



OFFICE BUILDING FOR SALE

1574 WEST 1700 SOUTH - SALT LAKE CITY, UT

1574 W 1700 S, Salt Lake City, UT 84104



## Property Description

Price reduced for quick sale! 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.

## Offering Summary

|               |                |
|---------------|----------------|
| Sale Price    | \$1,895,000.00 |
| Building SF   | 9,740 SF       |
| Parking Ratio | 3.08/1,000-    |

| 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 |

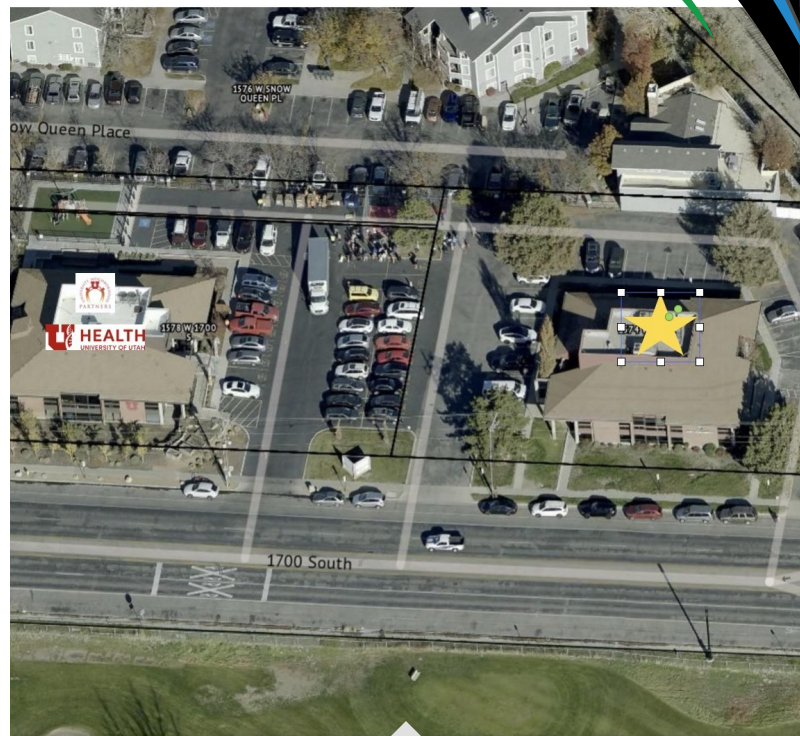
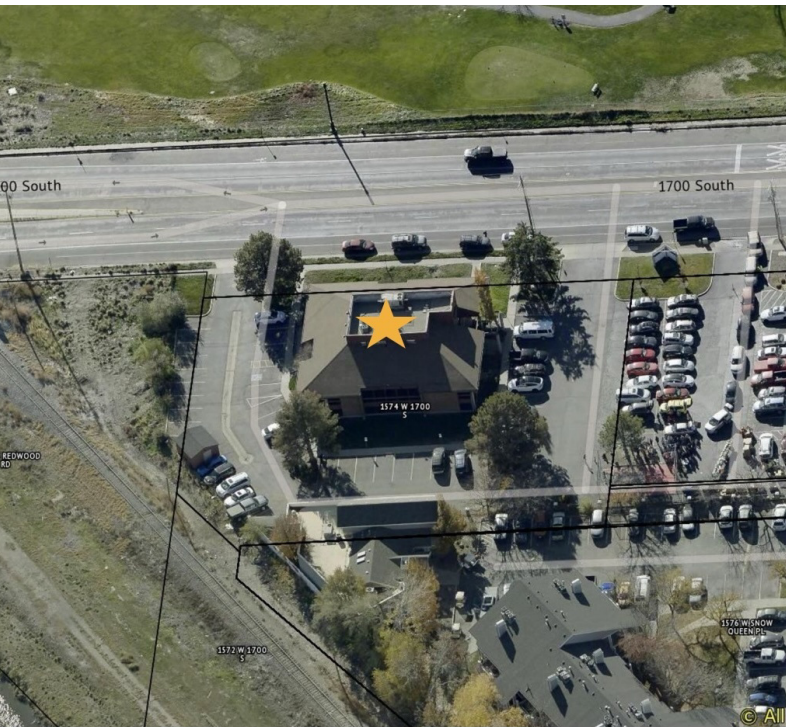
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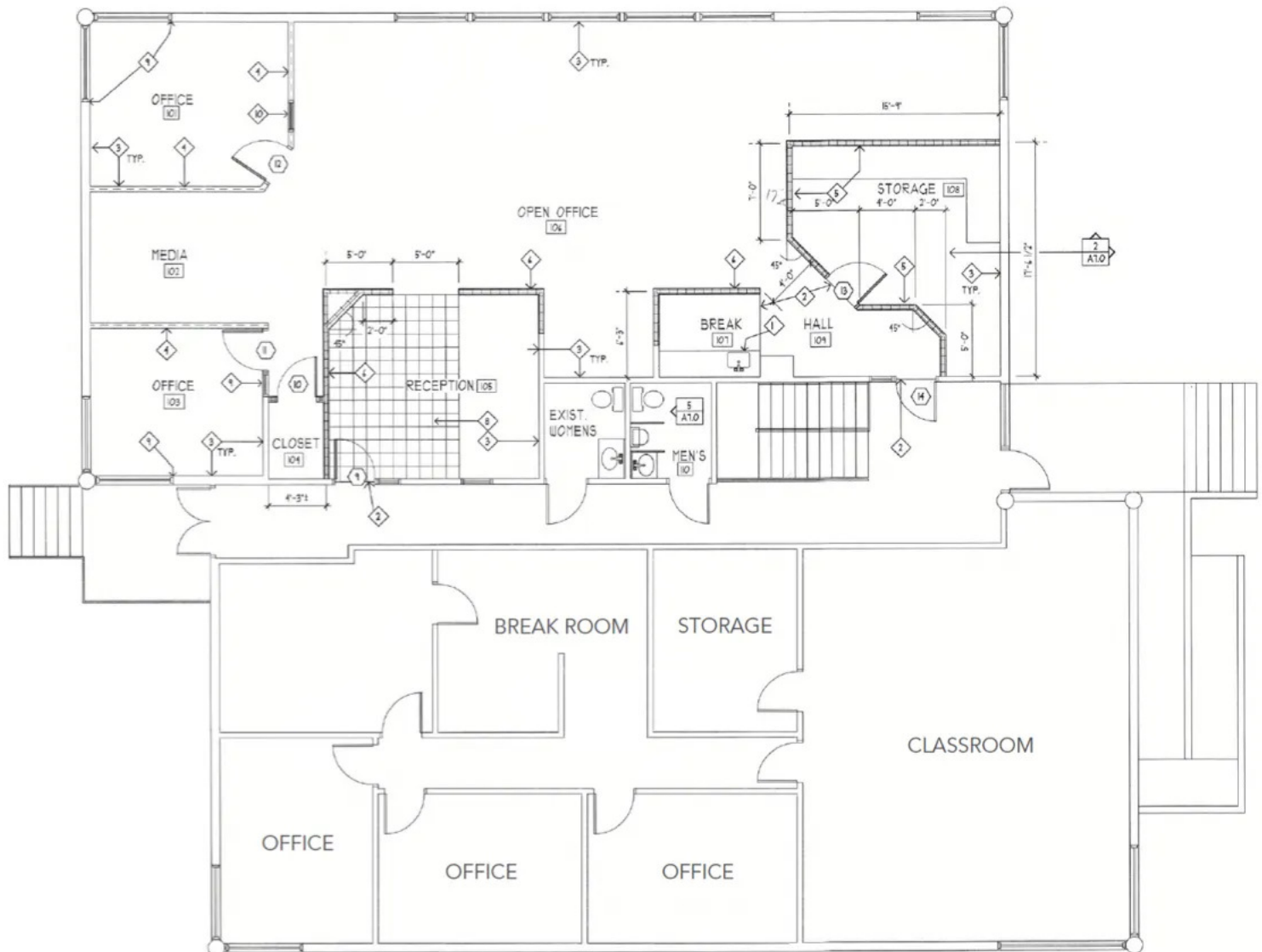


|                    |                                           |
|--------------------|-------------------------------------------|
| Building Name      | 1574 West 1700 South - Salt Lake City, UT |
| Property Type      | Office                                    |
| Property Subtype   | Office Building                           |
| 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                                         |
| Average Floor Size | 4,870 SF                                  |

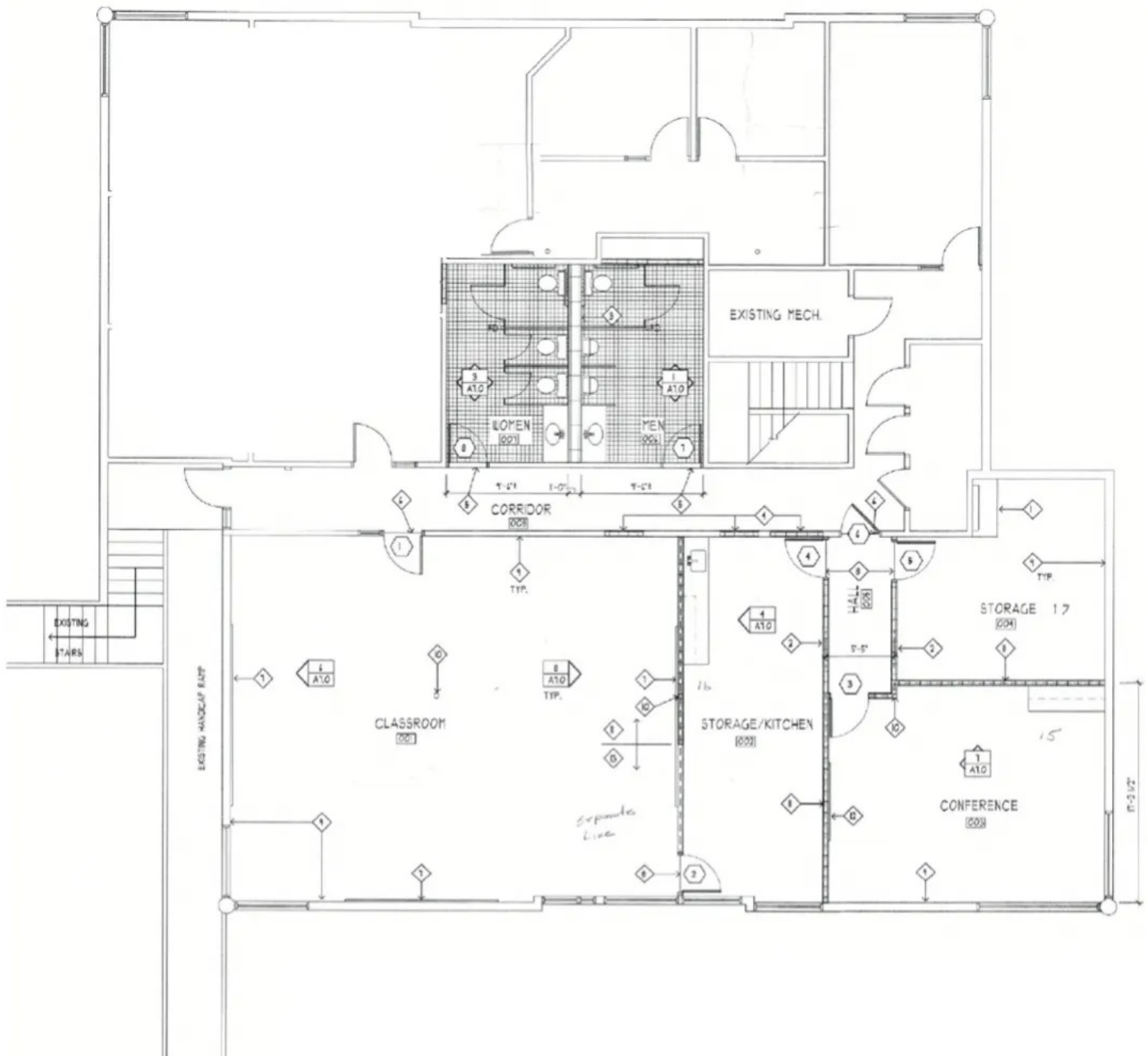
- Freestanding Building on 0,75 Acres
- Direct Exposure on 1700 South - SLC
- Located Next to the University of Utah Hartland Partnership Center
- BP Zoned - Flexible Uses
- 11-13 Office Spaces
- Multiple Open Area / Bullpen Spaces
- Classroom Spaces
- Kitchen/Lunchroom
- Two (2) sets of Restrooms -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



# MAIN LEVEL



## LOWER LEVEL







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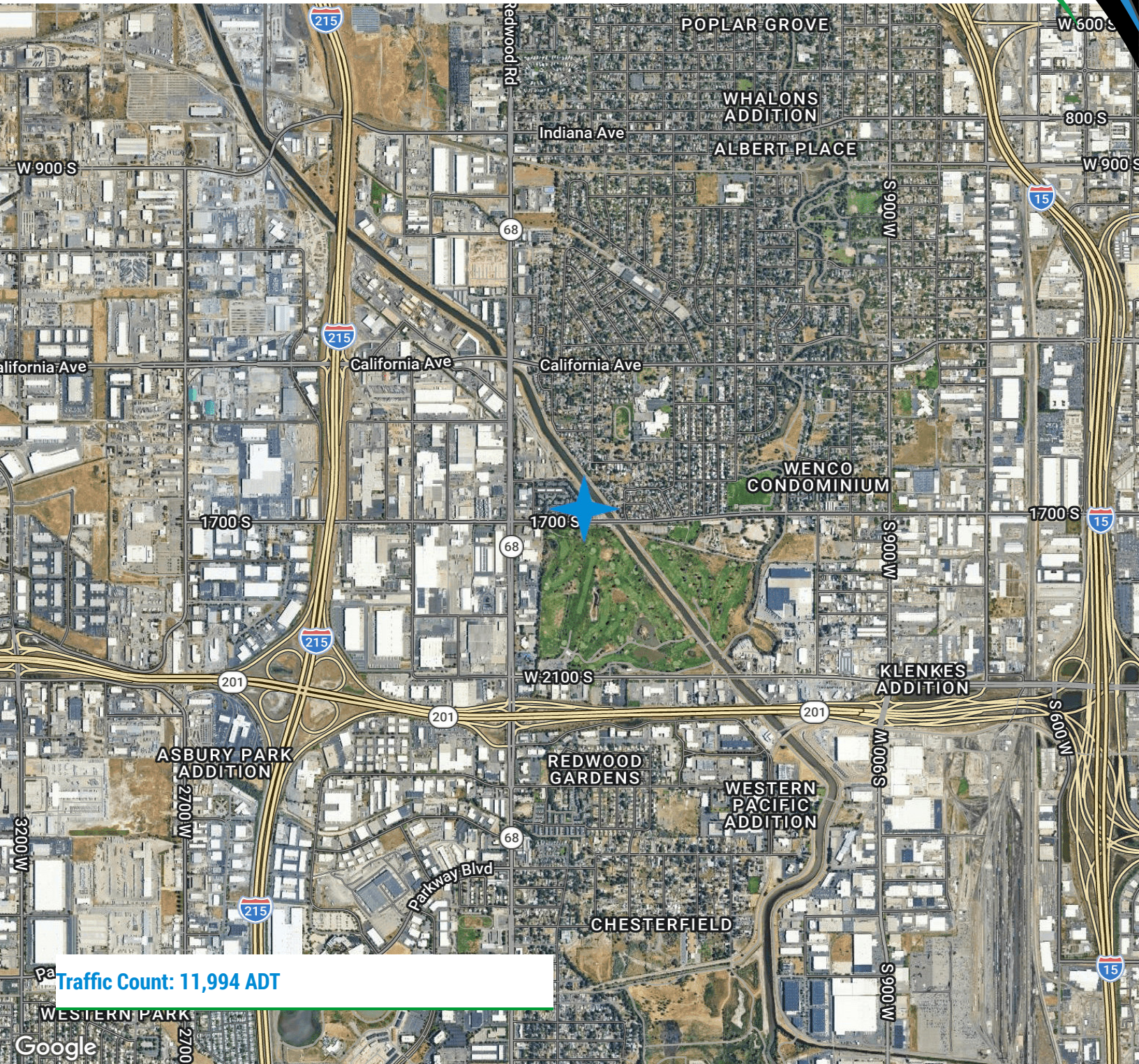




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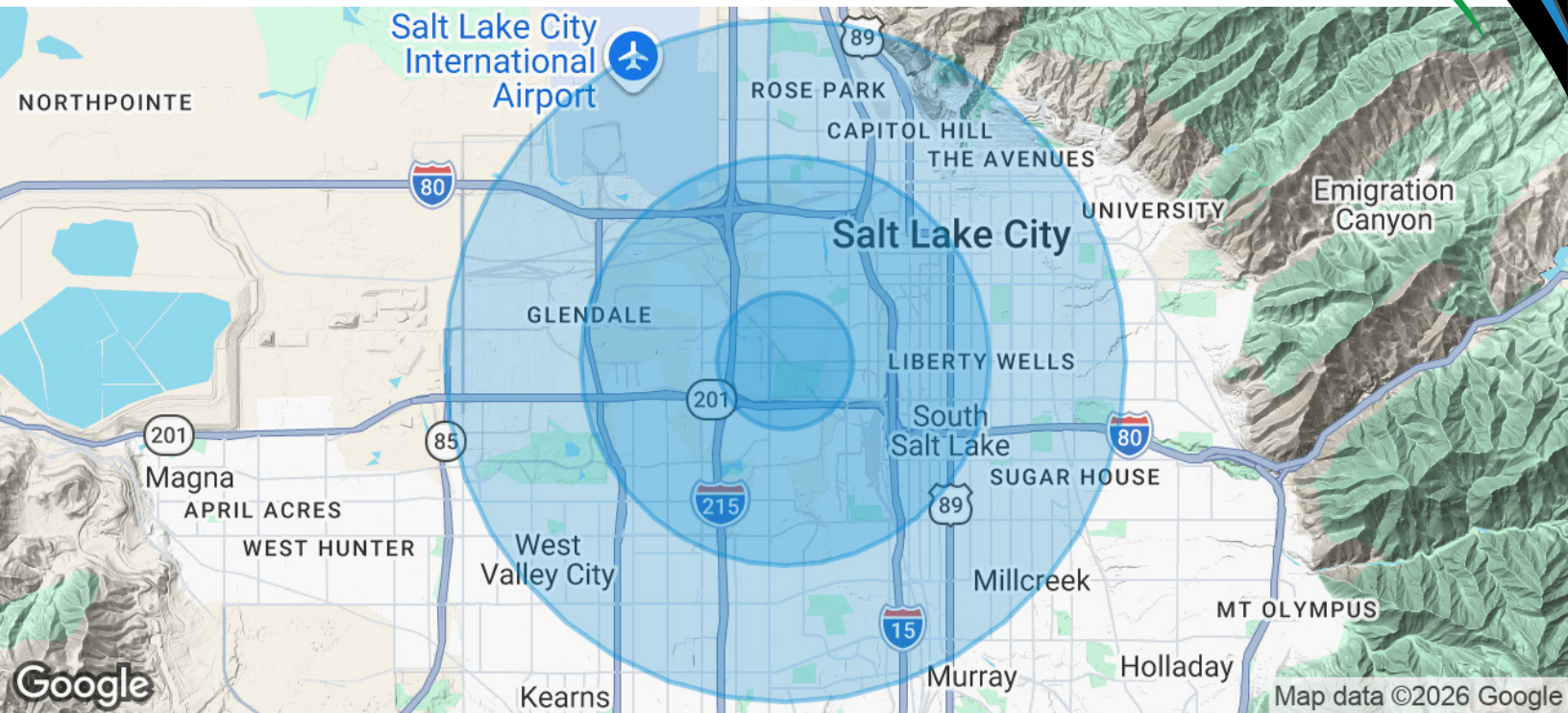




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### Population

|                      | 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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