



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)

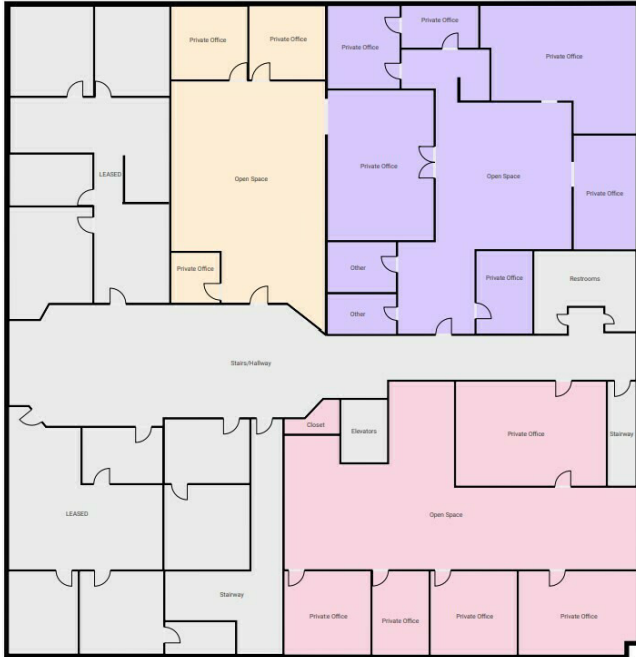
PROPERTY DETAILS:

752 - 12,087 SF

CHRISTIAN PRISKOS, CCIM
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Second Floor Plan

SECOND FLOOR

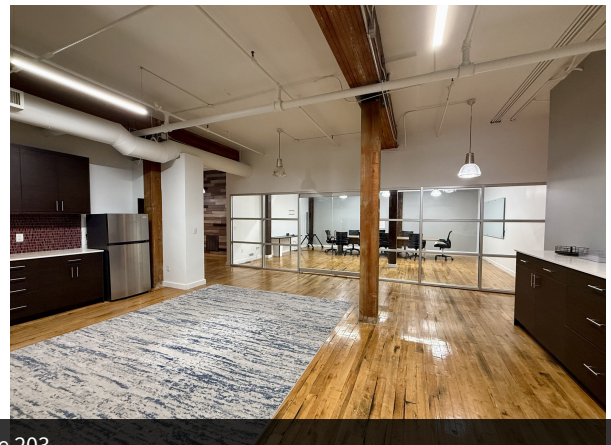
SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite 204	Orange	\$17-21/RSF/YR	1,809 RSF
Suite 203	Purple	\$17-21/RSF/YR	3,358 RSF
Suite 202	Pink	\$17-21/RSF/YR	1,000-3,500 RSF



Suite 204



Suite 203



Suite 203

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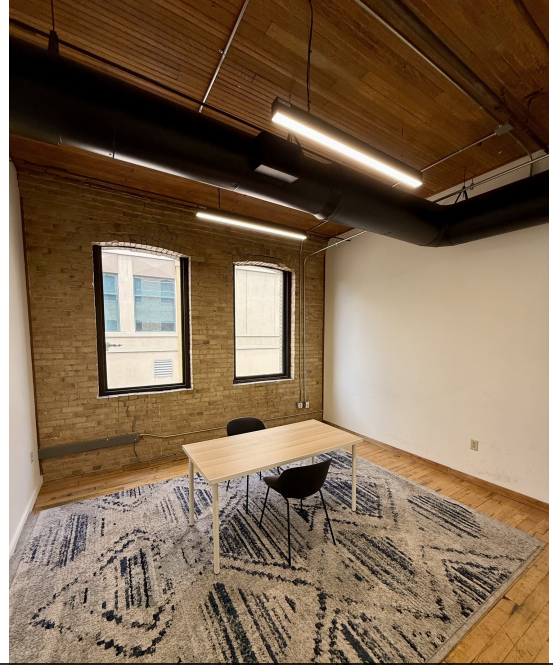
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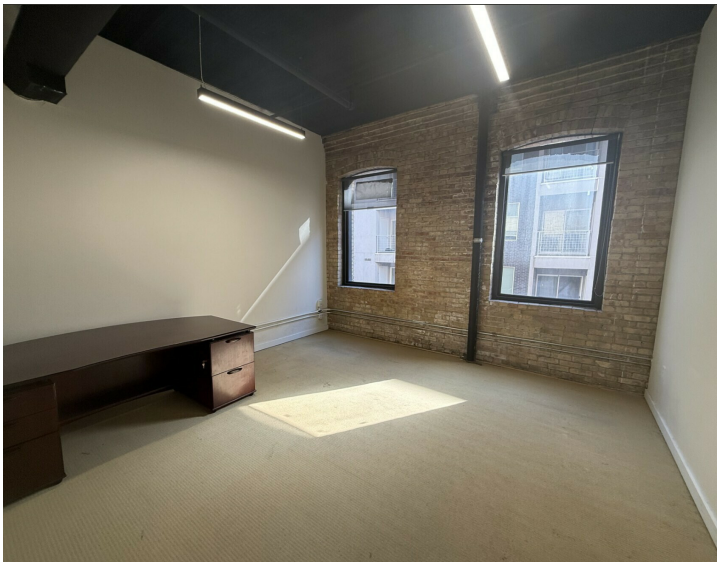
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Suite 203



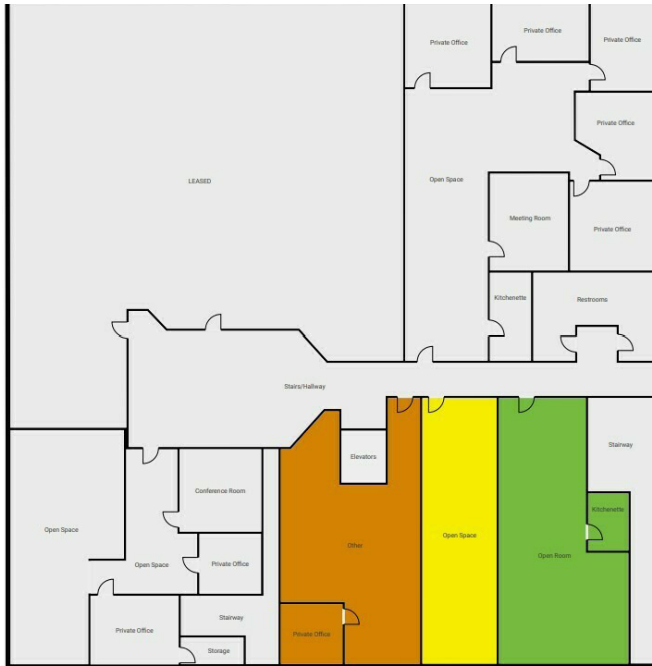
Suite 204



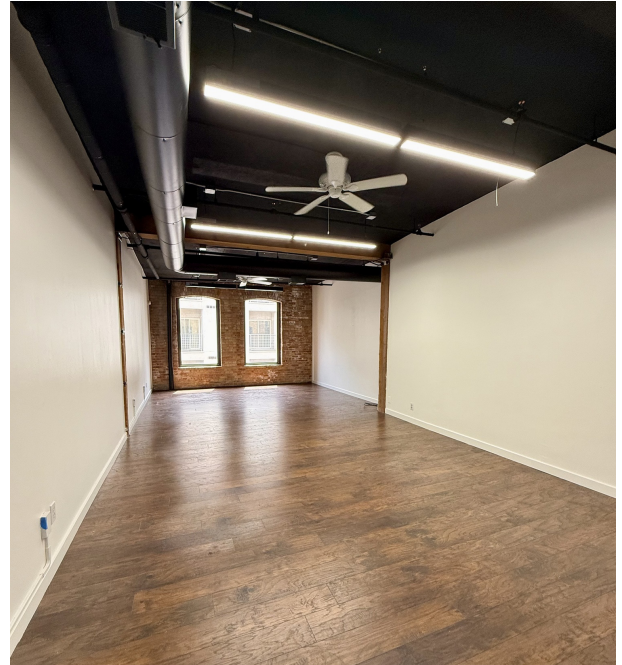
Suite 202



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 307

FOR LEASE



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