

FOR SALE

8541 S Redwood Rd, Suite A

West Jordan, Utah 84088



ASKING PRICE

\$535,000

TOTAL SF

2,355 SF

PRICE / SF

~\$227/SF

BUILDING

3-Story Condo

Ben Turnbow | (801) 274-1200

Property Overview

About This Opportunity

A rare opportunity to acquire a fully tenanted, three-story office condo on West Jordan's high-traffic Redwood Road corridor.

With a mix of month-to-month tenancies and one lease running through January 2027, the property is perfectly positioned for an owner-user ready to phase into occupancy or an investor seeking immediate cash flow with long-term flexibility.

Three independently accessed floors provide versatility for a wide range of professional office uses, from single-tenant occupancy to continued multi-tenant income.



Suite A outlined above

- Three tenants in place — immediate income from day one
- Longest lease through January 2027; MTM leases offer flexibility
- Redwood Road corridor — strong visibility & daily traffic
- Minutes to I-15, Bangerter Hwy & South Valley amenities

Tenancy & Location

Current Rent Roll

FLOOR	STATUS	LEASE TERM
Basement	LEASED	Month-to-Month
Main Floor	LEASED	Month-to-Month
Top Floor	LEASED	January 2027

Longest Lease: January 2027 | **Owner-User Flexibility:** 2 of 3 floors month-to-month



Location Highlights

Redwood Road Corridor — One of the Wasatch Front's highest-traffic arterials

I-15 Access — Quick on-ramp access via 90th South interchange

Bangerter Highway — Minutes from the Bangerter via Redwood Road

Professional Campus — Surrounded by established office, medical & retail uses

On-Site Parking — Ample shared parking within the professional campus