

OFFERING MEMORANDUM



Retail | Office | Medical Condominiums - Unit 101 and 103
9455 South Union Square, Sandy, UT 84070



TABLE OF CONTENTS

9455 SOUTH UNION SQUARE



PAUL PURSELL

SENIOR VICE PRESIDENT

C: (801) 762-9005

paulpursell@uscrea.com

9894235-PB00, Utah

MATT HAMBLIN

CRE ADVISOR

O: (801) 362-1557

matthew.hamblin@expcommercial.com

13111305-SA00

1 - PROPERTY INFORMATION

Property Summary	4
Investment narrative	5
Property Photos	6

2 - LOCATION INFORMATION

Location Overview	13
Regional Map	14
Location Maps	15
Business Map	16
Aerial Map	17
Demographics	18
Plat Map	19
Floor Plan	20
Ground Floor - Main Entrance	21
Basement Sketch	22
Tuxedo - Mezzanine Sketch	23

3 - LEASE REPORTS

Lease Rent Roll	25
Lease Details: Dental Office	26
Lease Details: Tuxedo Junction	27
Disclaimer	28

EXP COMMERCIAL

240 North East Promontory, Suite 200
Farmington, UT 84025

9455 SOUTH UNION SQUARE

PROPERTY INFORMATION

1

PROPERTY SUMMARY
INVESTMENT NARRATIVE
PROPERTY PHOTOS

PROPERTY SUMMARY

9455 SOUTH UNION SQUARE | SANDY, UT 84070



Property Summary

Price:	\$1,270,000
Building SF:	5,298
Price / SF:	\$239.71
Rentable SF:	3,380
Baement SF:	1,918
Year Built:	1983
Building Class:	C
Zoning:	CC - Community Commercial
Parcel Numbers:	28-07-230-001 & 28-07-230-003
Submarket:	Sandy
Market:	Salt Lake City
Ground Floor:	Main Entrance

Property Overview

9455 South Union Square presents a unique dual-purpose acquisition opportunity in the thriving Salt Lake City metropolitan area. Priced at \$1,270,000, this 5,298-square-foot property is ideally suited for an owner-user seeking immediate income support or an investor seeking a stable, flexible, and well-located commercial asset. The property's configuration and existing leases allow for immediate occupancy potential or continued rental income, with additional upside through lease-up of the remaining space or adjustment to market rents. The vacant suite is fully flexible for retail, medical, professional, or service users. The space is not limited to dental use.

Highlights

- * Dental tenant occupies only half the main floor and can be cancelled with 4-months notice.
- * NNN leases in place with stable tenants (Dental Office & Tuxedo Junction).
- * Strong local demographics: \$101,000 median income within 3 miles
- * Immediate upside in leasing vacant space at market rents.
- * Ideal for owner-user purchase with investment income support.
- * Flexibility with current tenant lease structure for new owner (Sale Termination Clauses)
- * Ground Floor turnkey dental and retail suites with partial basement storage.
- * Stable NNN structure, minimal landlord obligations.

EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

INVESTMENT NARRATIVE

9455 SOUTH UNION SQUARE | SANDY, UT 84070



Investment Narrative

This property embodies the ideal blend of income stability, operational flexibility, and location-driven growth. For investors, it offers a turnkey income-producing asset with minimal management burden, high tenant responsibility, and immediate upside through lease-up or rent escalation. For owner-users, the flexible lease termination clauses and partial vacancy provide a rare opportunity to secure a property with income support during transition or expansion. Dentistry tenant has flexible termination - landlord or buyer may end the lease with 120 days' notice, allowing rapid owner-user occupancy if desired. True ground-floor visibility and direct main entrance - no second-floor access. There is additional mezzanine square footage that provides the Tuxedo Junction with additional functional retail space.

Sandy's continued economic growth, strong demographics, and accessibility make this an excellent long-term hold in a market with low vacancy rates and high demand for medical and service-oriented spaces.

Highlights and Key Investment Drivers

Attractive Purchase Price Below Replacement Cost

Offered at \$1,270,000 (\$239.71/SF), this asset is priced well below replacement value (estimated at \$1.9M+), providing built-in equity and long-term appreciation potential.

Flexible Lease Structure & Termination Clauses

Both tenants – Tuxedo Junction and a Dental Office – operate under NNN Plus leases with sale-termination clauses, offering exceptional flexibility for either an investor or an owner-user who may wish to occupy the property in the future without extended vacancy exposure.

Stable Income Stream with Upside

Current leases generate steady income, with the Dental Office lease running through May 2028 and Tuxedo Junction through July 2030, both featuring 3% annual rent increases. Additionally, Unit 1 (1,111 SF) is currently vacant, allowing a new owner to lease at market rates or occupy immediately for their own use. Expected lease rate is between \$20/SF - \$22.50/SF given the recent lease renewals of Dental Office tenant and the Tuxedo Junction.

Triple-Net (NNN Plus) Structure

Both leases are structured as Triple-Net Plus, minimizing landlord responsibilities to only the roof and exterior. Tenants cover taxes, insurance, maintenance, and utilities, ensuring low operating overhead for ownership.

Strong Demographics and Market Fundamentals

The property is located within Sandy, Utah – a growing suburban city with a median household income of \$101,000 within a 3-mile radius and a population exceeding 125,000. This high-income, stable community supports consistent tenant performance and long-term value retention.

EXP COMMERCIAL

240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL

Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN

CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

PROPERTY PHOTOS

9455 SOUTH UNION SQUARE | SANDY, UT 84070



EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

PROPERTY PHOTOS

9455 SOUTH UNION SQUARE | SANDY, UT 84070



EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

PROPERTY PHOTOS

9455 SOUTH UNION SQUARE | SANDY, UT 84070



EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

PROPERTY PHOTOS

9455 SOUTH UNION SQUARE | SANDY, UT 84070



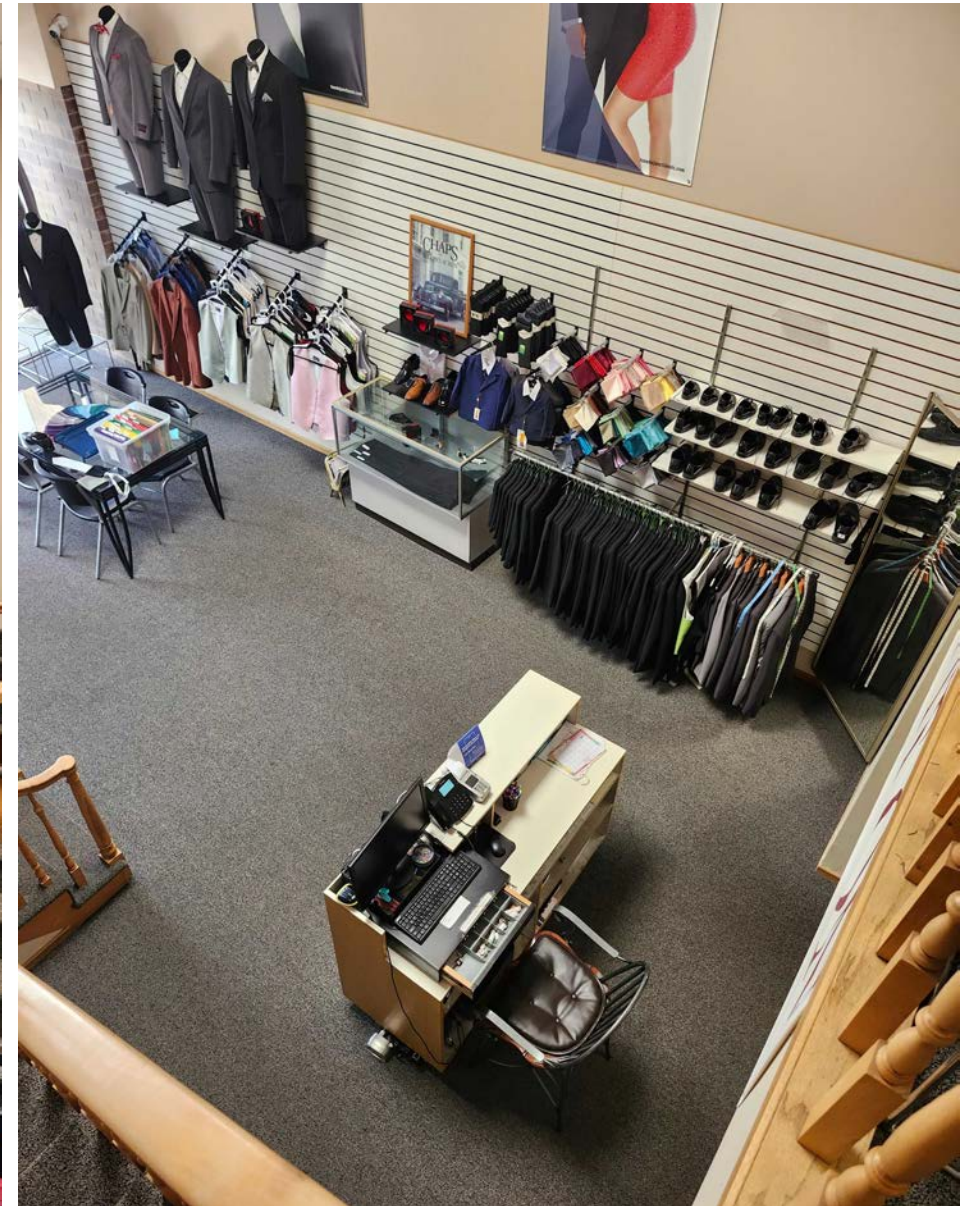
EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

PROPERTY PHOTOS

9455 SOUTH UNION SQUARE | SANDY, UT 84070



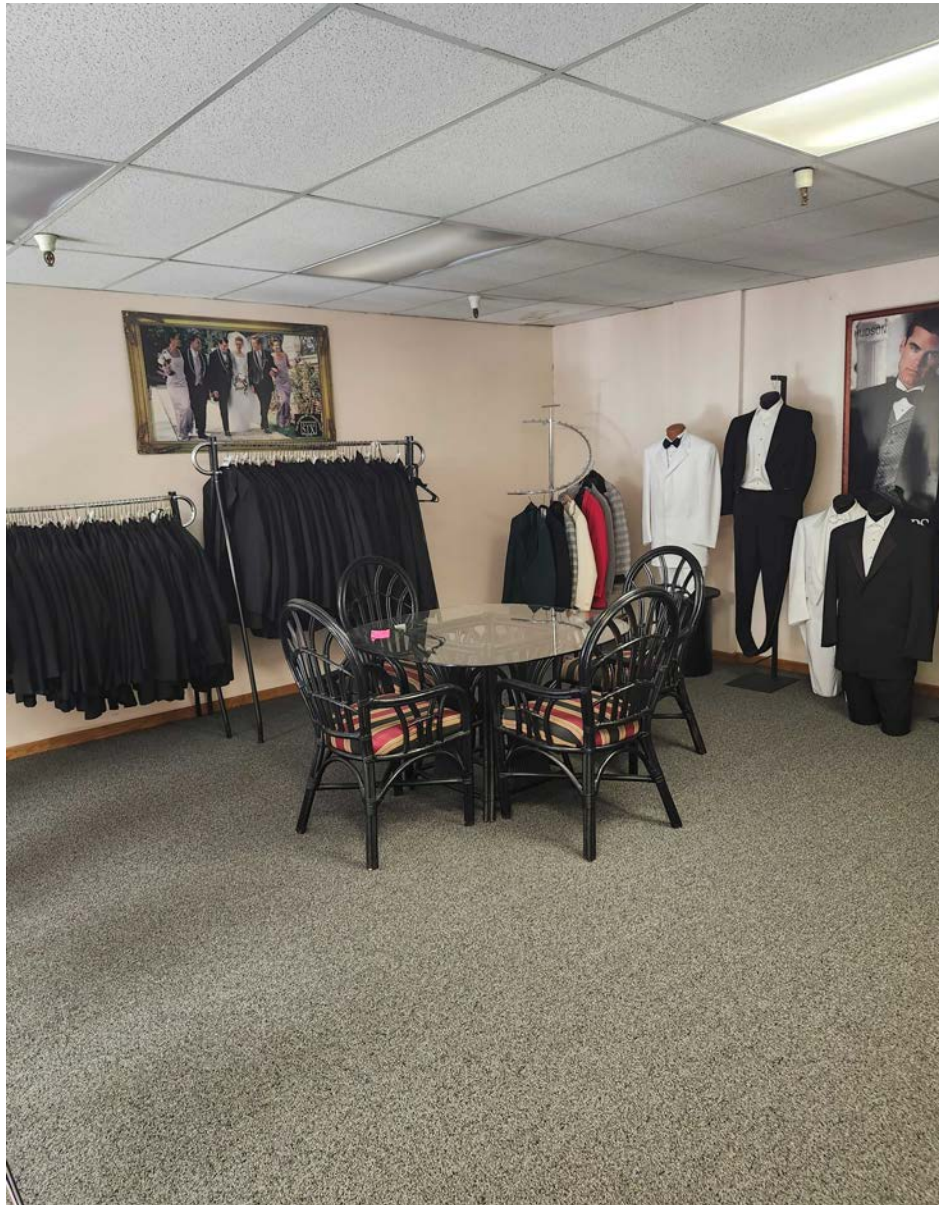
EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

PROPERTY PHOTOS

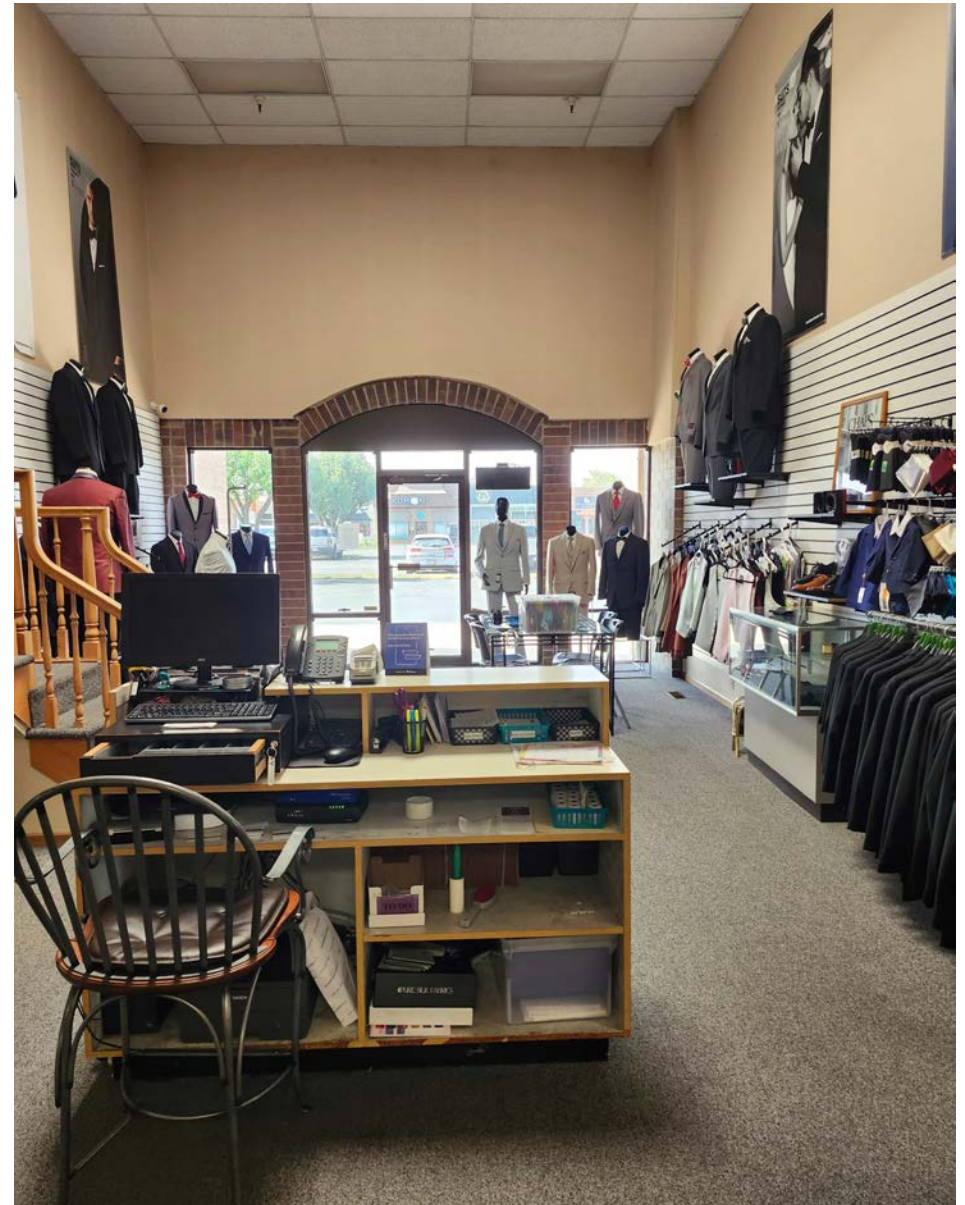
9455 SOUTH UNION SQUARE | SANDY, UT 84070



EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00



9455 SOUTH UNION SQUARE

LOCATION INFORMATION

2

- LOCATION OVERVIEW
- REGIONAL MAP
- LOCATION MAPS
- BUSINESS MAP
- AERIAL MAP
- DEMOGRAPHICS
- PLAT MAP
- FLOOR PLAN
- GROUND FLOOR - MAIN ENTRANCE
- BASEMENT SKETCH
- TUXEDO - MEZZANINE SKETCH

LOCATION OVERVIEW

9455 SOUTH UNION SQUARE | SANDY, UT 84070



Location Overview

Situated in the heart of Sandy, Utah, 9455 South Union Square offers a premier suburban location within the Salt Lake City metropolitan area, one of the fastest-growing regions in the Mountain West. The property is strategically positioned just off 700 East and 9400 South, two of the city's most well-traveled arterial corridors, providing exceptional visibility, easy access, and strong traffic counts for both professional and retail tenants.

The property sits within the Union Square Plaza, a well-maintained professional office/retail complex anchored by retail, medical and dental users, creating a synergistic environment for healthcare, retailers, service, and professional tenants. The surrounding trade area includes a robust mix of retail, restaurant, and service amenities—ranging from Walmart Supercenter, Walgreens, McDonald's, Dutch Bros Coffee, and Deseret First Credit Union, to major shopping destinations such as the Shops at South Town and Jordan Commons Entertainment Complex less than five minutes away.

Located approximately 15 miles south of downtown Salt Lake City, the site benefits from proximity to major commuter routes including Interstate 15, State Street (US-89), and Intermountain Healthcare's regional medical facilities, drawing consistent daytime traffic and supporting long-term tenant stability. Sandy is a vibrant and economically diverse city with a median household income exceeding \$100,000 within a three-mile radius, and a population of more than 125,000 residents in the immediate trade area.

The Union Square area is characterized by strong demographics, established professional offices, and an attractive suburban setting with convenient access to both residential neighborhoods and business corridors. Its central location within the Salt Lake Valley ensures consistent demand for medical and service-based tenancy, while ongoing development in nearby Draper, South Jordan, and Midvale continues to drive growth and property appreciation.

Overall, 9455 South Union Square combines high-traffic exposure, professional synergy, and strong market fundamentals, making it a desirable investment opportunity within one of Utah's most stable and expanding commercial submarkets.

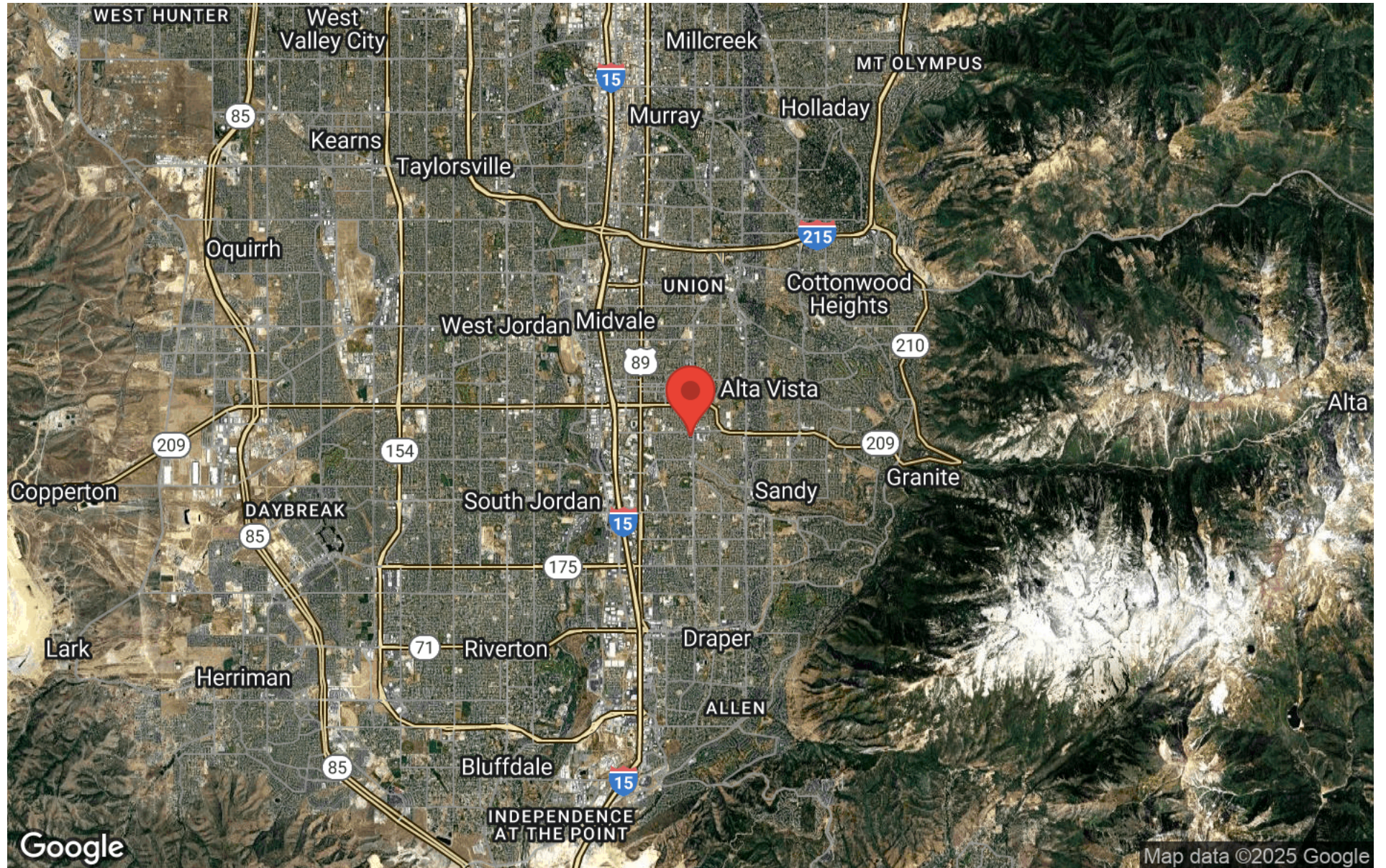
EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

REGIONAL MAP

9455 SOUTH UNION SQUARE | SANDY, UT 84070



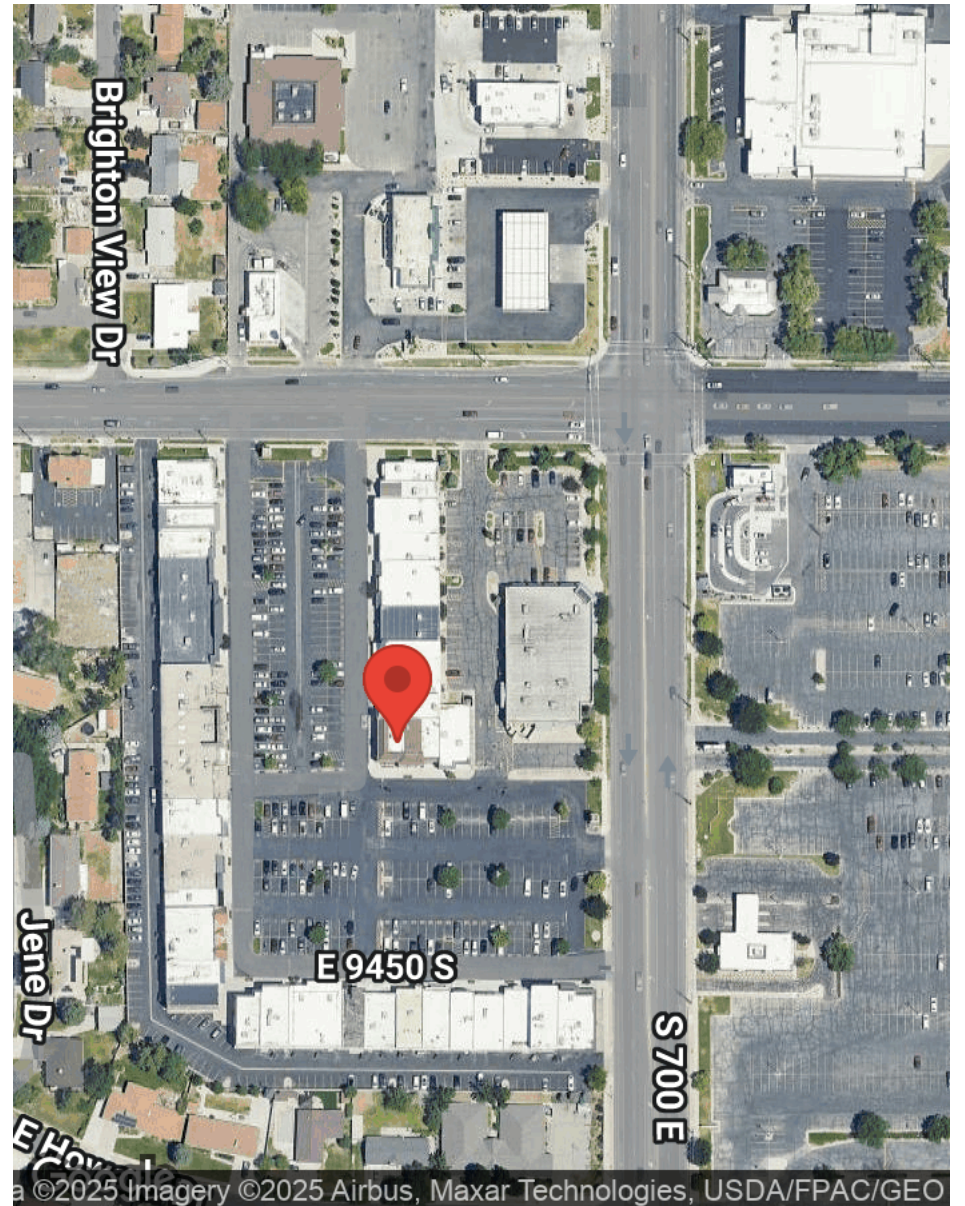
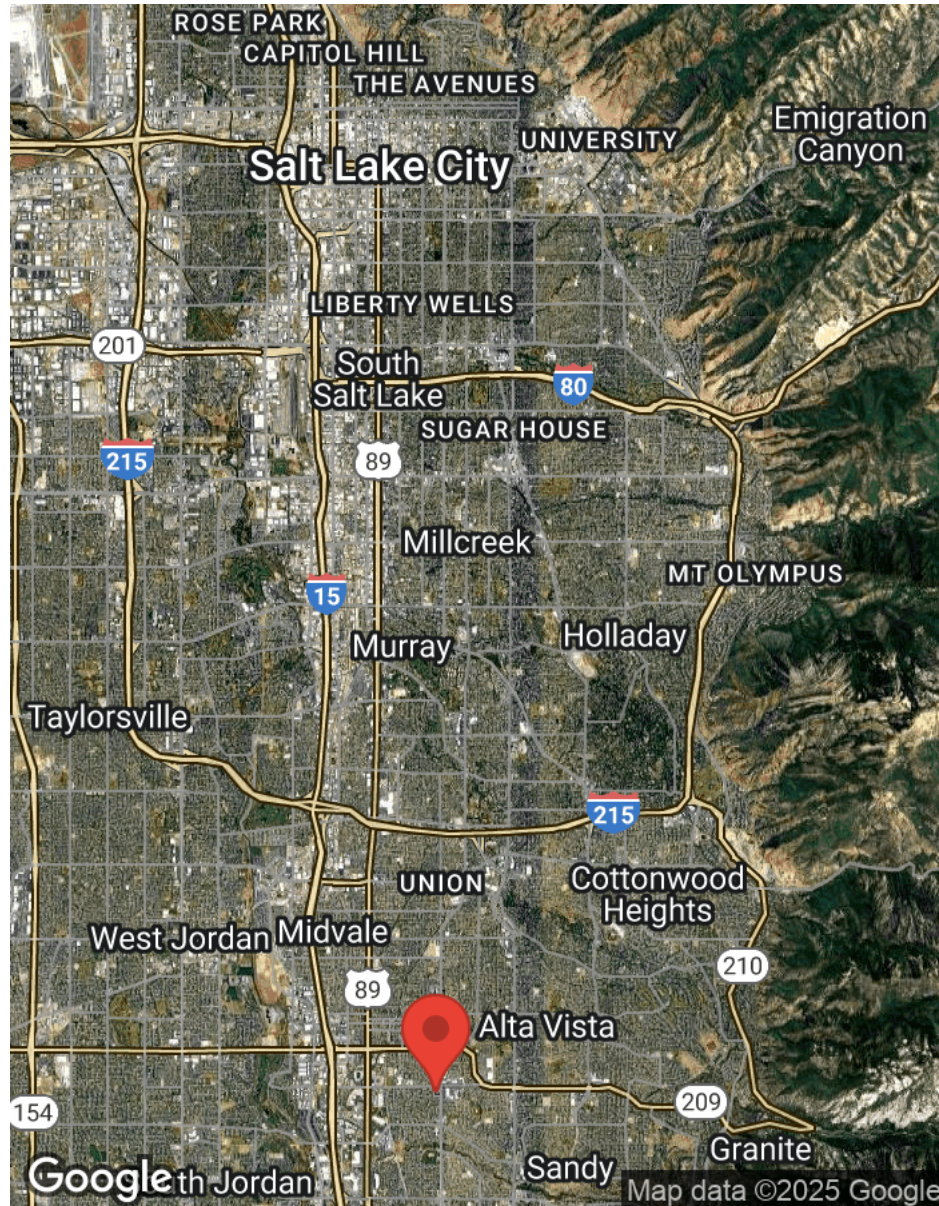
EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

LOCATION MAPS

9455 SOUTH UNION SQUARE | SANDY, UT 84070



EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

BUSINESS MAP

9455 SOUTH UNION SQUARE | SANDY, UT 84070

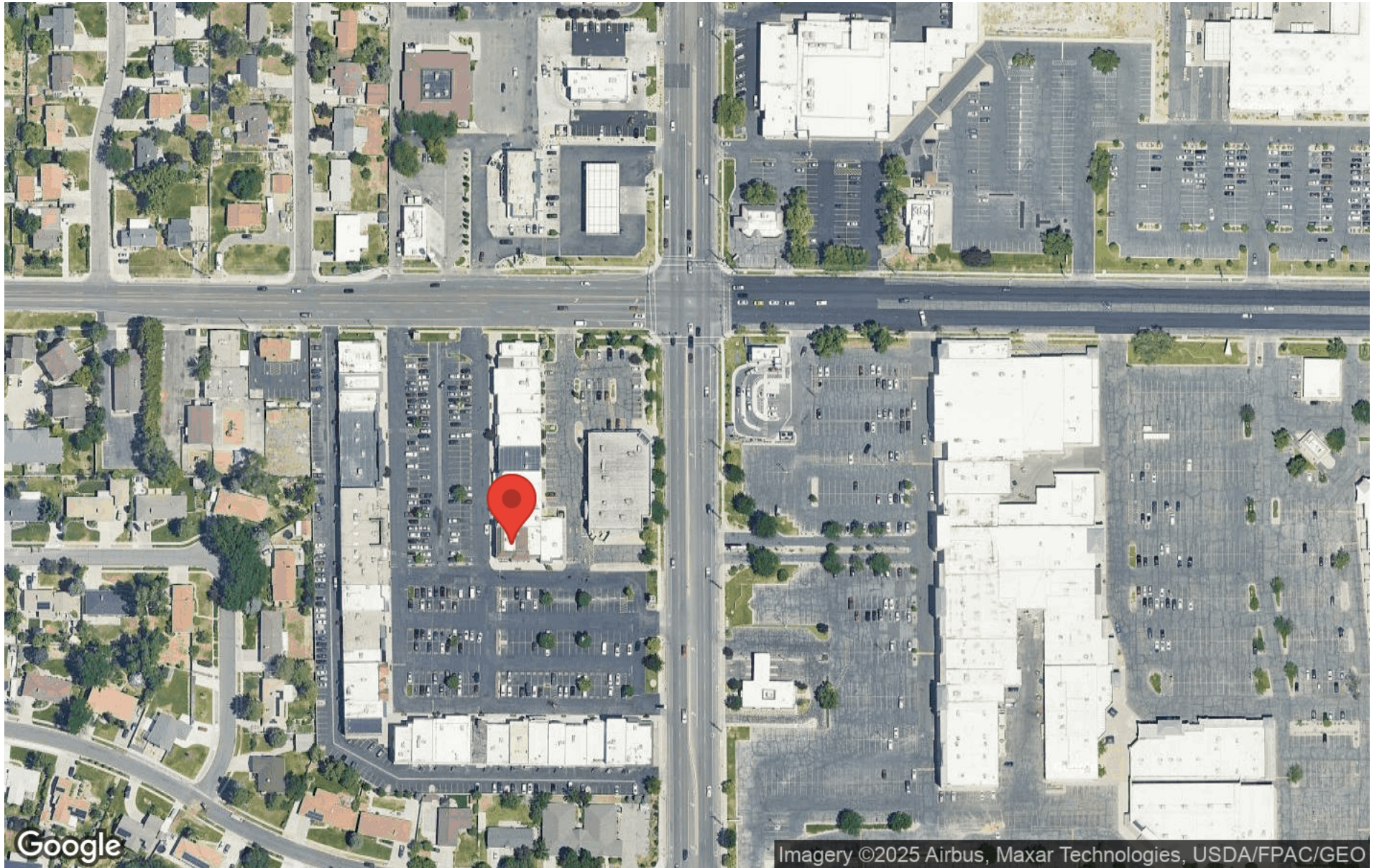


exp **COMMERCIAL**



AERIAL MAP

9455 SOUTH UNION SQUARE | SANDY, UT 84070



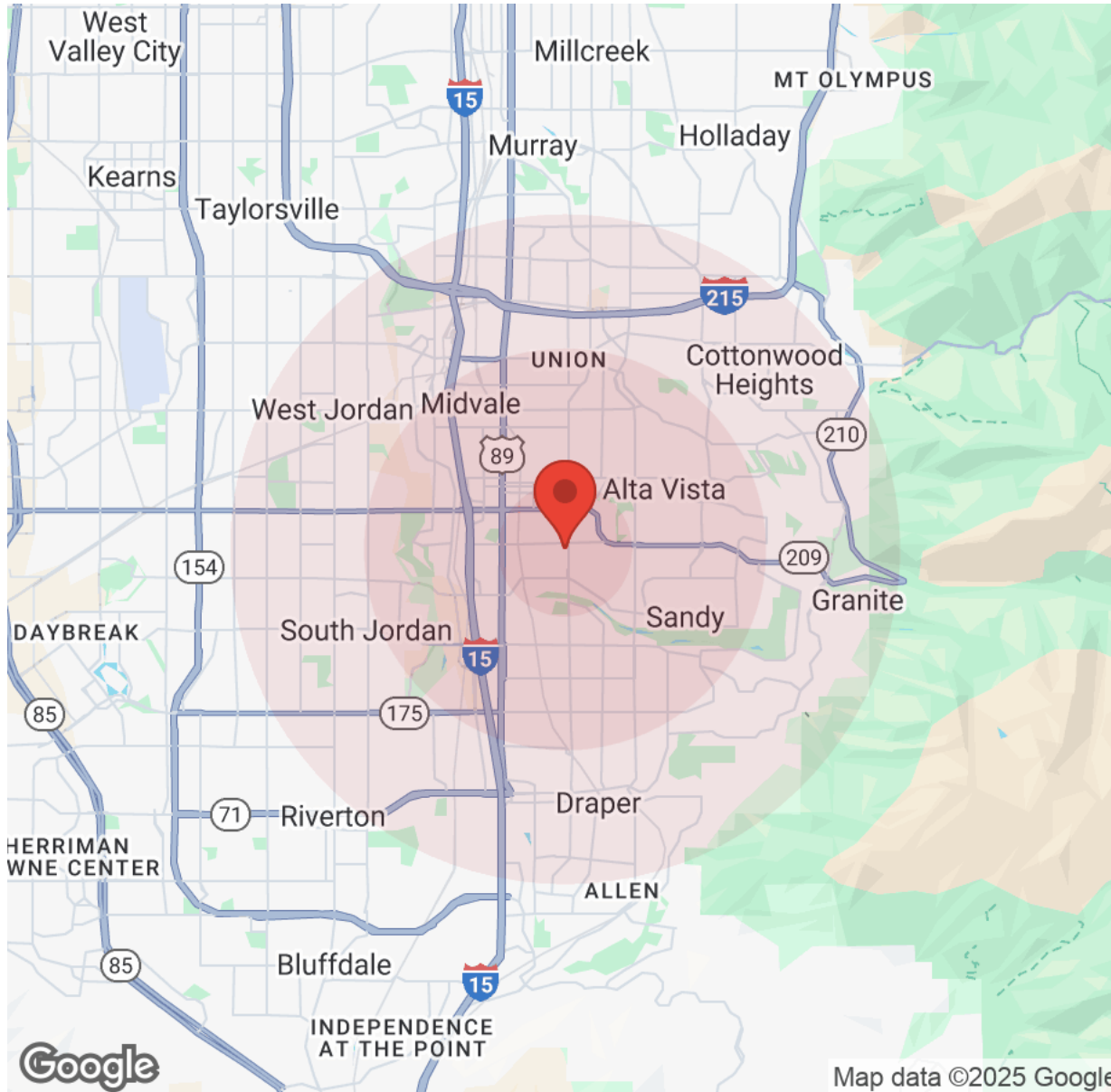
EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

DEMOGRAPHICS

9455 SOUTH UNION SQUARE | SANDY, UT 84070



Population	1 Mile	3 Miles	5 Miles
Male	7,667	62,241	144,438
Female	7,751	61,974	144,773
Total Population	15,418	124,215	289,212

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,794	23,678	54,814
Ages 15-24	1,993	16,710	38,549
Ages 25-54	6,521	51,418	115,653
Ages 55-64	1,494	13,113	32,253
Ages 65+	2,614	19,297	47,943

Income	1 Mile	3 Miles	5 Miles
Median	\$93,383	\$101,785	\$109,061
< \$15,000	217	2,068	4,450
\$15,000-\$24,999	197	1,372	3,033
\$25,000-\$34,999	285	1,967	4,152
\$35,000-\$49,999	335	3,090	7,225
\$50,000-\$74,999	1,081	6,546	13,807
\$75,000-\$99,999	1,099	7,463	15,323
\$100,000-\$149,999	1,212	9,647	22,464
\$150,000-\$199,999	718	6,150	14,519
> \$200,000	701	7,538	20,184

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,350	49,676	114,037
Occupied	5,844	45,841	105,158
Owner Occupied	3,622	29,872	72,743
Renter Occupied	2,222	15,969	32,415
Vacant	506	3,834	8,880

EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

PLAT MAP

9455 SOUTH UNION SQUARE | SANDY, UT 84070



expCOMMERCIAL

UNION SQUARE DENTAL PLAZA CONDOMINIUMS

9400 SOUTH STREET

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

VICINITY MAP
NOT TO SCALE

OWNER'S DECLARATION

HAD ALL MEN OF THESE PRESENTS THAT I, THE UNDERSIGNED OWNER (-) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CALLED SAME TO ME, SUBDIVIDED INTO LOTS AND STREETS TO ME HEREINAFTER KNOWN AS THE UNION SQUARE CONDO COMMERCIAL

1) ACCESS TO PUBLIC HIGHWAYS (9400 SOUTH STREET AND 700 EAST STREET) ARE THROUGH PARKING LOT AREA WHICH IS PART OF UNION SQUARE AS PLATED AND DESCRIBED IN DECLARATION OF CONDOMINIUM, CONDITIONS, AND RESTRICTIONS OF UNION SQUARE SUBDIVISION AS DECLARED BY EDDY KAYS AT PAGES 274-287 OF THE RECORDS OF SALT LAKE COUNTY.

2) AREA OF PLATED BUILDING THAT ARE NOT WITHIN THE EXISTING BUILDING ARE TO REMAIN COMMON AREA AND ARE TO BECOME PRIVATE OWNERSHIP WITH THE RECORDING OF THIS DOCUMENT.

LEGAL DESCRIPTION

All of Lot 10, and the South 288 feet of Lot 9 (shown by same notation as recorded in the Salt Lake County Recorder's office)

FILED: 02/17/22
JON
Licence No. 186306

ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake ss
On this 18th day of January, A.D. 2022, personally appeared before me, the undersigned Notary Public, J. Jon, for said County of Salt Lake, in said State of Utah, the signer, J. Jon, who being acknowledged to me that the foregoing instrument is freely and voluntarily made to the uses and purposes therein mentioned.

Witness my hand and official seal this 18th day of January, A.D. 2022.

Jon
Notary Public
SALT LAKE COUNTY
STATE OF UTAH

GRAPHIC SCALE

(31 FEET)
1 inch = 30 ft.

ENSIGN
engineering • planning • surveying

4455 South 700 East, Suite 201 (801) 883-2455
Salt Lake City, Utah 84107 fax (801)-283-2742

RECORDED # 66426003

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

DATE: 02/18/22 THE SALT LAKE COUNTY RECORDER

BY: COUNTY SALT LAKE COUNTY RECORDER

FEES \$

SHEET 1 OF 2 job no. 98-087

\$ 642 97-1P-22

CITY OF SANDY

APPROVED THIS 18th DAY OF January 18, A.D. 2022 BY THE CITY COUNCIL

CHAIRMAN: *[Signature]*

PLANNING COMMISSION APPROVED THIS 9th DAY OF January, A.D. 18, 2022 BY THE CITY PLANNING COMMISSION: *[Signature]*

CHAIRMAN: *[Signature]*

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 22nd DAY OF January, A.D. 18, 2022

MAJOR'S CABINET PRESENTED TO THE SANDY CITY MAJOR'S CABINET THIS 22nd DAY OF January, A.D. 18, 2022 AT WHICH THE SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signatures]

NOTARY PUBLIC
JON
SALT LAKE COUNTY
STATE OF UTAH

CONDOMINIUM

UNION SQUARE DENTAL PLAZA CONDOMINIUMS

NOTES:

1) BM ELEVATION = 4519.22 MONUMENT AT 700 EAST STREET & 9400 SOUTH STREET

2) THE EXISTING BUILDING LOCATION IS DIMENSIONED OVER FROM THE ORIGINAL PLAT AS SHOWN HEREIN. RECORDS OF THIS ANCESTRAL PLAT WILL RE-CORRE THE PRIVATE OWNER-SHIP AND COMMON AREAS OF THIS PROPERTY (LOT 10 OF UNION SQUARE) AND THE CORNER OF RECORD SCARING HEREIN ACKNOWLEDGE THE SAME.

EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

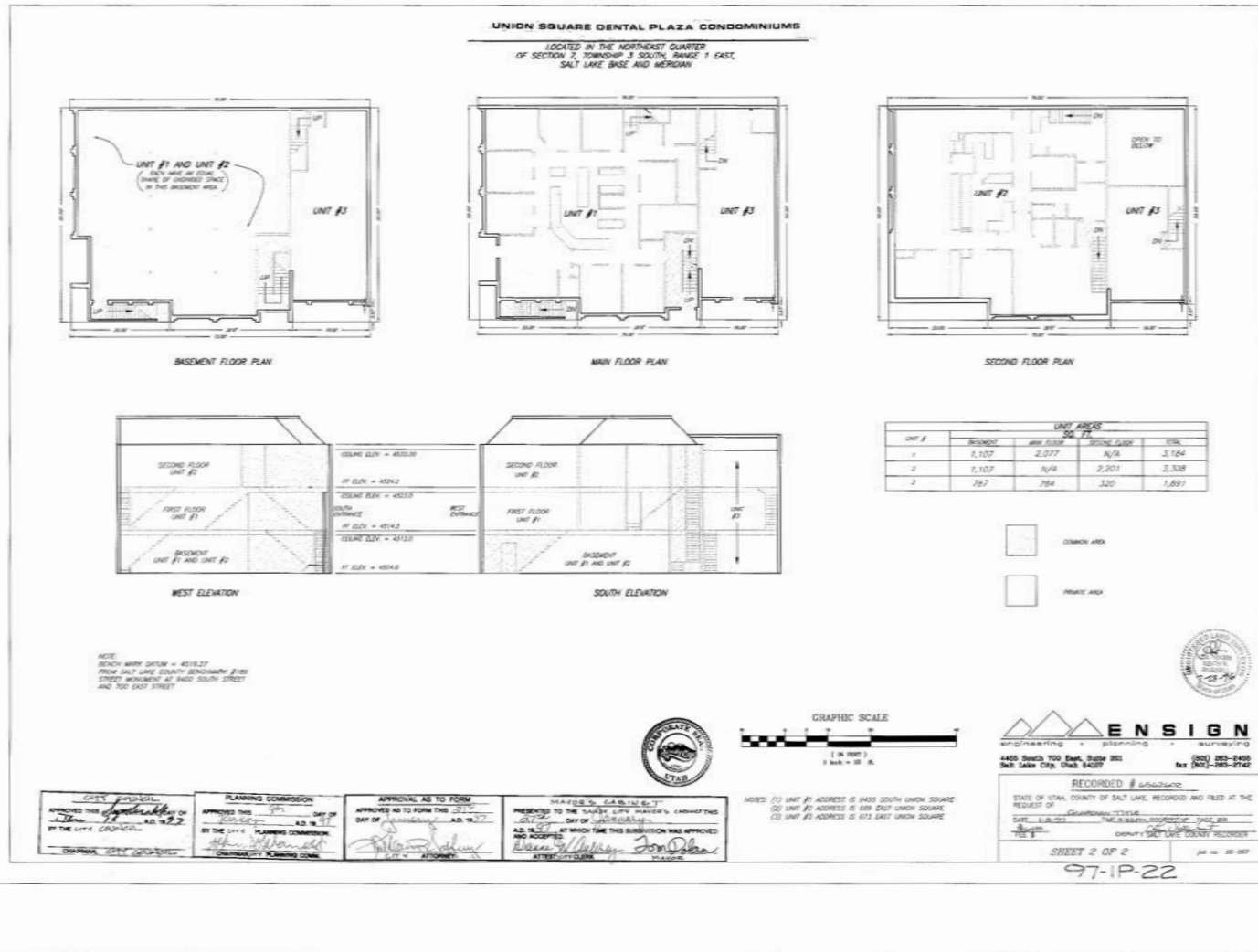
MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

FLOOR PLAN

9455 SOUTH UNION SQUARE | SANDY, UT 84070



expCOMMERCIAL



EXP COMMERCIAL
 240 North East Promontory, Suite 200
 Farmington, UT 84025

PAUL PURSELL
 Senior Vice President
 C: (801) 762-9005
 paulpursell@uscrea.com
 9894235-PB00, Utah

MATT HAMBLIN
 CRE Advisor
 O: (801) 362-1557
 matthew.hamblin@expcommercial.com
 13111305-SA00

GROUND FLOOR - MAIN ENTRANCE

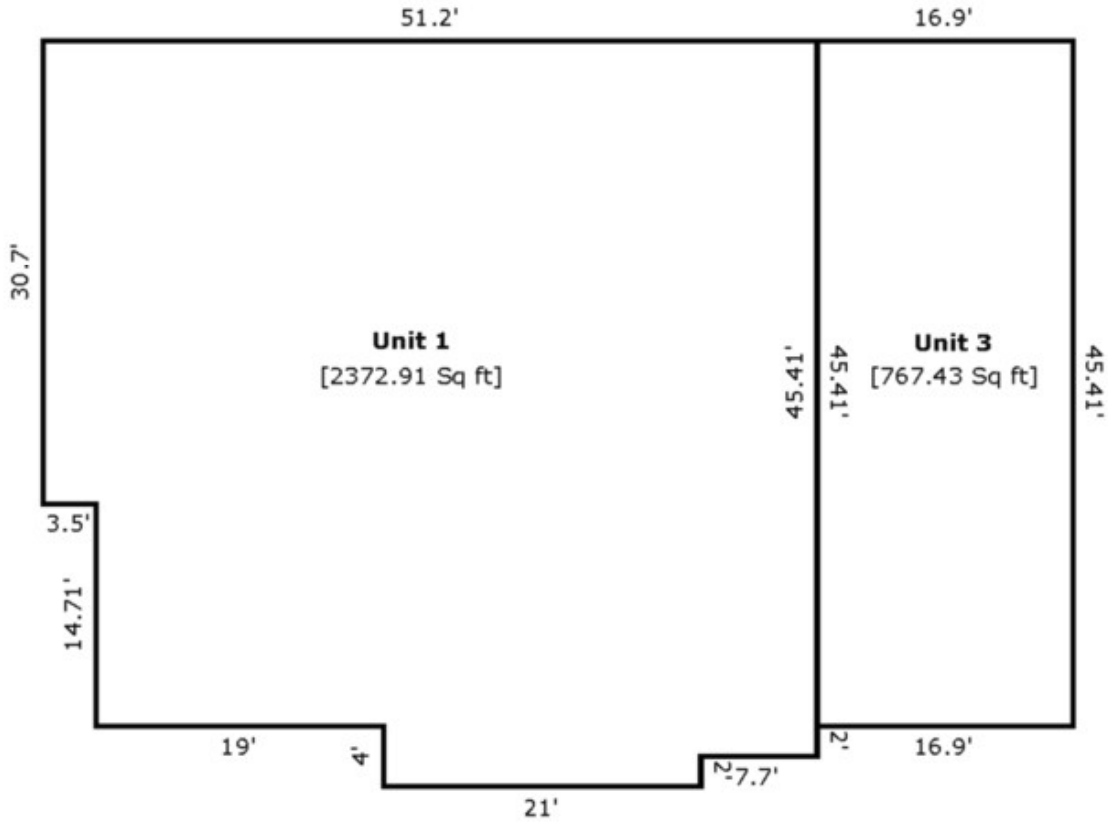
9455 SOUTH UNION SQUARE | SANDY, UT 84070



eXP COMMERCIAL

9455 SOUTH UNION SQUARE OFFICE/RETAIL

First Floor



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
Unit 3	767.43 Sq ft	$45.41 \times 16.9 = 767.43$
Unit 1	2372.91 Sq ft	$51.2 \times 30.7 = 1571.84$ $14.71 \times 19 = 279.49$ $18.71 \times 21 = 392.91$ $16.71 \times 7.7 = 128.67$
Total Living Area (Rounded):	3140 Sq ft	

Main Floor Sketch

EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscra.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

46 OF 106

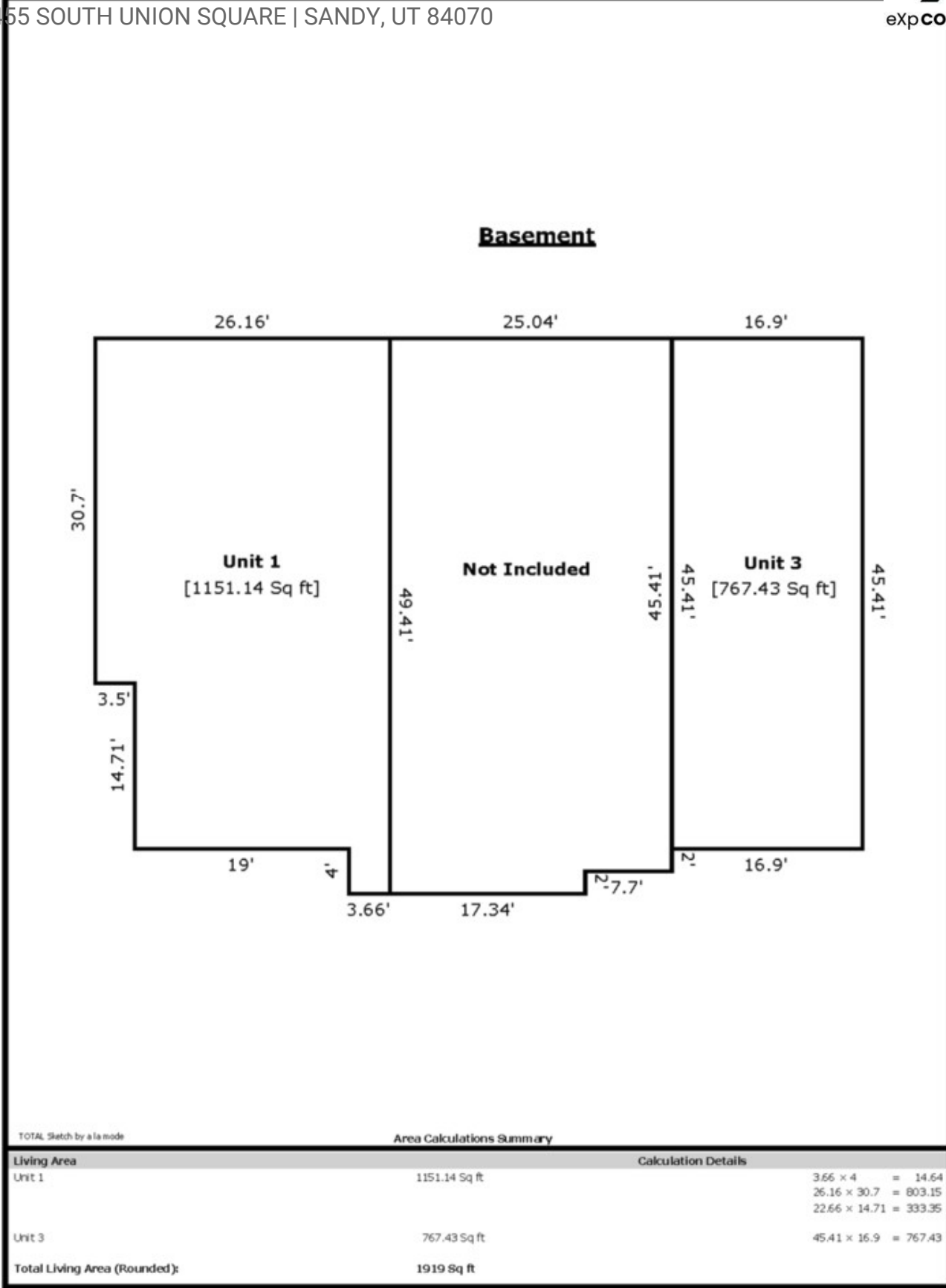
BASEMENT SKETCH

9455 SOUTH UNION SQUARE | SANDY, UT 84070



eXpCOMMERCIAL

47 UNION SQUARE OFFICE/RETAIL



Basement Sketch

EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscra.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

47 OF 106

TUXEDO - MEZZANINE SKETCH

9455 SOUTH UNION SQUARE | SANDY, UT 84070



Mezzanine Sketch - Tuxedo Junction



EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

48 OF 106

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

SANDY UNION SQUARE OFFICE/RETAIL

9455 SOUTH UNION SQUARE

LEASE REPORTS

3

LEASE RENT ROLL
LEASE DETAILS: DENTAL OFFICE
LEASE DETAILS: TUXEDO JUNCTION
DISCLAIMER

LEASE RENT ROLL

9455 SOUTH UNION SQUARE | SANDY, UT 84070



Tenant	Suite	Size	Start	Expires	\$/RSF	Rent
Vacant	Unit 1	1,111			\$0.00	\$0
Dental Office	Unit 1A	1,180	06/02/25	06/01/26	\$20.34	\$24,000
Tuxedo Junction	Unit 3	1,089	08/01/25	07/31/30	\$21.71	\$23,640

EXP COMMERCIAL
240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL
Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN
CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

LEASE DETAILS: DENTAL OFFICE

9455 SOUTH UNION SQUARE | SANDY, UT 84070



Lease Details: Dental Office

Property and Lease Overview

Location: 9455 South Union Square, Sandy, Utah 84070.

Leased Area: Half of the 2,360 sq. ft. main floor (≈1,180 sq. ft.) plus a portion of the basement (≈770 sq. ft.) for storage

Use: The premises are to be used exclusively for a dental practice, including general dentistry and related specialist services. No other business may operate without the landlord's written consent (page 3).

Lease Term and Renewal

Initial Term: Three (3) years (June 1, 2025 – May 31, 2028).

Rent:

June 1, 2025 – Dec 31, 2025: \$2,000/month.

Option to Extend: Tenant may renew for an additional 3-year term at \$2,400/month for the first renewal year, increasing 3% each year thereafter

Amendment #2 (July 2025) Updates

Effective Start Date: June 2, 2025.

Duration: Automatically renews annually (one-year terms) unless either party gives 120 days' (4-month) written notice before expiration.

Termination Clause: Tenant may terminate at any time with 120 days' notice—a new flexibility added in the amendment (page 8).

Sale Clause: If the building is sold:

Tenant has 120 days' protection from eviction or contract breach.

Landlord must ensure the buyer honors the lease terms for that period.

Renewal Rent: \$2,000/month for the initial year, with 3% annual increases thereafter.

Financial Terms

Rent is due on the 1st day of each month.

Includes tenant's share of Common Area Maintenance (CAM) fees, payable via Dr. Jackson to the Union Square Association.

Triple-Net Plus Lease

The tenant is responsible for nearly all costs associated with occupancy:

Property Taxes: Tenant pays half of the property tax for the building (shared with Dr. Jackson).

Insurance: Tenant covers fire, liability, and malpractice insurance for their portion of the space and equipment.

Utilities: Tenant pays for all services—gas, water, electricity, internet, and phone.

Maintenance: Tenant maintains HVAC, plumbing, and electrical systems, including replacements.

Landlord's Responsibility: Roof and exterior only (excluding glass).

Maintenance and Use

Tenant must maintain the premises in clean and sanitary condition, free from noise, odors, or hazards.

Responsible for:

All system maintenance (HVAC, plumbing, electrical).

Routine and major repairs to the interior.

Entering into valid service contracts for system upkeep.

Must comply with all zoning laws, health codes, and city ordinances.

Alterations require written landlord approval and become landlord's property upon completion.

EXP COMMERCIAL

240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL

Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN

CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

LEASE DETAILS: TUXEDO JUNCTION

9455 SOUTH UNION SQUARE | SANDY, UT 84070



Lease Details: Tuxedo Junction

Property Details

Location: 673 East Union Square, Sandy, Utah 84070 (Union Square Professional Building).

Space Leased: 1,089 sq. ft. plus most of the unfinished basement for storage.

Use: Solely for selling/renting tuxedos, dresses, and related office use.

Condition: Tenant must maintain the property in the same condition as received.

Financial Terms

Rent

Initial Rent: \$1,970 per month, payable on the 1st of each month.

Increase: Rent increases to \$2,029 after July 31, 2026, and 3% annually thereafter.

CAM Fees: Included in rent but subject to increases by Union Square Association.

Term and Renewal

Initial Term: 5 years from August 1, 2025.

Renewal Option: Tenant can extend for an additional 5 years at current rent + 3%.

Expiration Date: July 31, 2030 (if full term exercised).

Holdover: Converts to month-to-month tenancy at current rent.

Termination: Either party can terminate with 90 days' notice if the property is sold.

Triple-Net Lease Obligations

This is a Triple-Net Plus Lease, meaning the tenant pays:

Property taxes,

Personal property taxes

Building insurance,

Liability insurance,

Maintenance costs (HVAC, plumbing, electrical, etc.),

Utilities (gas, water, electricity, internet, etc.).

The Landlord only covers:

Roof and Exterior of the building.

Tenant responsible for:

Keeping premises clean and in good condition.

Maintenance of HVAC and all systems.

Entering into valid maintenance contracts for heating/air systems.

Complying with all health, safety, and building regulations.

No alterations without written landlord consent.

Utilities: Tenant pays for all utilities and services.

EXP COMMERCIAL

240 North East Promontory, Suite 200
Farmington, UT 84025

PAUL PURSELL

Senior Vice President
C: (801) 762-9005
paulpursell@uscrea.com
9894235-PB00, Utah

MATT HAMBLIN

CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

DISCLAIMER

9455 SOUTH UNION SQUARE



All materials and information received or derived from EXP Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither EXP Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. EXP Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. EXP Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. EXP Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by EXP Commercial in compliance with all applicable fair housing and equal opportunity laws.

EXP COMMERCIAL

240 North East Promontory, Suite 200
Farmington, UT 84025

PRESENTED BY:

PAUL PURSELL

Senior Vice President
C: (801) 762-9005
paulpursell@uscree.com
9894235-PB00, Utah

MATT HAMBLIN

CRE Advisor
O: (801) 362-1557
matthew.hamblin@expcommercial.com
13111305-SA00

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.