



OFFICE BUILDING FOR LEASE & SALE

1574 WEST 1700 SOUTH - SALT LAKE CITY, UT

1574 W 1700 S, Salt Lake City, UT 84104



Property Description

Freestanding, 9,740 SF two-story office building located on 0.75 acres in West Central, Salt Lake submarket. Two levels including 11-13 offices, multiple open areas/bullpen spaces, classroom spaces, kitchen area, and 2 sets of rest rooms (one set multiple stalls), and ample parking provide flexibility for multiple uses. The property offers in-place income with flexibility and upside potential, making it ideal for both investors seeking value-add repositioning and owner-users looking for future occupancy. The existing tenant's short-term lease, and willingness to sign longer, provides flexibility for future use, including owner-occupancy, lease restructuring, or rent repositioning to market rates. Information provided as a courtesy. Buyer to verify.

Property Highlights

- Lower Level - For Lease
- Perfect for Many Uses
- Freestanding Building on 0,75 Acres

Lease Summary

Lease Rate	\$17.00 SF/YR
Lease Type	Modified Gross
Parking Ratio	3.08/1000 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,656	33,114	128,637
Total Population	9,293	84,446	314,559
Average HH Income	\$79,985	\$77,897	\$92,338

CHRISTIE DAUGHERTY, CCIM

Associate Broker/Partner

702.400.1022

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Building Name	1574 West 1700 South - Salt Lake City, UT
Property Type	Retail/Office/Special Use
Property Subtype	Daycare/ Day Program/ Community/Education/Office
APN	15-15-258-014
Building Size	9,740 SF
Lot Size	0.75 Acres
Building Class	B
Year Built	1984
Number of Floors	2
Available Space for Lease	4,870 SF

4,870 SF of office/classroom/multi-use space, located in freestanding, 9,740 SF two-story office building on 0.75 acres. Perfect for Day Programs, Daycare, Community Center, Education, or O Lower level including offices, multiple open areas/bullpen spaces, clas Space available is the Lower Level -Available Now. Property is available for sale. Contact Christie Daugherty for informatio 400-1022. Information provided as a courtesy. Buyer to verify.



- Freestanding Building on 0,75 Acres
- Direct Exposure on 1700 South - SLC
- Located Next to the University of Utah Hartland Partnership Center
- BP Zoned - Flexible Uses
- 11-13 Office Spaces
- Multiple Open Area / Bullpen Spaces
- Classroom Spaces
- Kitchen/Lunchroom
- Two (2) sets of Restrooms - 1 with Multiple Stalls
- Ample Parking

CHRISTIE DAUGHERTY, CCIM

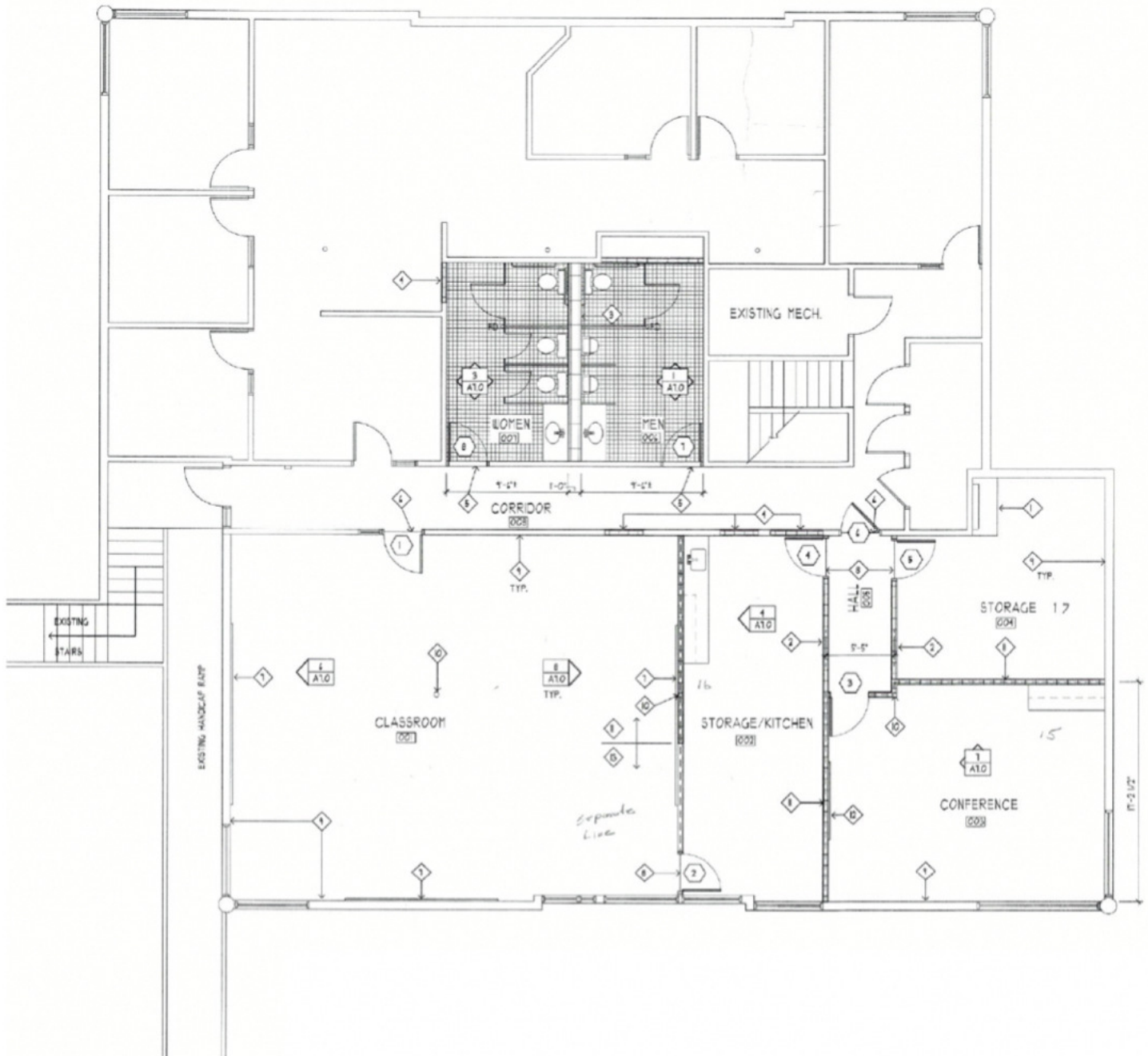
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LOWER LEVEL



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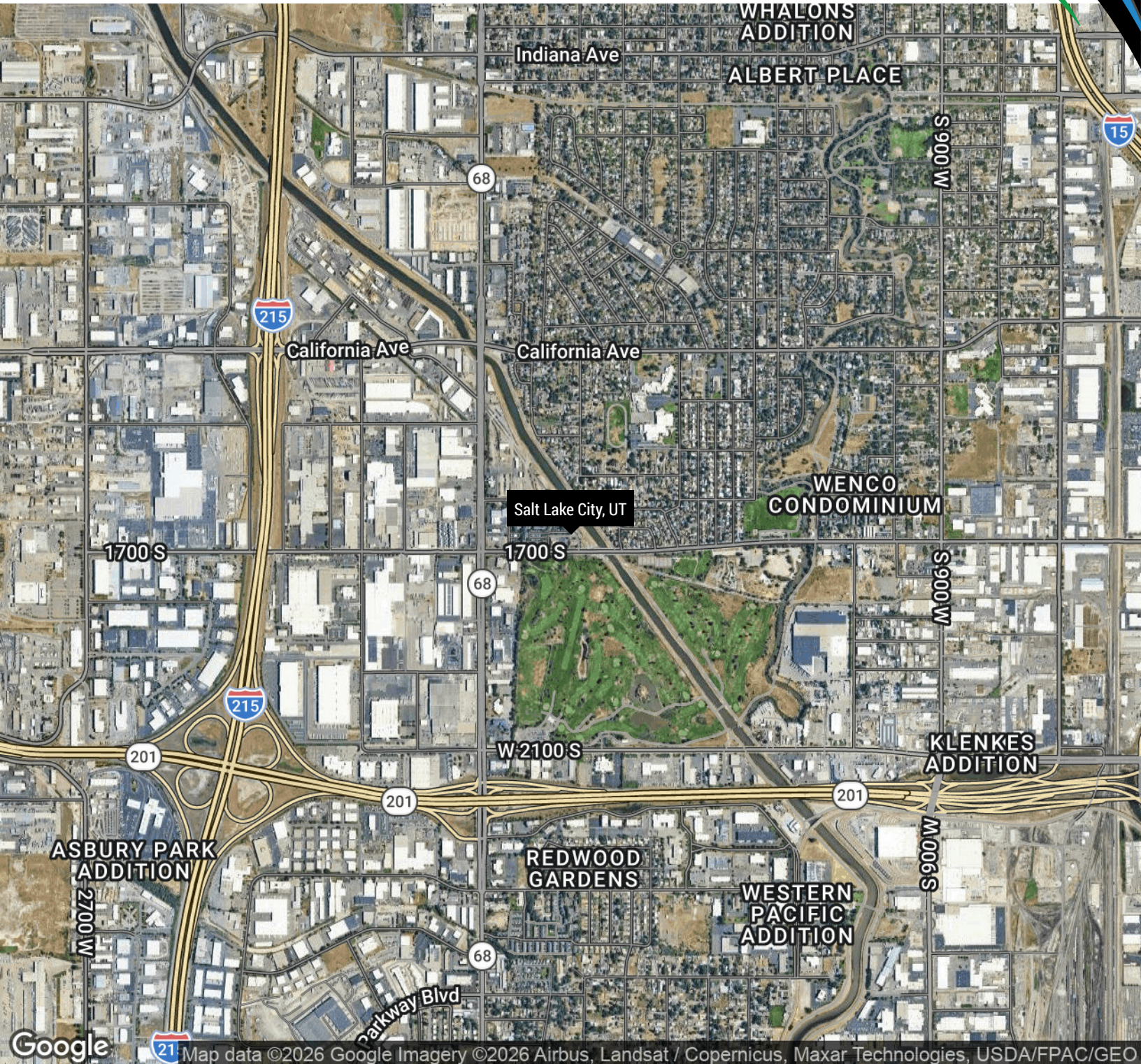




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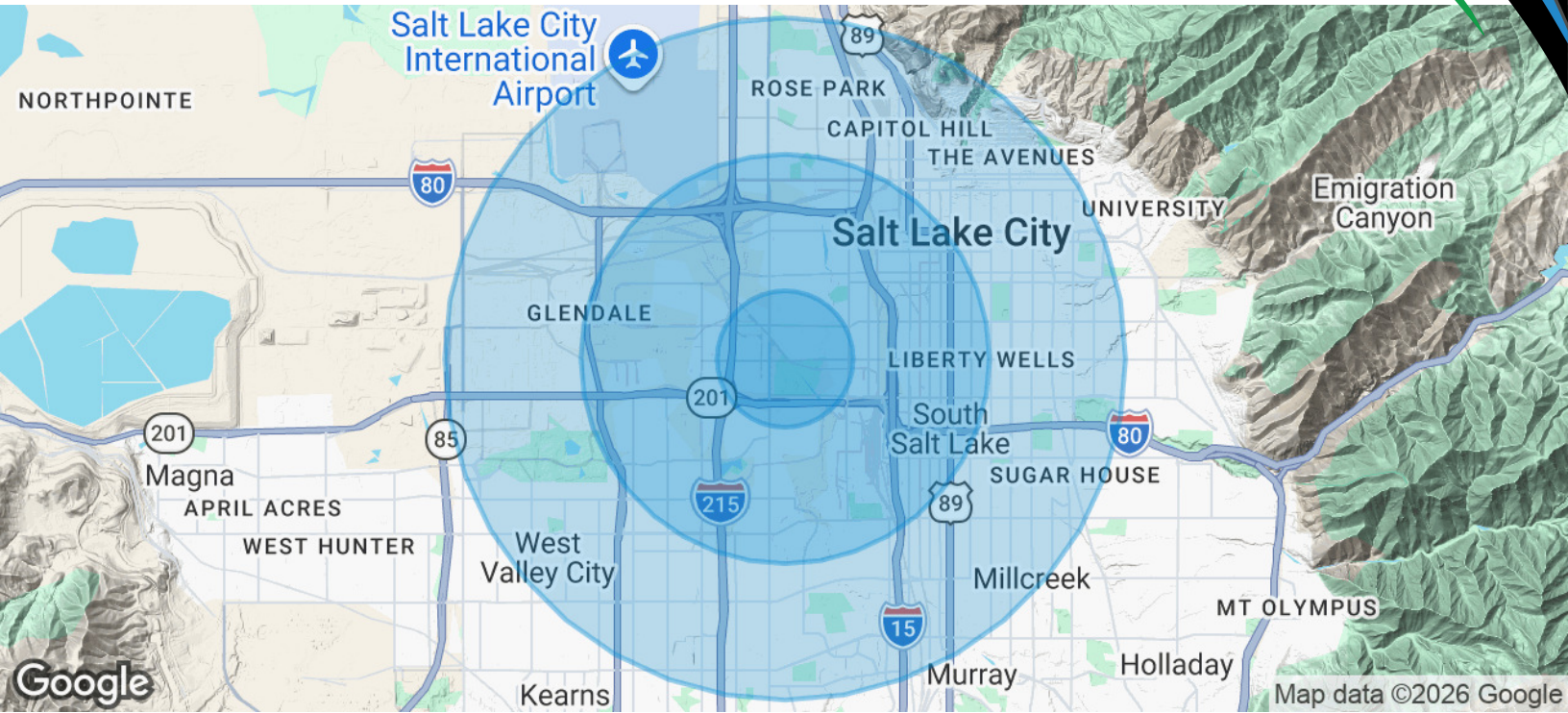




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Population

	1 Mile	3 Miles	5 Miles
Total Population	9,293	84,446	314,559
Average Age	29.1	32.3	32.8
Average Age (Male)	28.1	32.5	32.5
Average Age (Female)	30.2	33.5	33.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,656	33,114	128,637
# of Persons per HH	3.5	2.6	2.4
Average HH Income	\$79,985	\$77,897	\$92,338
Average House Value	\$360,196	\$312,488	\$432,829

2023 American Community Survey (ACS)

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