

411 WEST 7200 SOUTH

MIDVALE, UT 84047



Investment Realty
ADVISORS

ELLIOT ABEL

Associate Broker
435.485.7070
elliott@iraut.com

JOSEPH MILLS

Investment Sales
801.971.2542
joseph@iraut.com

EVAN WRYE

Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

1,800 SF of Office Space

PROPERTY SUMMARY

**PROPERTY DESCRIPTION**

This is an excellent office building just off the 7200 S Exit with tremendous visibility! Offices are quiet and suited for Executive Professional Office. Located at 411 West and 7200 South Midvale, UT 84047. Clean & Classic Offices with a convenient location off I-15 with good parking and access. Affordable private executive offices.

AVAILABLE SUITES

Suite 303: This Expansive Unit features a reception area, 5 Private offices, a Conference room, ample storage, and a kitchenette with a counter, cabinets and a sink. 3rd floor office with great views. Elevator to 3rd floor. Available Now!

OFFERING SUMMARY

Lease Rate:	\$17/SF
Lease Type:	FSG
Number of Units:	1
Available SF:	1,800 SF
Total Building Size:	19,500 SF
Lot Size:	0.63 acres

Parking Ratio:	2/1,000
ADA Parking Stalls:	1
Total Parking Stalls:	45
ADA Complaint:	Yes
AADT:	33,885

Lease Term	1-5 Years
Available Date:	Now

ELLIOT ABEL

Associate Broker
435.485.7070
elliott@iraut.com

JOSEPH MILLS

Investment Sales
801.971.2542
joseph@iraut.com

EVAN WRYE

Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047

411 W 7200 S MIDVALE, UT 84047

SITE & AVAILABILITY



ELLIOT ABEL
Associate Broker
435.485.7070
elliott@iraut.com

JOSEPH MILLS
Investment Sales
801.971.2542
joseph@iraut.com

EVAN WRYE
Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047

SUITE 303 PHOTOS



ELLIOT ABEL

Associate Broker
435.485.7070
elliott@iraut.com

JOSEPH MILLS

Investment Sales
801.971.2542
joseph@iraut.com

EVAN WRYE

Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047

411 W 7200 S Suite 303 W/ Conference

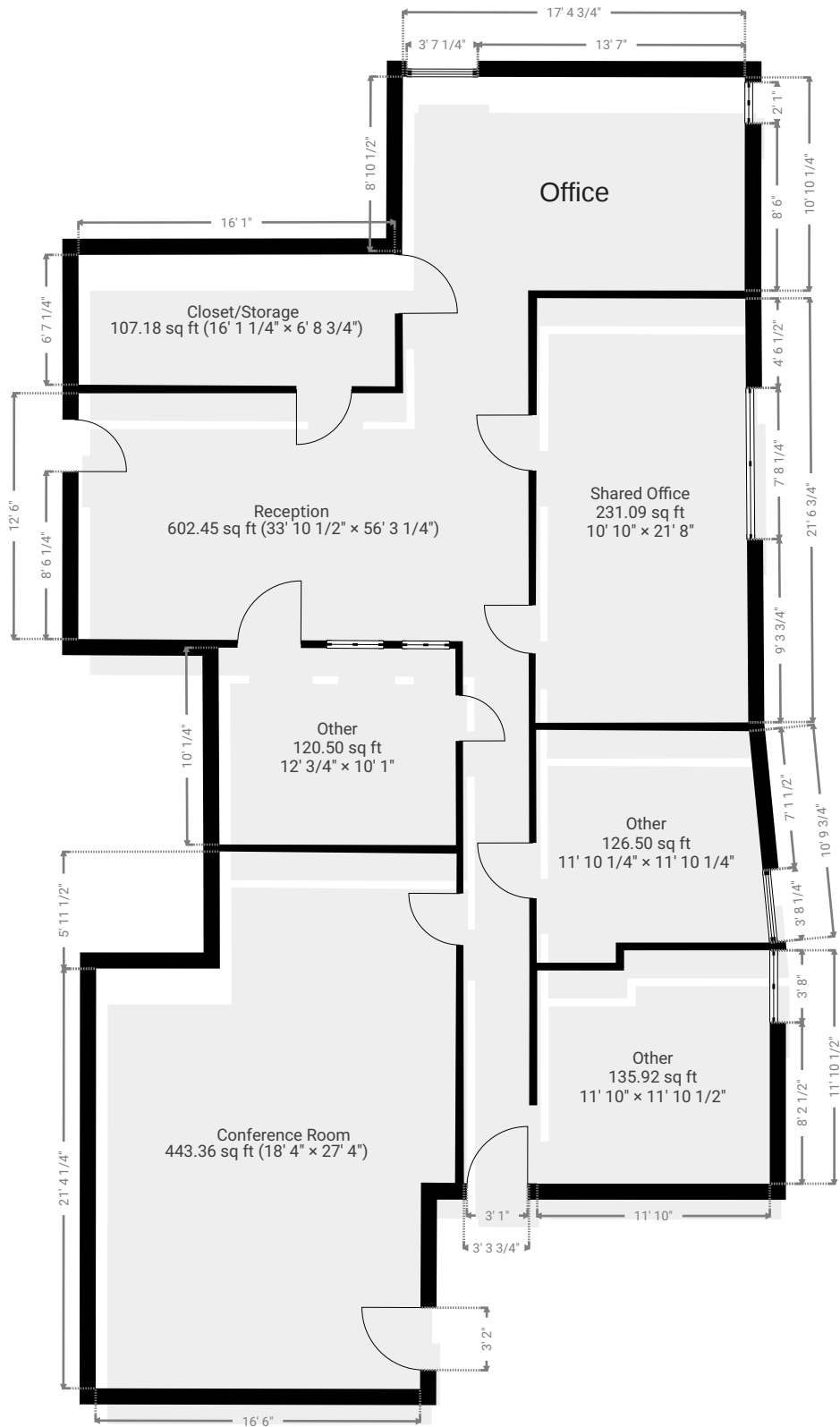


411 West 7200 South, 84047 Midvale, Utah, US
TOTAL AREA: 2006.18 sq ft • LIVING AREA: 2006.18 sq ft • FLOORS: 1 • ROOMS: 7

SUBMITTED BY Evan
elliott@iraut.com

▼ 3rd Floor

TOTAL AREA: 2006.18 sq ft • LIVING AREA: 2006.18 sq ft • ROOMS: 7



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

LOCATION MAP



Google

ELLIOT ABEL
Associate Broker
435.485.7070
elliott@iraut.com

JOSEPH MILLS
Investment Sales
801.971.2542
joseph@iraut.com

EVAN WRYE
Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047