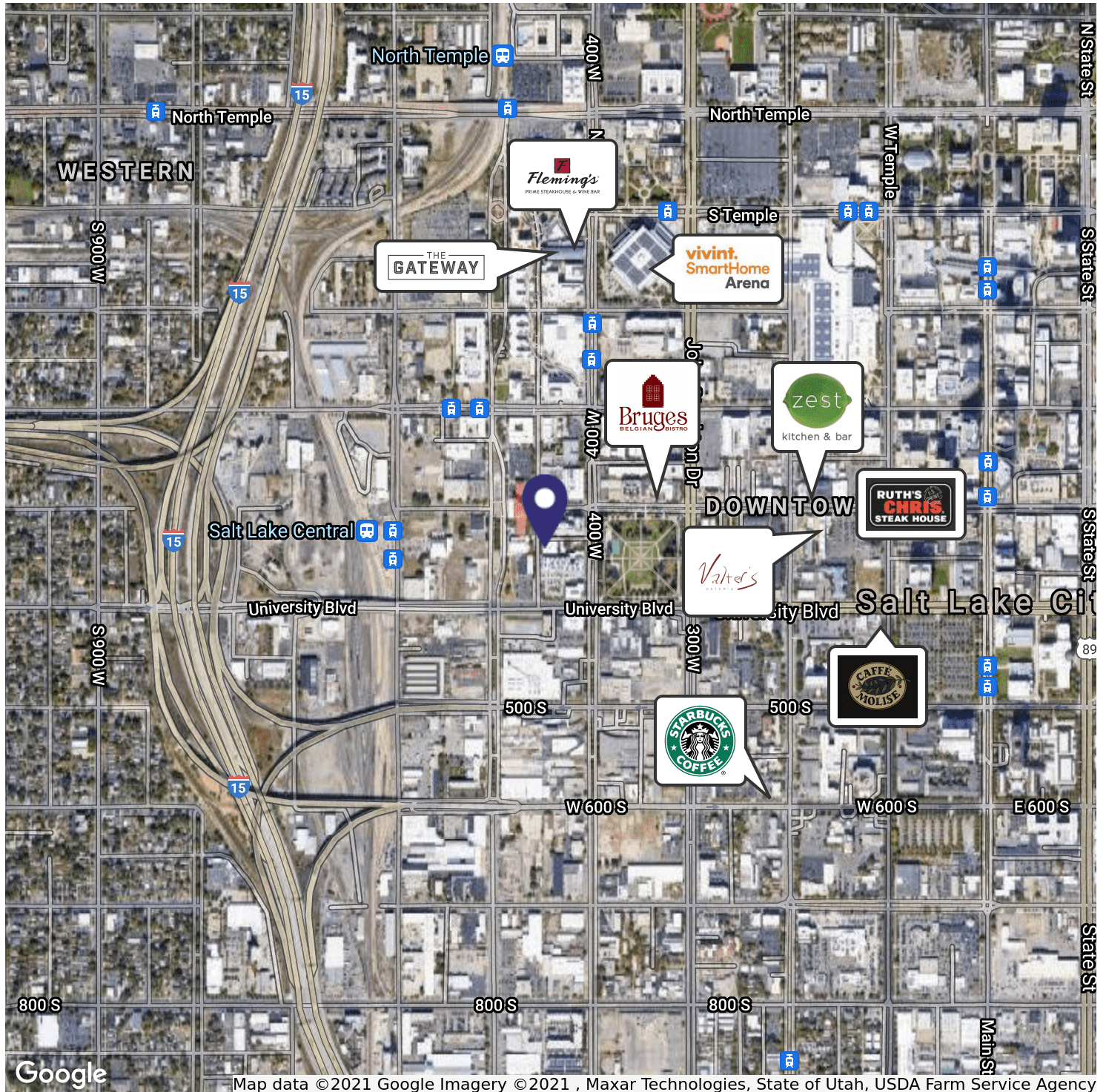
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