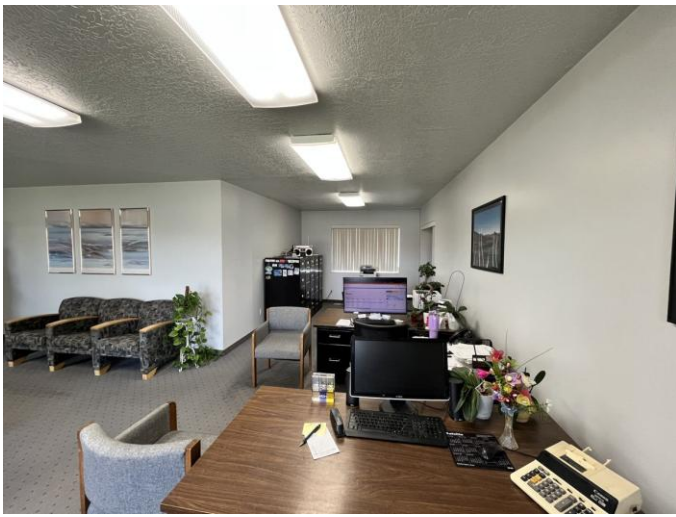




Size	1,800 SF
Base Rent	\$2,100 / Month
Lease Type	Modified Gross — Tenant Pays Utilities
Term	Negotiable — 1 to 3 Years
Occupancy	Immediate
Parking	On-Site + Oversized 2-Car Garage (~459 SF)

HIGHLIGHTS

- 7 private rooms
- 2 full bathrooms
- Wide central hall — excellent flow for multi-room operations
- Single-story, ADA-adaptable layout
- Oversized 2-car garage (~459 SF) included
- Easy I-215 access — central West Valley City location



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801.367.3406 | email@pdtmgt.com

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