

OFFERING MEMORANDUM

2100 SOUTH PLAZA

140 W 2100 S,
SALT LAKE CITY, UT



JONAH HORNSBY
CCIM
JONAH@ACRESUTAH.COM
801.580.4945

AUSTIN RUSSELL
REAL ESTATE | LAW
AUSTIN@JAUSTINRUSSELL.COM
801.647.1033



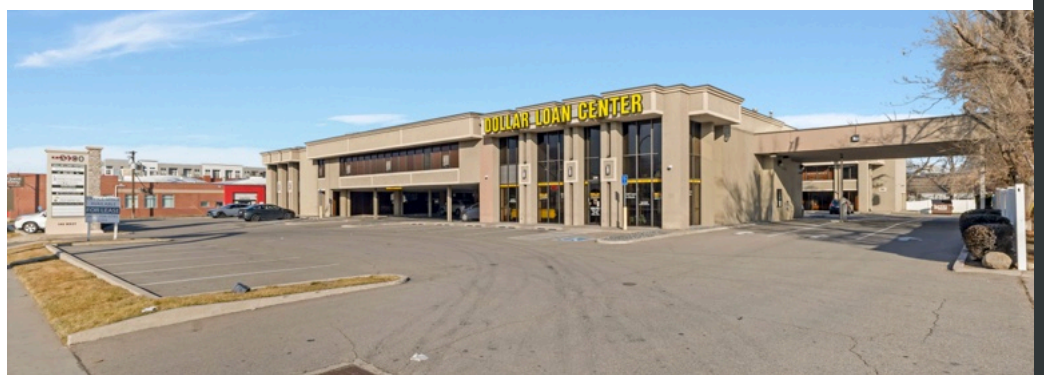
ALIGN
COMPLETE REAL ESTATE SERVICES

2100SOUTHPLAZA.COM

THE OFFERING

Align Real Estate and Wasatch Valley Real Estate are pleased to present 2100 South Plaza. This two story office building provides exceptional cash-flow, with plenty of upside and future development potential, in the heart of Salt Lake City's dynamic 2100 South commercial corridor.

PROPERTY ADDRESS	140 W 2100 S, Salt Lake City
BUILDING SIZE	31,331 SF
LOT SIZE	55,774 SF / 1.28 Acre
PARCEL NUMBER	15-13-480-018
ZONING	MU5
PARKING	60 STALLS
ASKING PRICE	\$6,500,000.00 (+/- \$207.00/ SF)
CAP RATE	3.6%



FINANCIAL SUMMARY & PROFORMA ANALYSIS

INCOME	CURRENT (2026)	PRO FORMA (MARKET)
Gross Rent	\$371,560	\$514,556
Effective Gross Income	\$371,560	\$514,556

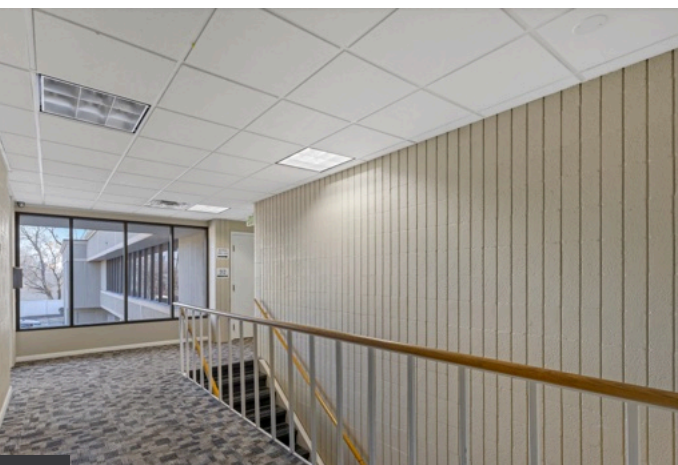
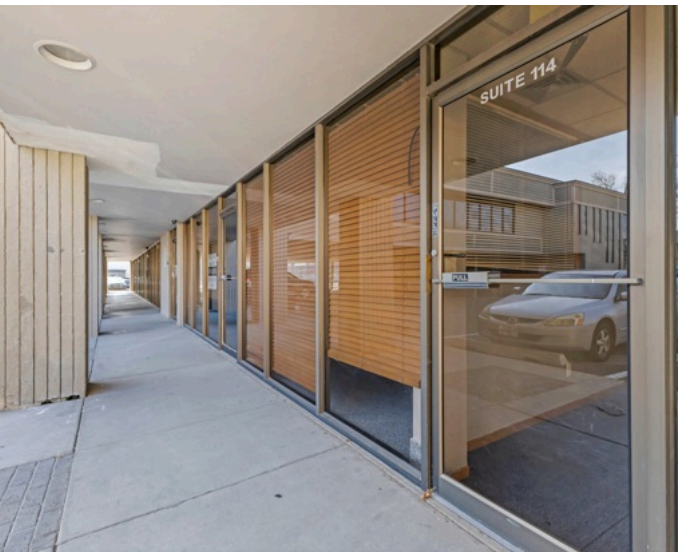
OPERATING EXPENSES	CURRENT (2026)	PRO FORMA (MARKET)
Management Fee (4%)	\$18,000	\$18,000
Repairs & Maintenance	\$24,528	\$24,528
Utilities	\$63,156	\$63,156
Janitorial	\$13,740	\$13,740
Parking Lot Maintenance	\$17,136	\$17,136
Total Operating Expenses	\$136,560	\$136,560

NET OPERATING INCOME	\$235,000	\$377,996
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KEY INVESTMENT METRICS		
Cap Rate	3.6%	5.8%
Operating Expense Ratio	36%	26%
NOI per SF	\$7.50	\$12.06



PROPERTY PHOTOS

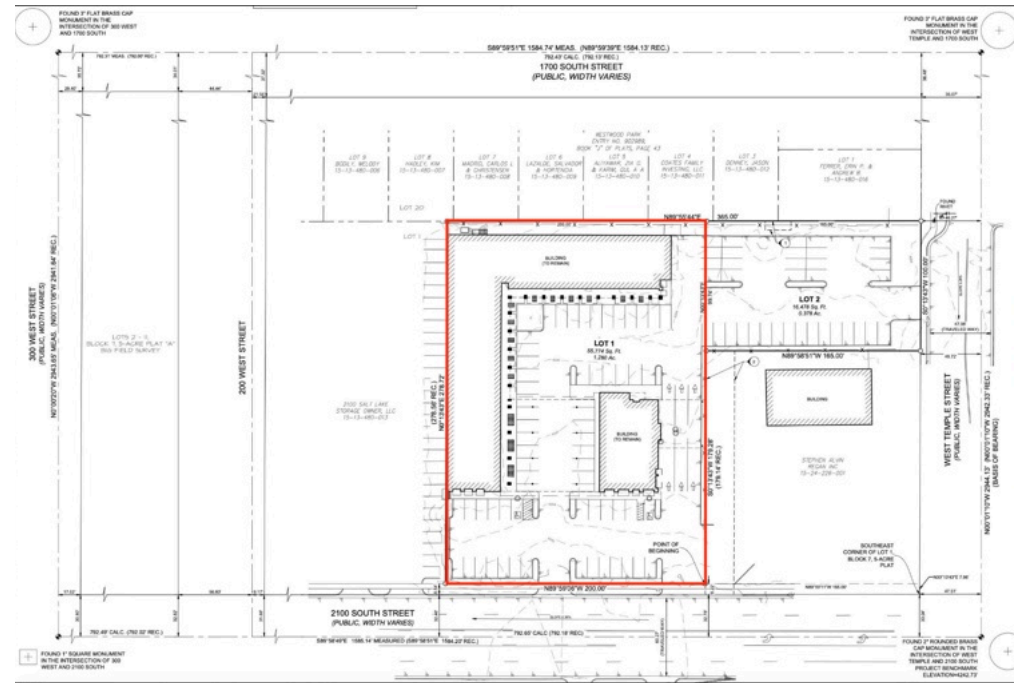


PROPERTY LOCATION

2100 South Plaza is located in the heart of downtown Salt Lake City, along the 2100 South Commercial Corridor. The property lies on the border of South Salt Lake, between both the Liberty Wells and Ballpark Neighborhoods. The area is one of the fastest growing in the city, with nearly 2,000 new residential units constructed since 2020.

Transportation & Accessibility: Central Pointe Trax Station sits directly across from the property, and is the only station in the city served by all three rail lines, as well as the S-Line streetcar, thereby providing complete connectivity to the rest of the city.

Local Traffic: The area sees some of the highest levels of both pedestrian and automotive traffic in the city, with between 28,000 - 30,000 vehicles, and over 2,000 pedestrians passing by the property each day



AERIAL



Gateway

Central City

Granary District

I-15

Ballpark

State Street

SITE

Liberty Wells

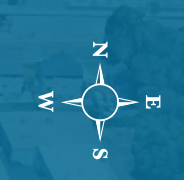
South Salt Lake

300 West

Central Pointe Trax

I 80

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