



# SOUTH SALT LAKE OFFICE FOR LEASE

2480 SOUTH MAIN STREET, SOUTH SALT LAKE 84115



**RATE REDUCTION! | NEW PAINT AND CARPET**

## PROPERTY INFORMATION

- Salt Lake Office Plaza:
- Suite 102: 904 RSF Main Lvel Office
- Suite 108: 1,354 RSF Main Level Office
- Suite 204: 919 RSF Second Level Office
- Suite 208: 1,354 RSF Second Level Office
- No Elevator Access
- New Paint and Carpet
- Main Street Frontage
- Signage & Ample Parking Available
- Easy Access to I-80 and I-15

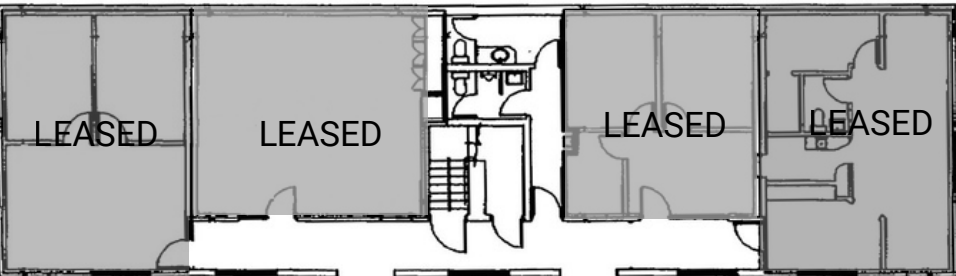
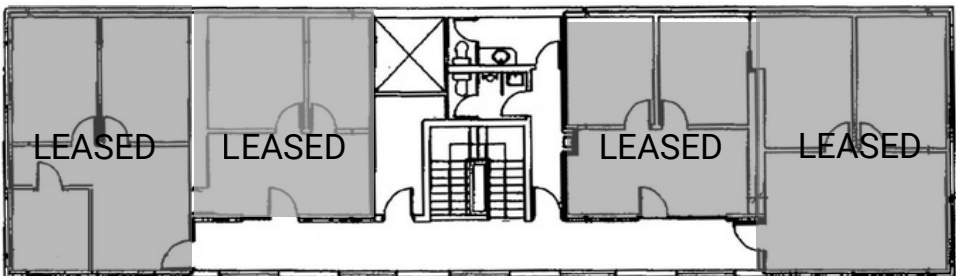
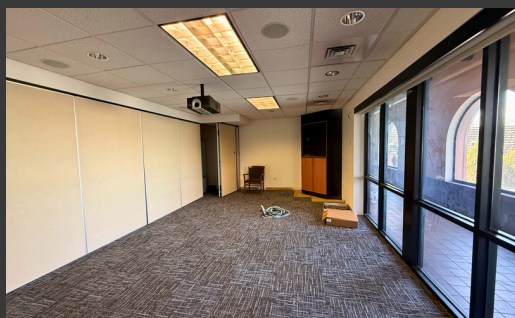
## DEMOGRAPHICS

|                       | 1 Mile   | 3 Mile   | 5 Mile   |
|-----------------------|----------|----------|----------|
| Population            | 14,411   | 132,240  | 374,489  |
| Households            | 5,828    | 52,244   | 145,883  |
| Avg. Household Income | \$44,260 | \$52,047 | \$54,848 |

## TRAFFIC COUNTS

State Street : 34,281 Annual Average Daily Traffic  
 Main Street : 9,102 Annual Average Daily Traffic

**Rate Reduced : \$9.50 - \$10.50/SF YEAR NNN | BELOW MARKET RATES!**



**WEST BUILDING**

**SECOND FLOOR**

Fully Leased

**FIRST FLOOR**

Fully Leased

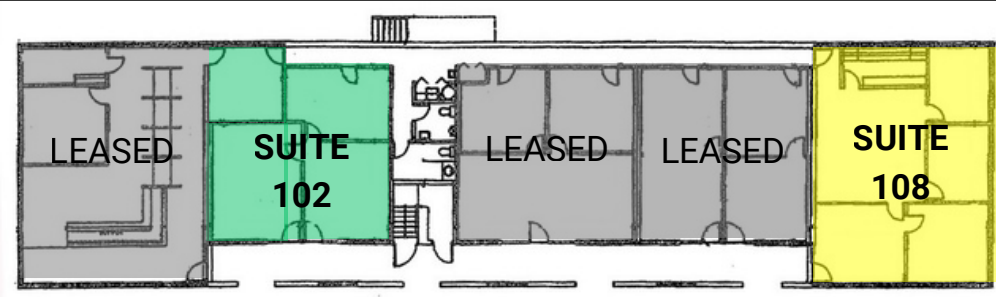
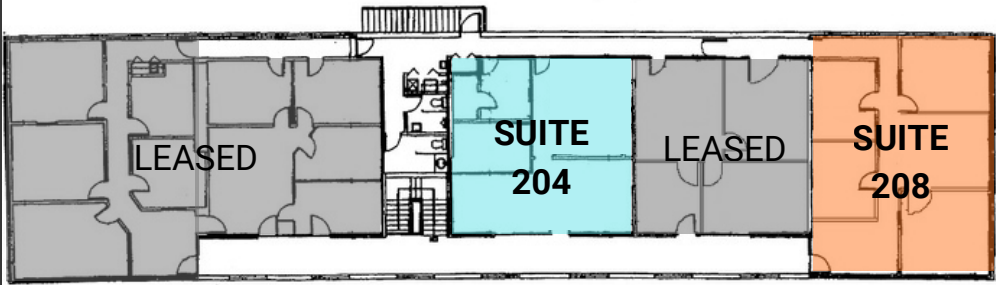
**SOUTH BUILDING**

**SECOND FLOOR**

Suite 204      919 RSF  
Suite 208      1,354 RSF

**FIRST FLOOR**

Suite 102      904 RSF  
Suite 108      1,354 RSF



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.