

3269 S MAIN ST

South Salt Lake, UT 84115



Investment Realty
ADVISORS

ALLISON LARSEN

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ELLIOT ABEL

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1,200 SF of Office Space Available

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Position your business for success in this exceptionally well-maintained professional building. Located near the high-traffic corner of 3300 South and Main Street, this property offers a premium commercial presence with competitive pricing that is tough to beat for the area. Unit 285 provides a clean, functional, and highly efficient 1,200-square-foot layout on the second floor, perfectly suited for growing professional services, corporate branch offices, or local businesses looking to elevate their workspace.

Available Units: Unit 285 [1,200 SF | \$1,600.00/Month NNN]

UNIT HIGHLIGHTS

- **Efficient 4-Room Layout:** Includes two private offices, a large professional boardroom ideal for team meetings or client presentations, and a dedicated storage room.
- **Turnkey Ready:** Available for immediate occupancy to ensure a seamless transition for your business.
- **Flexible Long-Term Options:** A 3-to-10-year lease term is desired, offering stability for your business growth.

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (Full Service)
Lease Type:	NNN
Available Units:	1
Unit SF:	1,200 SF
Building Size:	23,346 SF
Lot Size:	1.15 Acres

Parking Ratio:	4/1,000
ADA Parking Stalls:	3
Total Parking Stalls:	88
AADT:	37328

Lease Term:	2-10+
Available Date:	Now

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ADDITIONAL PHOTOS



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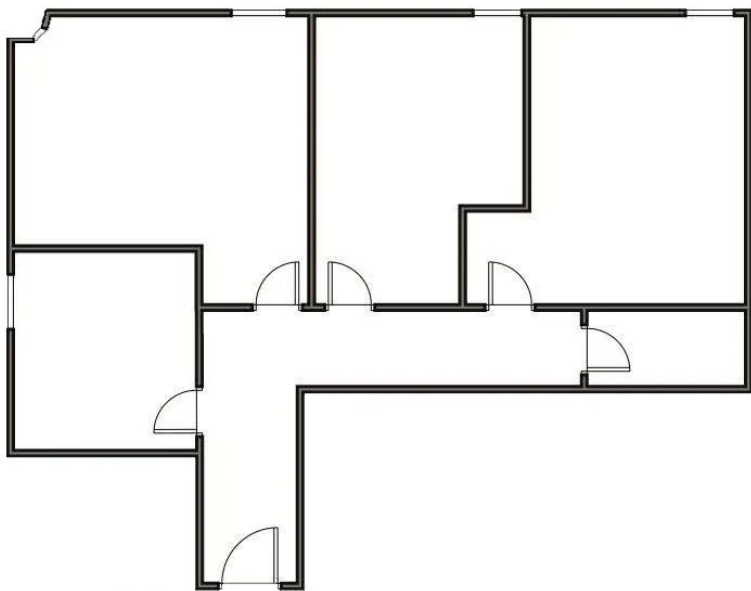
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UNIT 285 PHOTOS



3269 S Main St - Unit 285

1,200 SqFt



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LOCATION MAP



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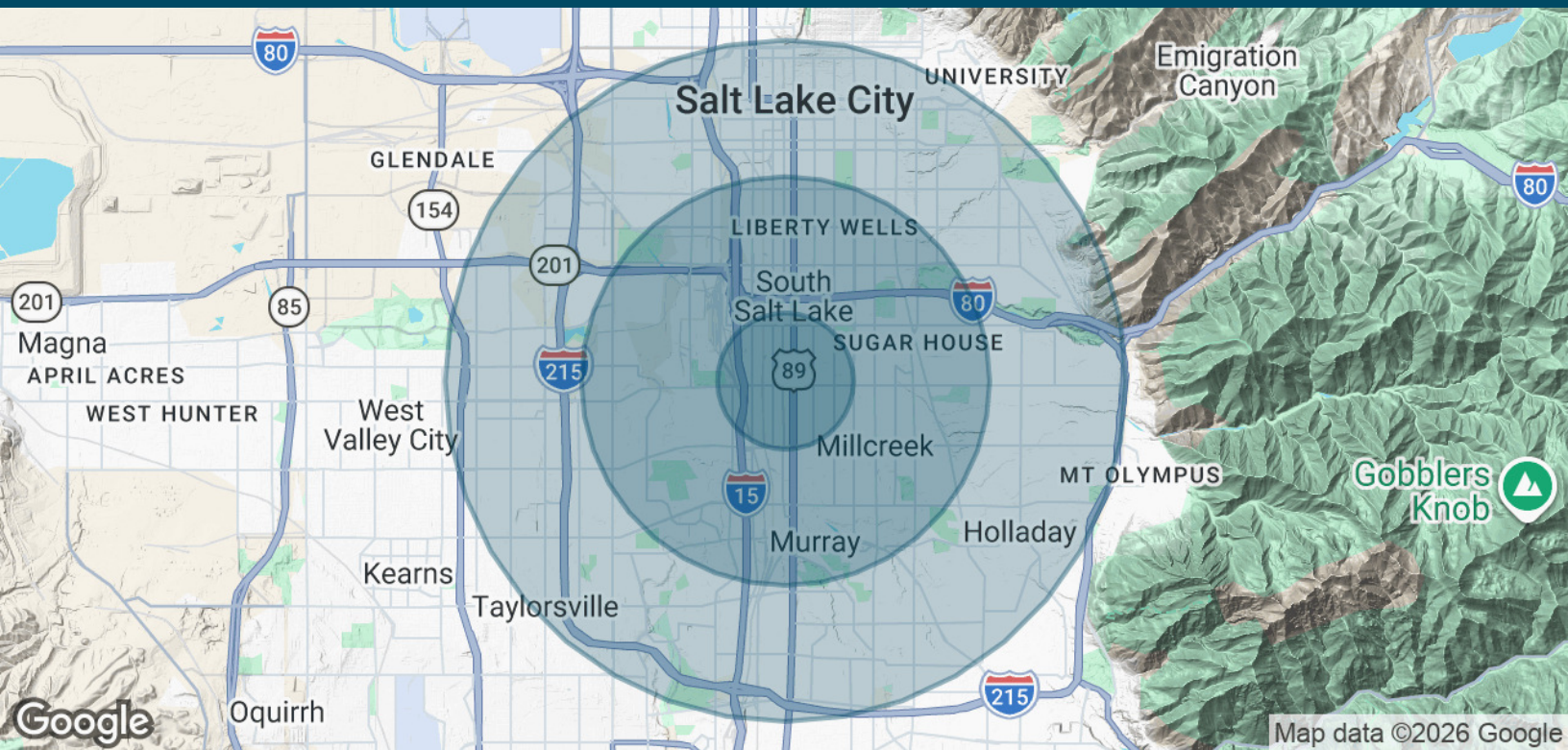
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,605	125,789	374,021
Average Age	29.6	32.4	32.3
Average Age (Male)	29.5	32.1	31.7
Average Age (Female)	28.7	32.7	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,838	50,632	148,927
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$40,482	\$51,977	\$58,135
Average House Value	\$178,153	\$226,785	\$255,088

2020 American Community Survey (ACS)

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