



SOUTH JORDAN OFFICE SPACE

912 W Baxter Dr, South Jordan, UT 84095

PROPERTY DESCRIPTION:

- Ground Level and 2nd Level Units Available with Elevator and Private Entrances
- Free On-Site Parking with Additional Free Street Parking Available
- Mostly Private Offices with Natural Light
- Located Minutes from I-15 Offering Tenants Easy Access & Commutes
- Surrounded by Exhaustive List of Retailers Providing Tenants & Employees Plenty of Entertainment and Dining Options
- Multiple Hotels Surrounding the Site-A Big Amenity for Tenants with Clients Coming in from Out of State
- Nearby TRAX Station that Services the Entire Valley

LEASE RATE:

\$22.00 SF/YR
(Full Service)

PROPERTY DETAILS:

Suite 130: 1,520 RSF
Suite 250: 1,933 RSF

CHRISTIAN PRISKOS, CCIM

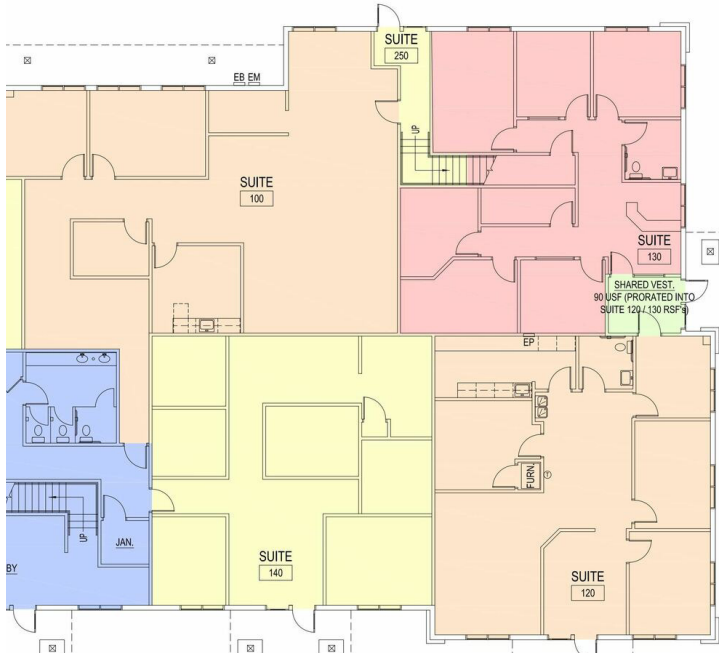
801.573.8500

christian@iproperties.com

51 East 400 South Suite 210

Salt Lake City, UT 84111

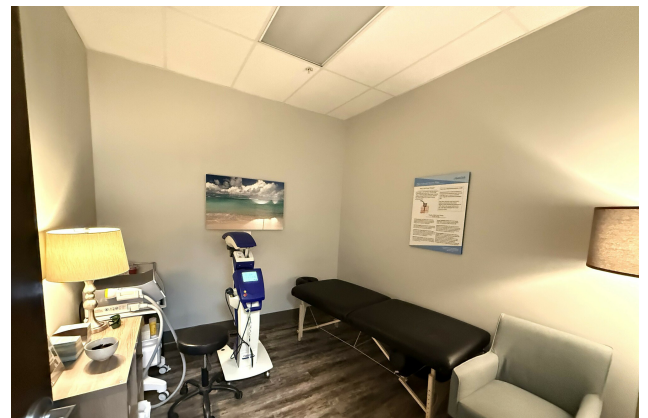
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Suite 130 (RED): 1,520 RSF @ \$22.00 / RSF Full Service



Suite 130



Suite 130



Suite 130 Private Entrance

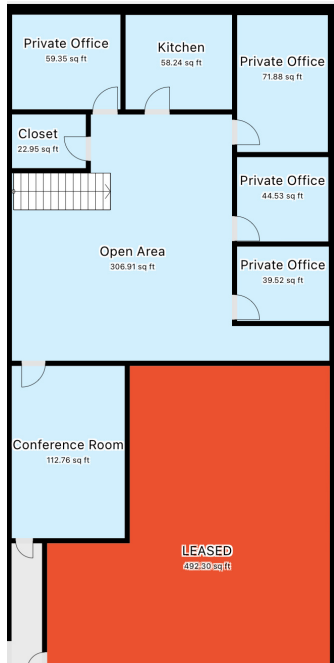


Suite 130

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Suite 250 (BLUE): 1,933 RSF @ \$22.00 / RSF Full Service



Suite 250



Suite 250 Conference Room



Suite 250



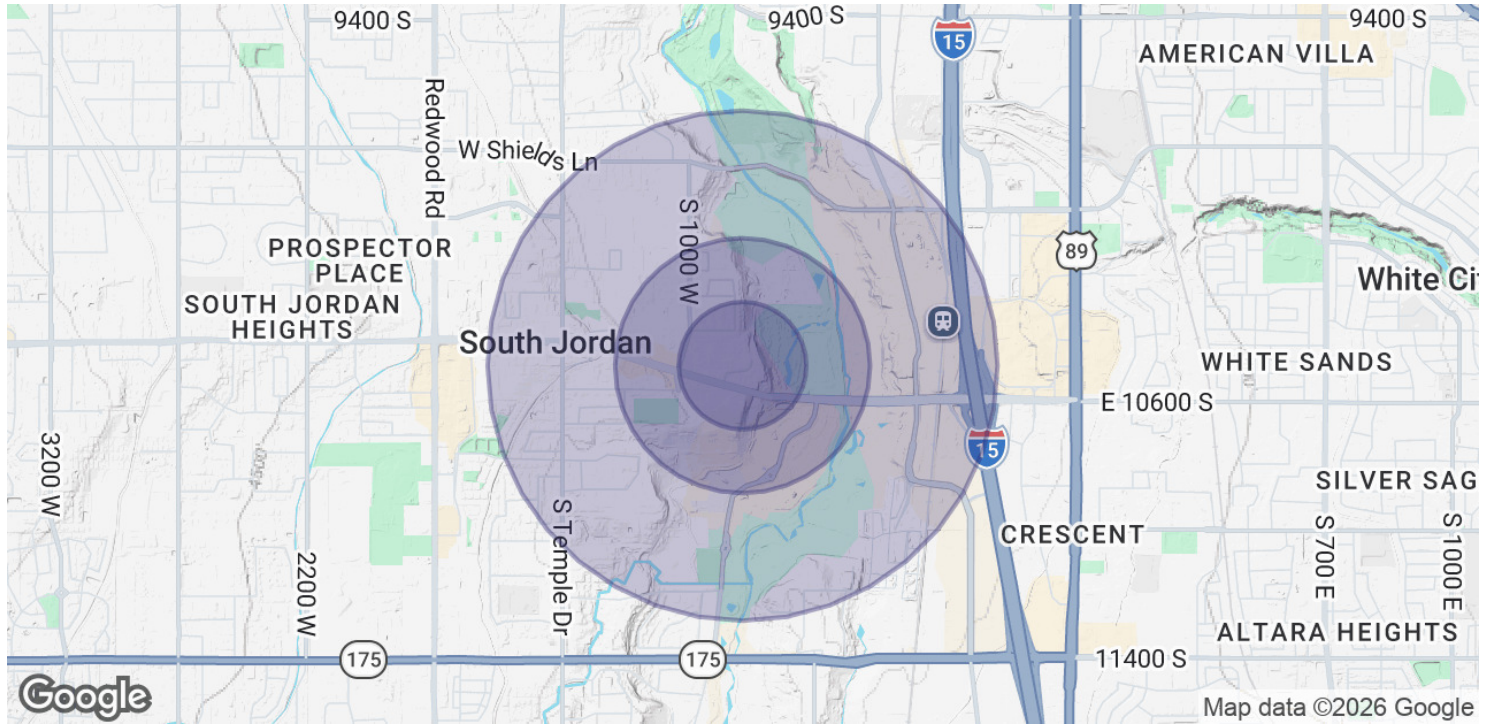
Suite 250



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	443	1,797	8,308
Average Age	39.2	38.4	37.9
Average Age (Male)	36.3	35.6	36.8
Average Age (Female)	40.5	39.5	37.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	141	596	3,468
# of Persons per HH	3.1	3.0	2.4
Average HH Income	\$143,339	\$132,687	\$100,584
Average House Value	\$452,098	\$422,894	\$369,875

2020 American Community Survey (ACS)