



## **Marmalade District Office**

333 N 300 W, Salt Lake City, UT 84103

### **Megan Jex**

Advanced Solutions Property Management

1360 S Main St, Salt Lake City, UT 84115

[megan@aspmanagement.com](mailto:megan@aspmanagement.com)

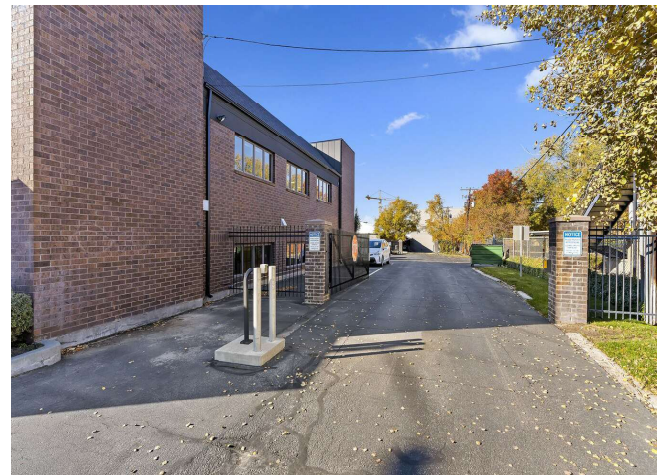
(801) 803-6997 Ext: 5



# Marmalade District Office

\$13.00 /SF/YR

This free-standing building offers excellent street visibility and a beautifully designed basement suite featuring a spacious open flex area and restrooms. Ample on-site parking is available at the rear of the property. Enjoy easy access to everything downtown has to offer just a short walk to restaurants, banks, TRAX, and major bus lines. Ideally located near all major freeways and only minutes from Salt Lake City International Airport, this property combines accessibility with high visibility for your business....



Rental Rate: \$13.00 /SF/YR

Property Type: Office

Property Subtype: Loft/Creative Space

Building Class: B

Rentable Building Area: 7,688 SF

Year Built: 1981

Walk Score ®: 60 (Moderately friendly)

Transit Score ®: 60 (Moderately friendly)

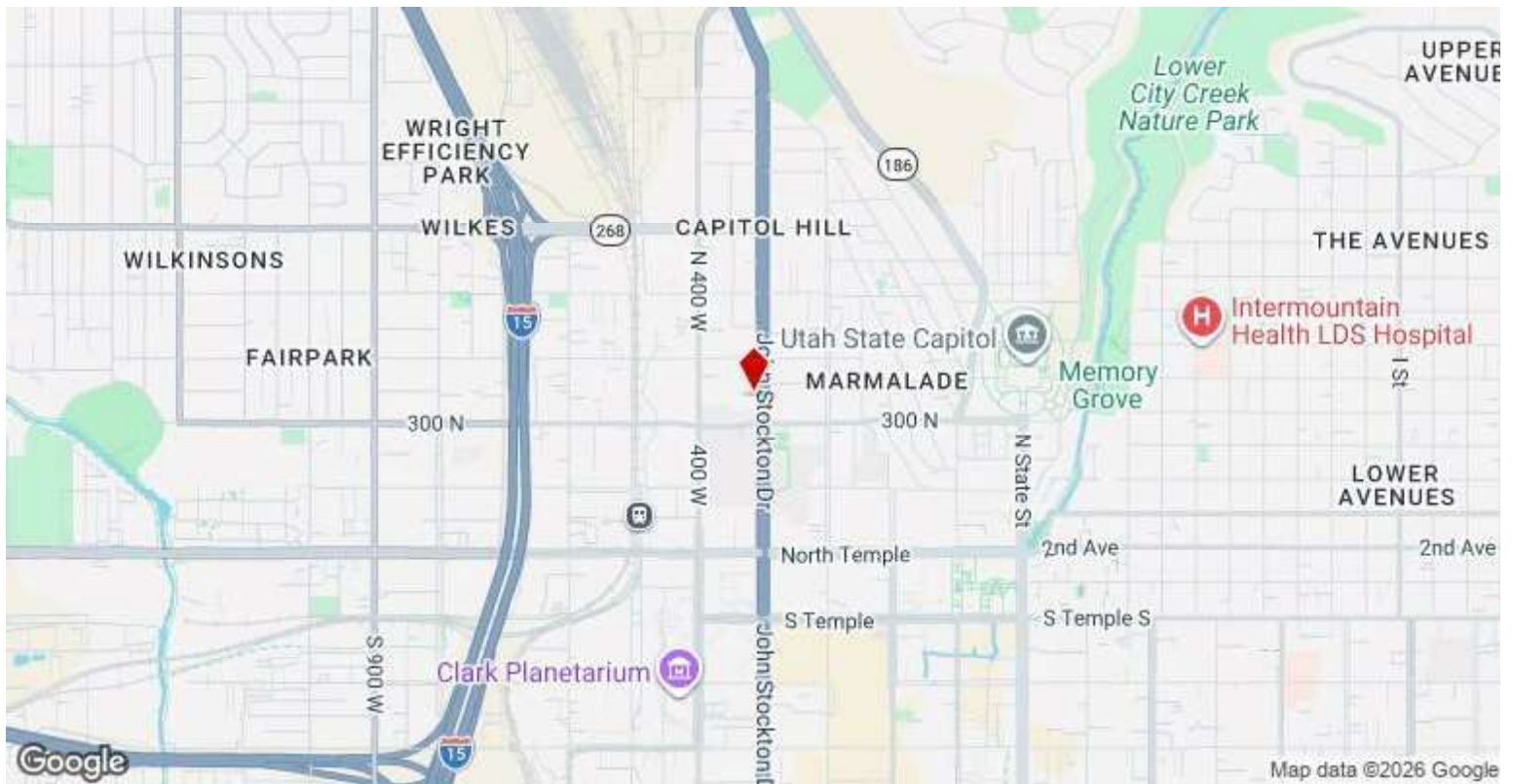
Rental Rate Mo: \$1.08 /SF/MO

1

## Lower Level

Space Available	1,206 SF
Rental Rate	\$13.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

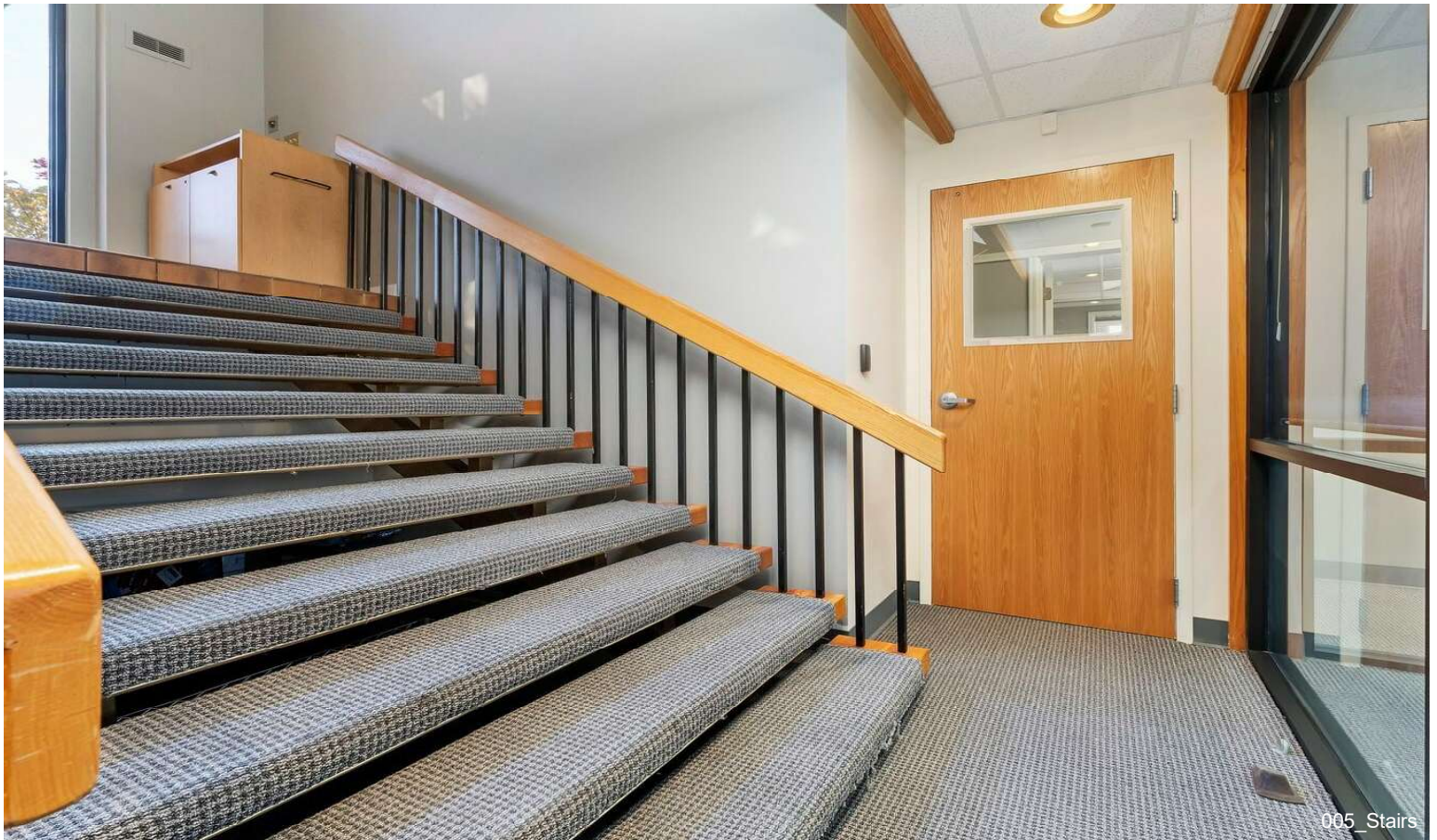
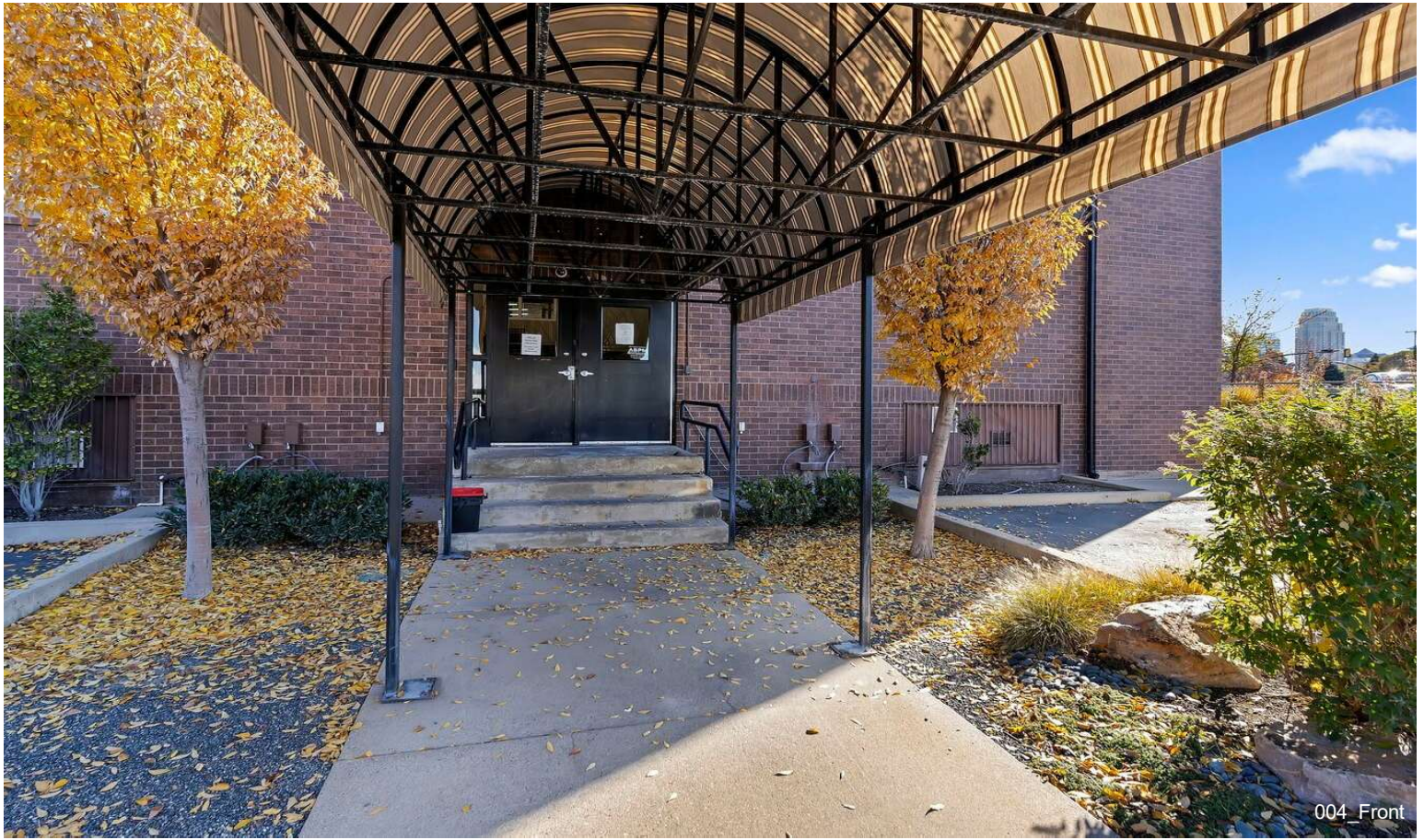
Open space with front desk space and reception space.



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# Property Photos





# Property Photos



02-Commercial



03-Commercial

# Property Photos



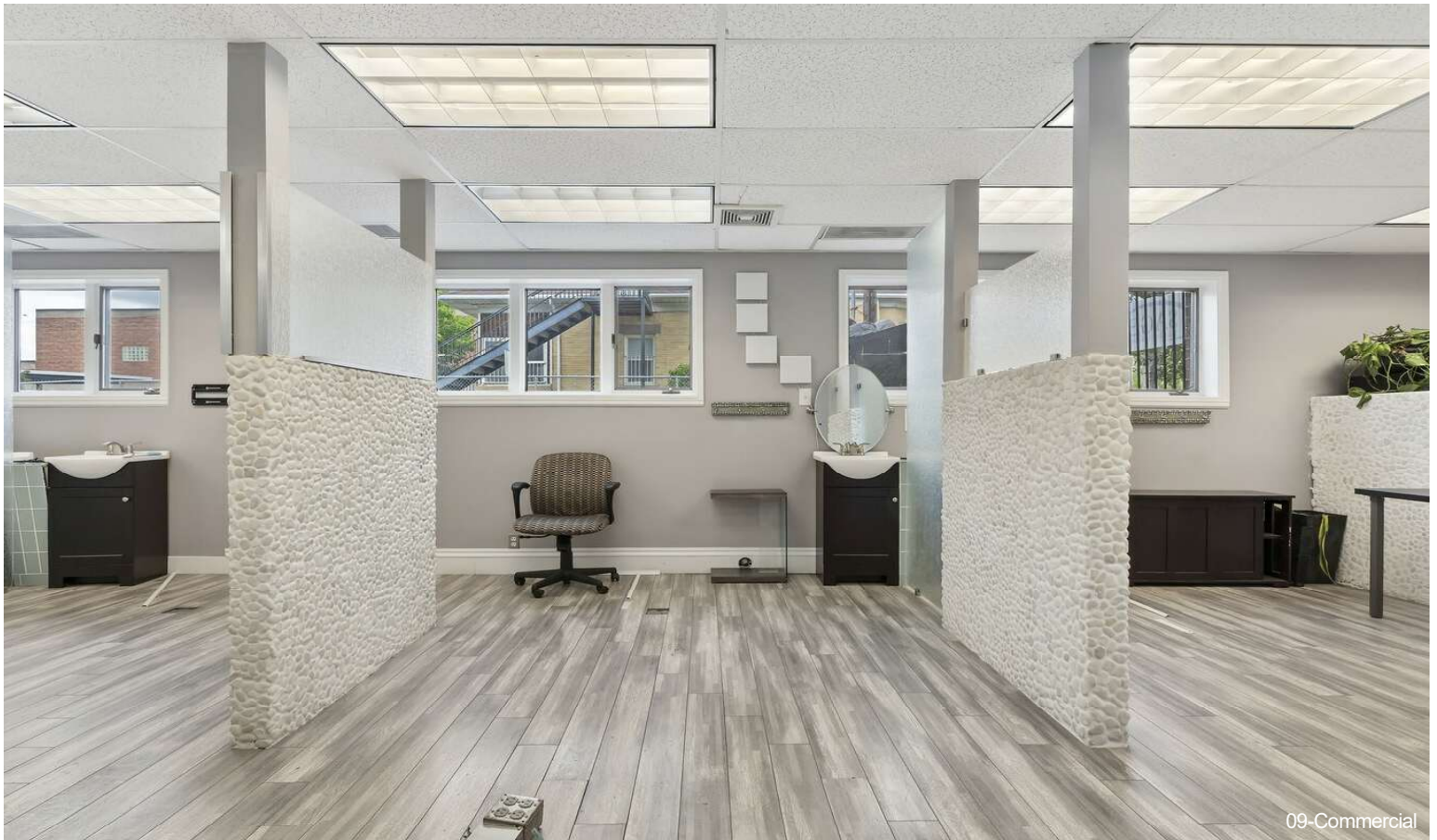
# Property Photos



# Property Photos



08-Commercial



09-Commercial

# Property Photos

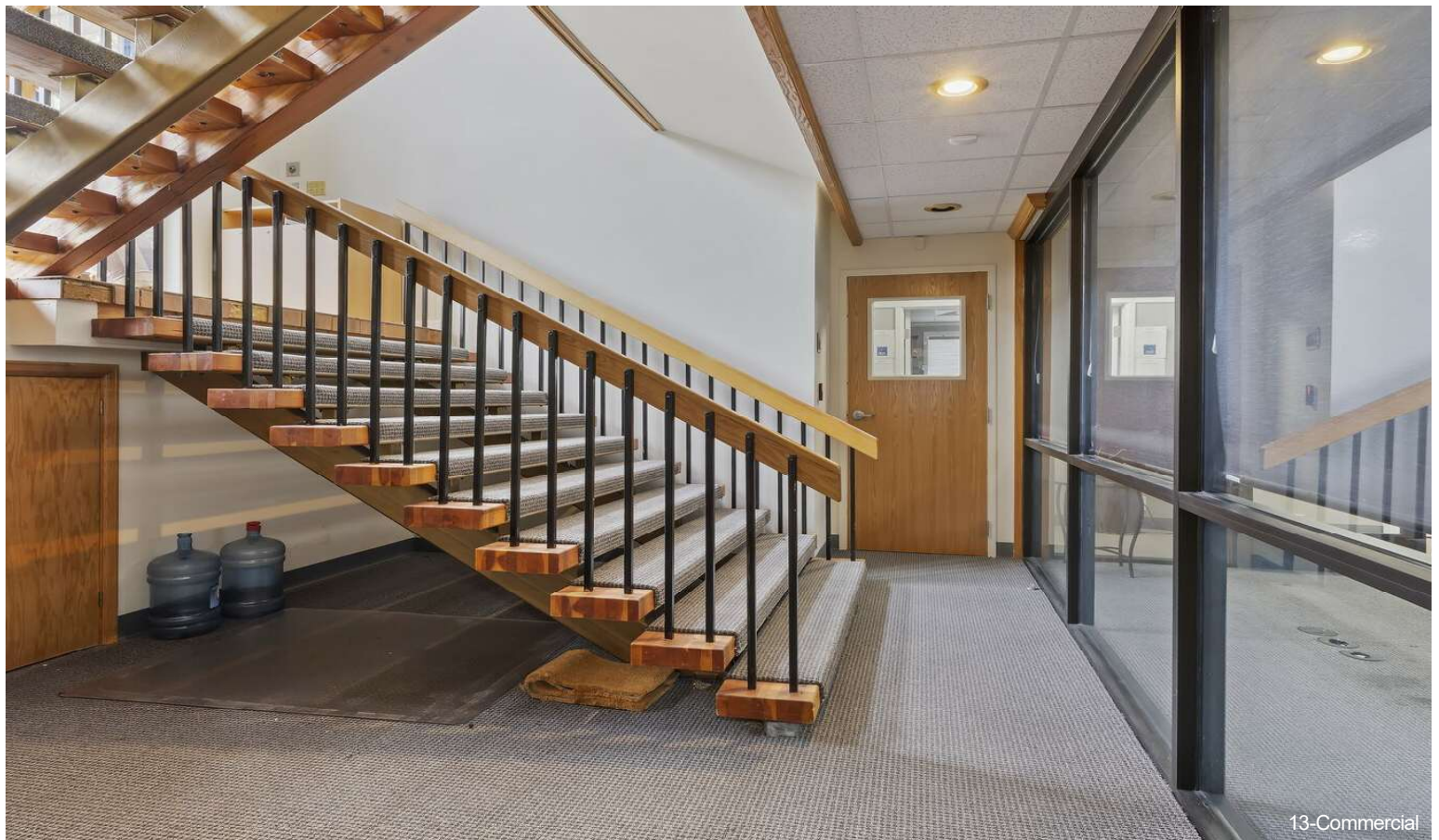


10-Commercial



11-Commercial

# Property Photos



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