



## CARPENTER BUILDING

331 South Rio Grande, Salt Lake City, UT 84101

### PROPERTY DESCRIPTION:

- Adjacent Parking Stalls Available
- Located Next to all Major Freeways
- Minutes Away from SLC International Airport and University of Utah
- Walking Distance to The Gateway, Pioneer Park, TRAX and Downtown Salt Lake City
- Excellent Urban/Creative Aesthetic: Exposed Brick/Ducting & Original Hardwood Floors
- Suites Offer Open or Bullpen Floor Plans & Tall Ceilings
- Lots of Natural Light in Suites & Common Areas
- ADA Access with Elevator
- Common Area Loading Dock On-Site
- Hundreds of New Apartment Units Under Construction within a 1-Block Radius

### LEASE RATE:

**\$17.00 - 21.00 SF/YR**  
**(FULL SERVICE)**

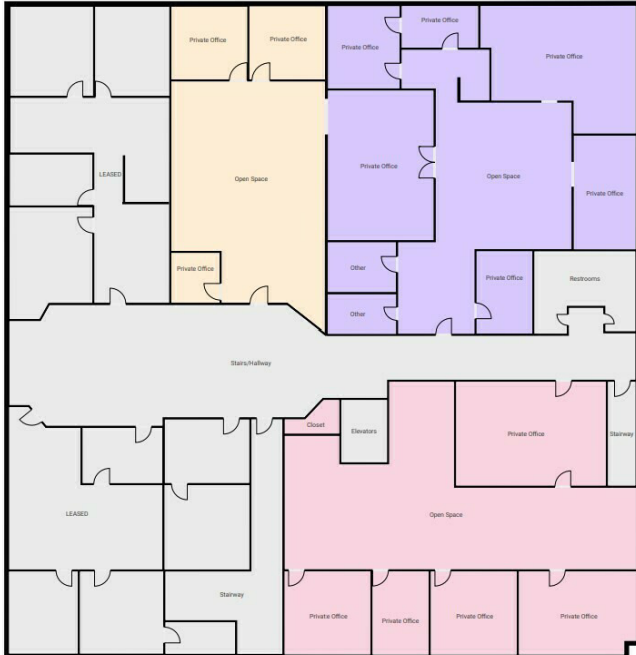
### PROPERTY DETAILS:

**752 - 12,087 SF**

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Second Floor Plan

## SECOND FLOOR

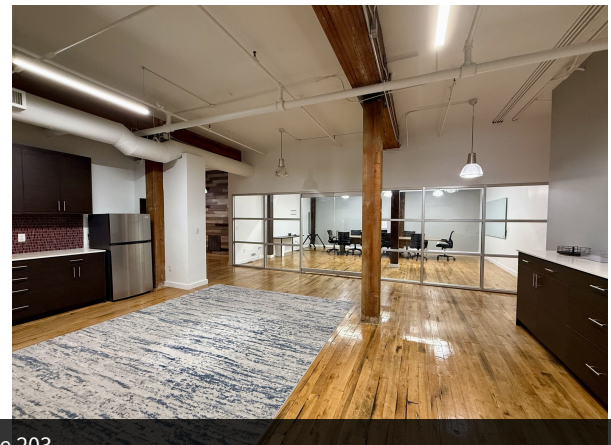
SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite 204	Orange	\$17-21/RSF/YR	1,809 RSF
Suite 203	Purple	\$17-21/RSF/YR	3,358 RSF
Suite 202	Pink	\$17-21/RSF/YR	1,000-3,500 RSF



Suite 204



Suite 203



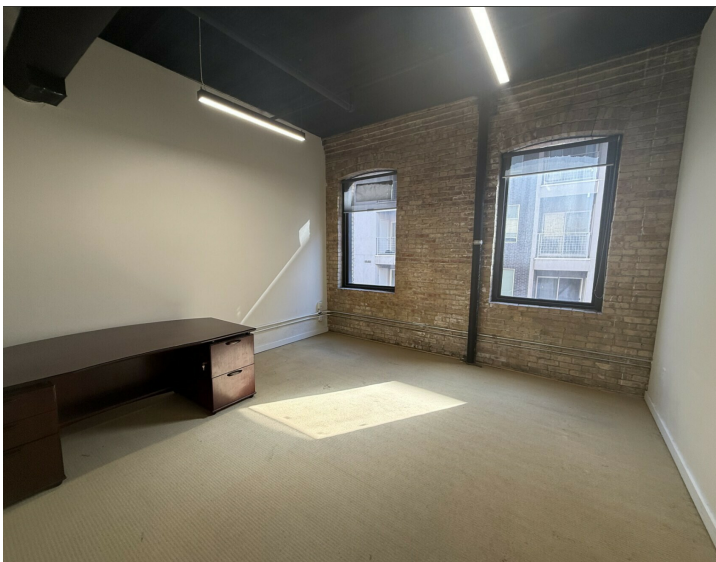
Suite 203



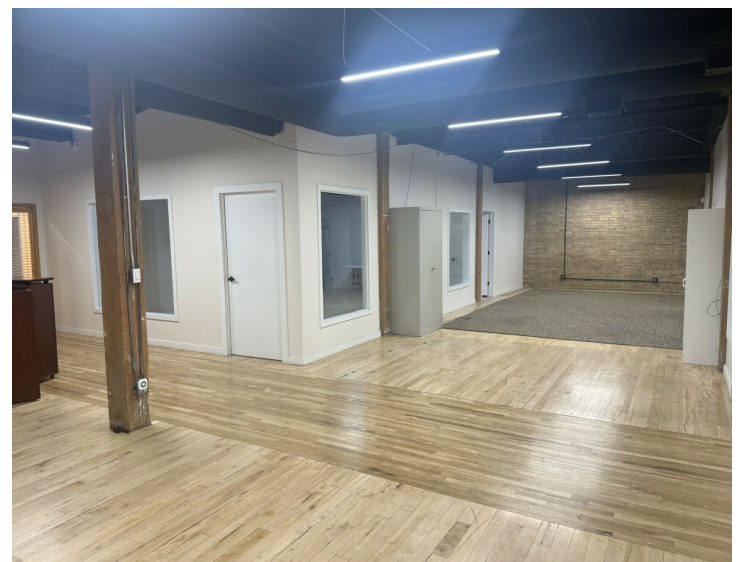
Suite 203



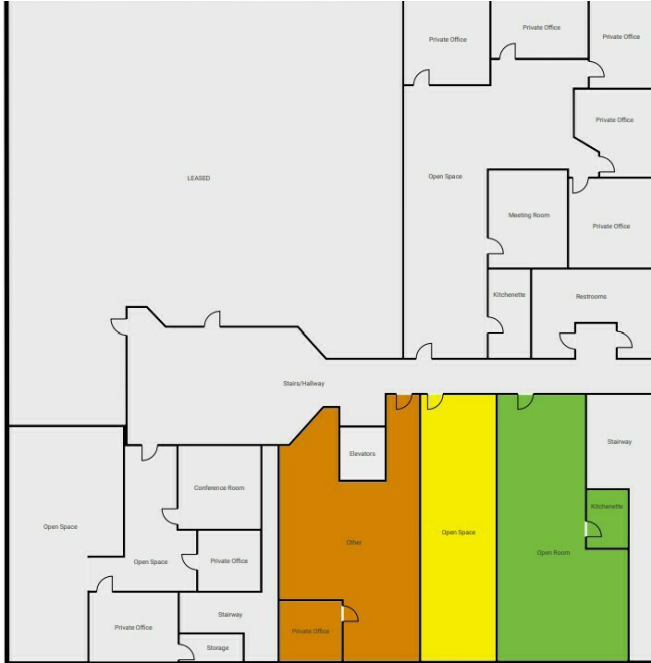
Suite 204



Suite 202



Suite 202



Third Floor Plan



Suite 306

## THIRD FLOOR

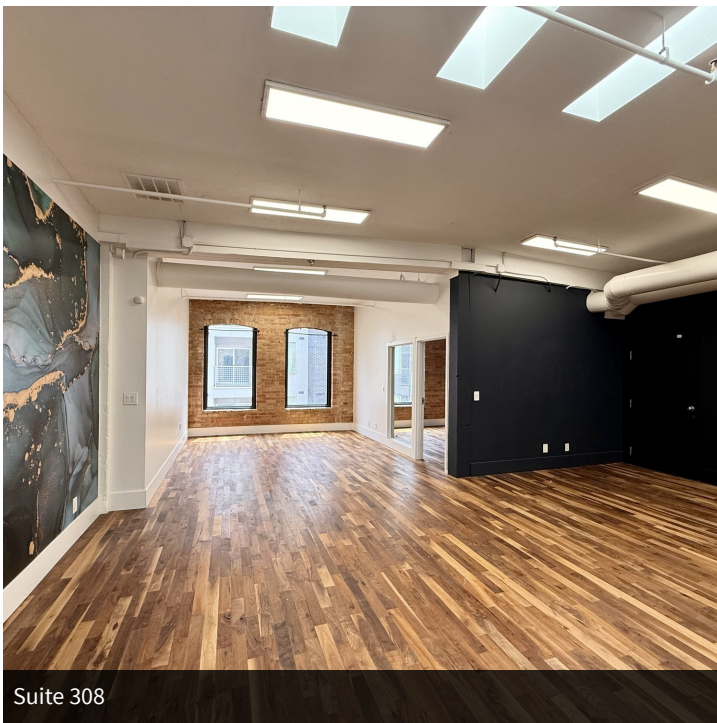
SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite 306	Yellow	\$17-21/RSF/YR	752 RSF
Suite 307	Green	\$17-21/RSF/YR	1,488 RSF
Suite 308	Brown	\$17-21/RSF/YR	1,180 RSF



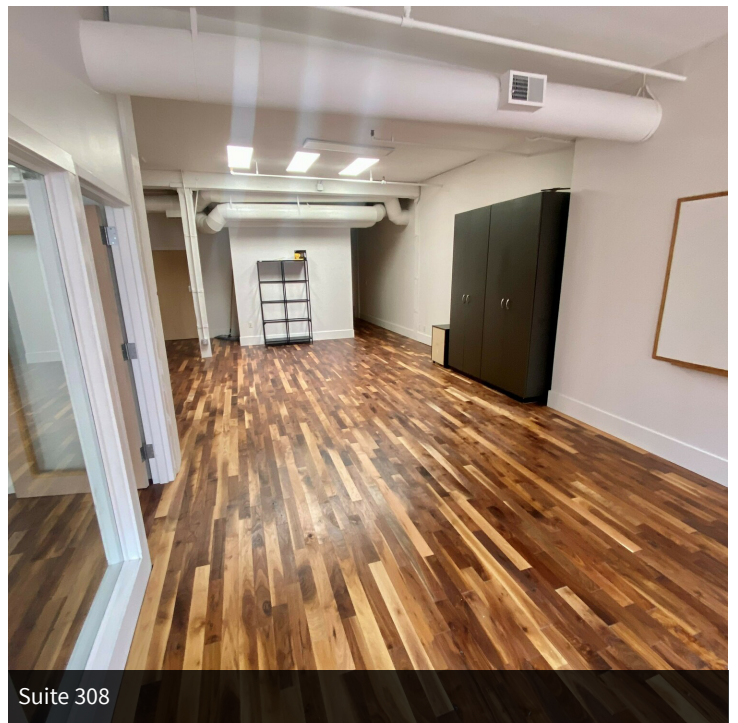
Suite 307



Suite 307



Suite 308



Suite 308

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