



FOR LEASE

# FLEX SPACE

3540 SOUTH MAIN STREET  
SOUTH SALT LAKE, UT 84115

## PROPERTY SUMMARY

Newly remodeled 4,780 SF flex space available for lease in South Salt Lake, offering an ideal combination of showroom, office, and warehouse space. The property features a large showroom, private offices, cubicle workspace, sizable warehouse, kitchenette/break room, updated lobby, and a 10' x 12' grade-level door. With 12 dedicated parking stalls, TOD zoning, and convenient access to I-15, I-80, and major transportation routes, this versatile space is well-suited for a variety of commercial, industrial, and service-based businesses.

LEASE PRICE	\$1.10 PSF/MO (NNN)
CAM CHARGES	\$0.35 PSF/MO
TYPE	Newly Remodeled Flex Space
SQUARE FOOTAGE	4,780 SF
PARKING	12 Stalls
DOORS	One 10'x12' GL Door
ZONING	TOD ZONE
FEATURES	Large Show Room Private Offices Sizable Warehouse Kitchenette/Break Room Cubicle Space Close Proximity to Interstates



Image Digitally Enhanced



# FLOOR PLAN



# PROPERTY PHOTOS



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