

FOR SALE

GARDNER PROFESSIONAL BUILDING |
OFFICE CONDO



PROPERTY DETAILS

Washington Terrace, 5875 S. Adams Ave.
(Gardner Professional Building)

Details:

- Office condo for sale
- Purchase Price: \$2,051,000.00 (\$190psf)
- Size: 10,795 SF
- Power: 200A
- CenturyLink fiber + Comcast internet available
- Secured glass-door entry with elevator and stair access to all floors
- Detached garage:
 - » 2 units, located behind 2 controlled badge access systems
 - » Unit 1: Temperature controlled 2-Double Car wide Bays
 - » Unit 2: Temperature controlled 1-Double Car wide Bay
- Zoning: C-2 (General Commercial Zone)
- Current Use: The building is currently used as corporate office space by a company that provides technical, engineering, and IT/network infrastructure support services under contracts with U.S. military and federal defense agencies. The space houses program management, systems engineering, and administrative staff supporting that contract work.
- Close proximity to Hill Air Force Base

2026 DEMOS



EST. POPULATION

1 MILE » **6,254**
3 MILE » **57,886**
5 MILE » **195,143**



EST. HOUSEHOLDS

1 MILE » **2,371**
3 MILE » **21,787**
5 MILE » **72,356**



EST. AVERAGE HH INCOME

1 MILE » **\$130,736**
3 MILE » **\$119,156**
5 MILE » **\$112,802**

NEWMARK



MOUNTAIN WEST

MIKE MEDINA

m.medina@newmarkmw.com
direct 801.416.1049
[View Profile](#)

ALBERTO VAZQUEZ

avazquez@newmarkmw.com
direct 801.852.8574
[View Profile](#)

PARKER DIXON

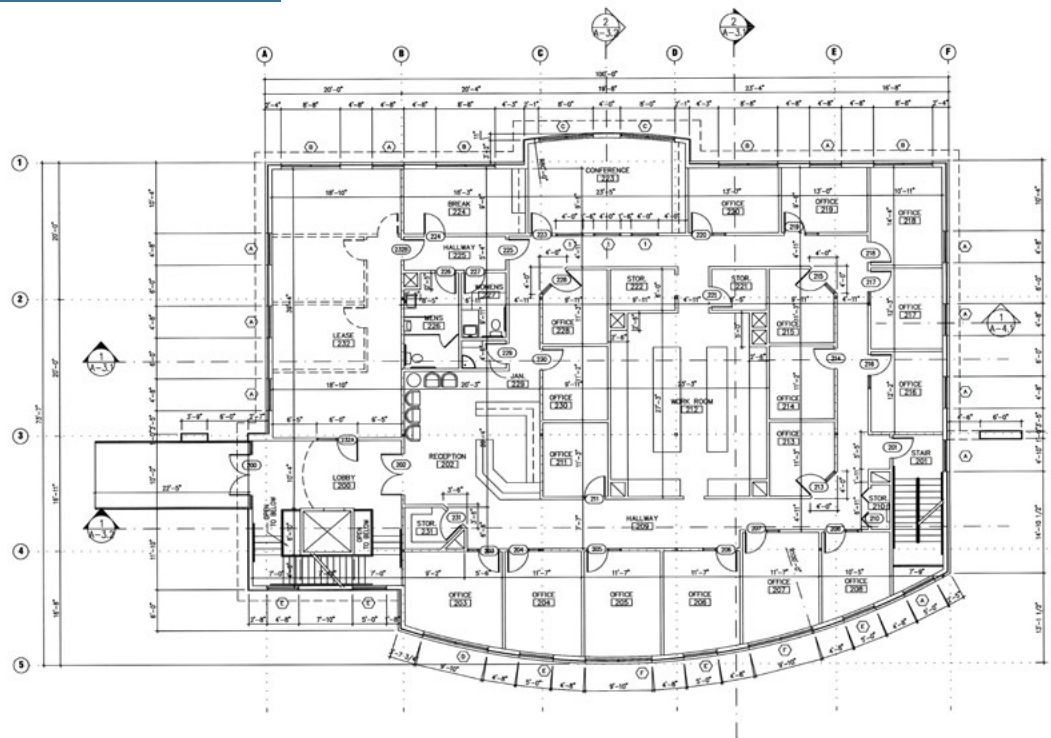
pdixon@newmarkmw.com
direct 801.391.2552
[View Profile](#)

FULL SERVICE COMMERCIAL REAL ESTATE

312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800

www.newmarkmw.com

FLOOR PLAN



2ND FLOOR 6,770 SF

FLOOR PLAN SPECS

20 offices	29 dedicated parking spots
~30 seats Conference room (seats 10)	2 restrooms
Badge-secured lab (seats 8, dual secured doors)	~30 Ethernet drops (2 ports each)
Badge-secured server room	5 fire extinguishers
Biometric secured storage room	2 pull stations
Break room (fridge, range, microwave, dishwasher) + snack/coffee area + lounge	5 notification appliances
	Entrance/Mountain Alarm system

NEWMARK

MOUNTAIN WEST

MIKE MEDINA

m.medina@newmarkmw.com

direct 801.416.1049

[View Profile](#)

ALBERTO VAZQUEZ

avazquez@newmarkmw.com

direct 801.852.8574

[View Profile](#)

PARKER DIXON

pdixon@newmarkmw.com

direct 801.391.2552

[View Profile](#)

FULL SERVICE

COMMERCIAL REAL ESTATE

312 East South Temple

Salt Lake City, Utah 84111

Office 801.456.8800

www.newmarkmw.com

2ND FLOOR



NEWMARK

MOUNTAIN WEST

MIKE MEDINA

m.medina@newmarkmw.com

direct 801.416.1049

[View Profile](#)

ALBERTO VAZQUEZ

avazquez@newmarkmw.com

direct 801.852.8574

[View Profile](#)

PARKER DIXON

pdixon@newmarkmw.com

direct 801.391.2552

[View Profile](#)



FULL SERVICE COMMERCIAL REAL ESTATE

312 East South Temple

Salt Lake City, Utah 84111

Office 801.456.8800

www.newmarkmw.com

FLOOR PLAN

NEWMARK

MOUNTAIN WEST

MIKE MEDINA

m.medina@newmarkmw.com

direct 801.416.1049

[View Profile](#)

ALBERTO VAZQUEZ

avazquez@newmarkmw.com

direct 801.852.8574

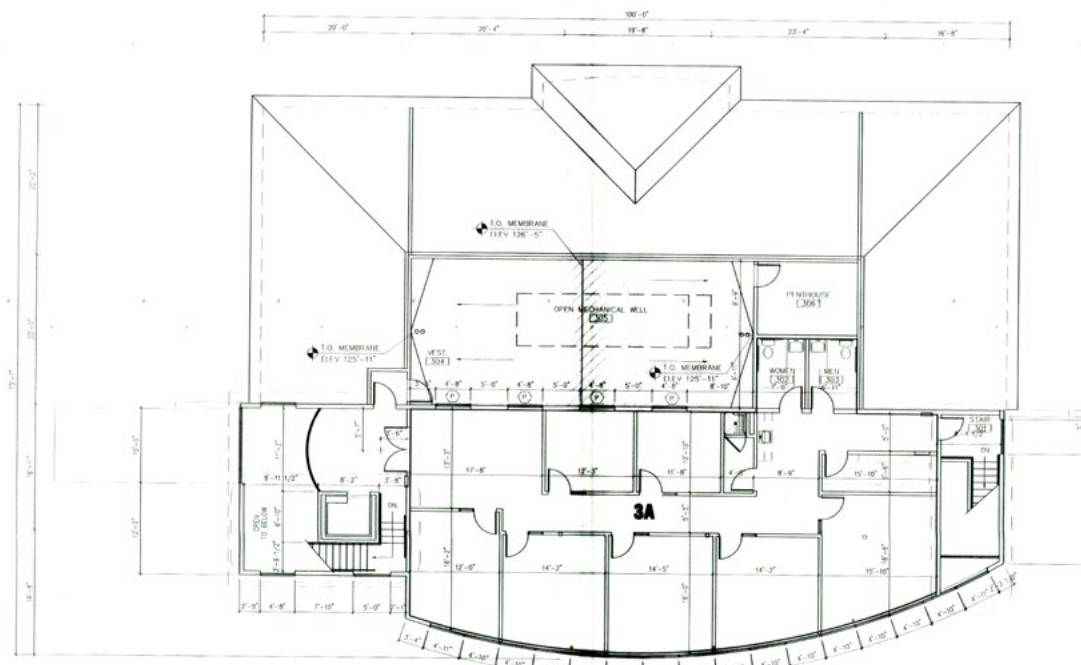
[View Profile](#)

PARKER DIXON

pdixon@newmarkmw.com

direct 801.391.2552

[View Profile](#)



3RD FLOOR 4,025 SF

FLOOR PLAN SPECS

5 offices	separate exit-only door
Conference room (seats 10)	~8 Ethernet drops (2 ports each)
Shower + 2 single stall restrooms	2 fire extinguishers
Kitchenette/sink area + lounge	2 pull stations
Badge-secured entry	1 notification appliances
	Entrance/Mountain Alarm system

FULL SERVICE

COMMERCIAL REAL ESTATE

312 East South Temple

Salt Lake City, Utah 84111

Office 801.456.8800

www.newmarkmw.com

3RD FLOOR



NEWMARK

MOUNTAIN WEST

MIKE MEDINA

m.medina@newmarkmw.com

direct 801.416.1049

[View Profile](#)

ALBERTO VAZQUEZ

avazquez@newmarkmw.com

direct 801.852.8574

[View Profile](#)

PARKER DIXON

pdixon@newmarkmw.com

direct 801.391.2552

[View Profile](#)



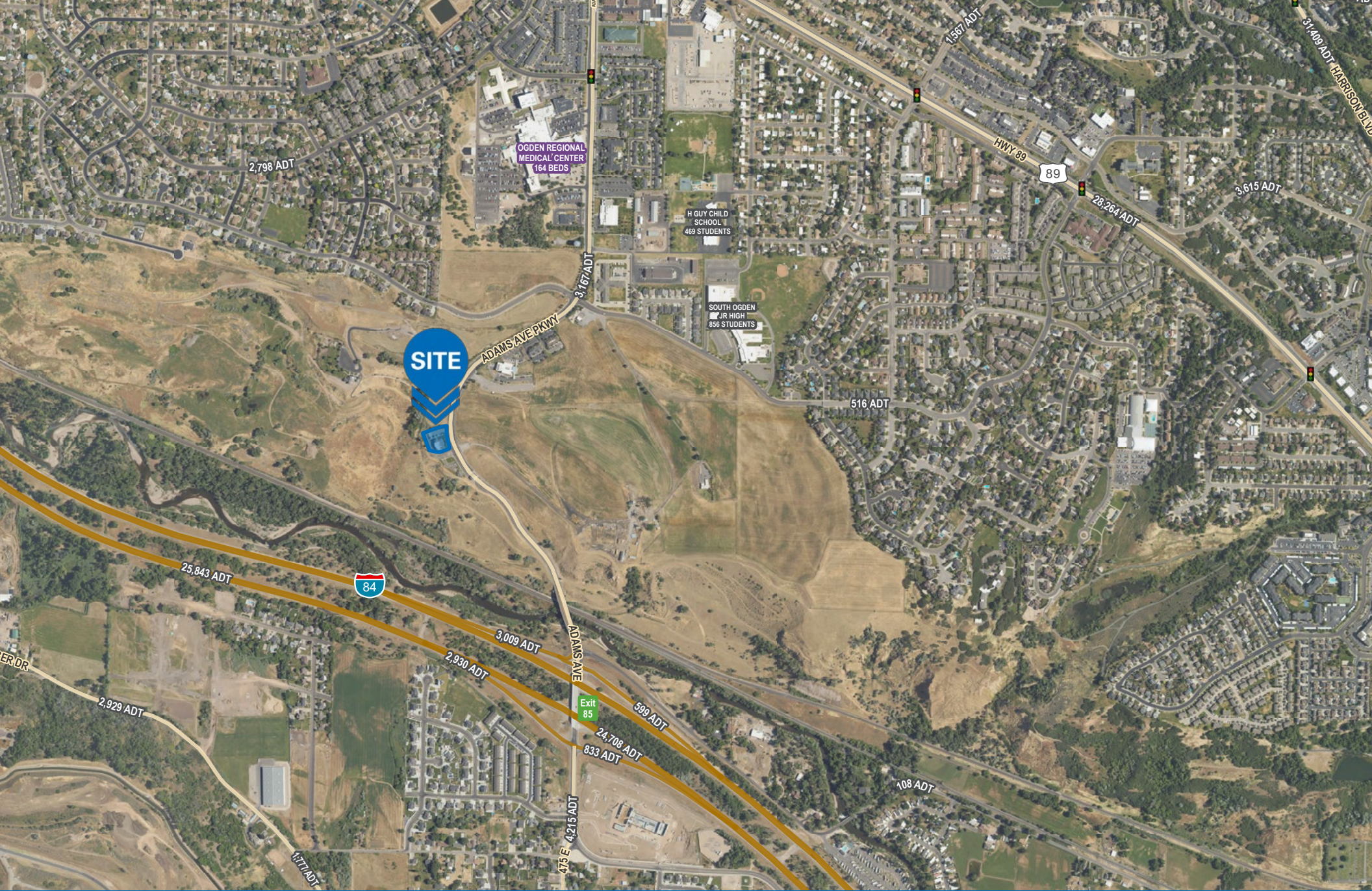
FULL SERVICE COMMERCIAL REAL ESTATE

312 East South Temple

Salt Lake City, Utah 84111

Office 801.456.8800

www.newmarkmw.com

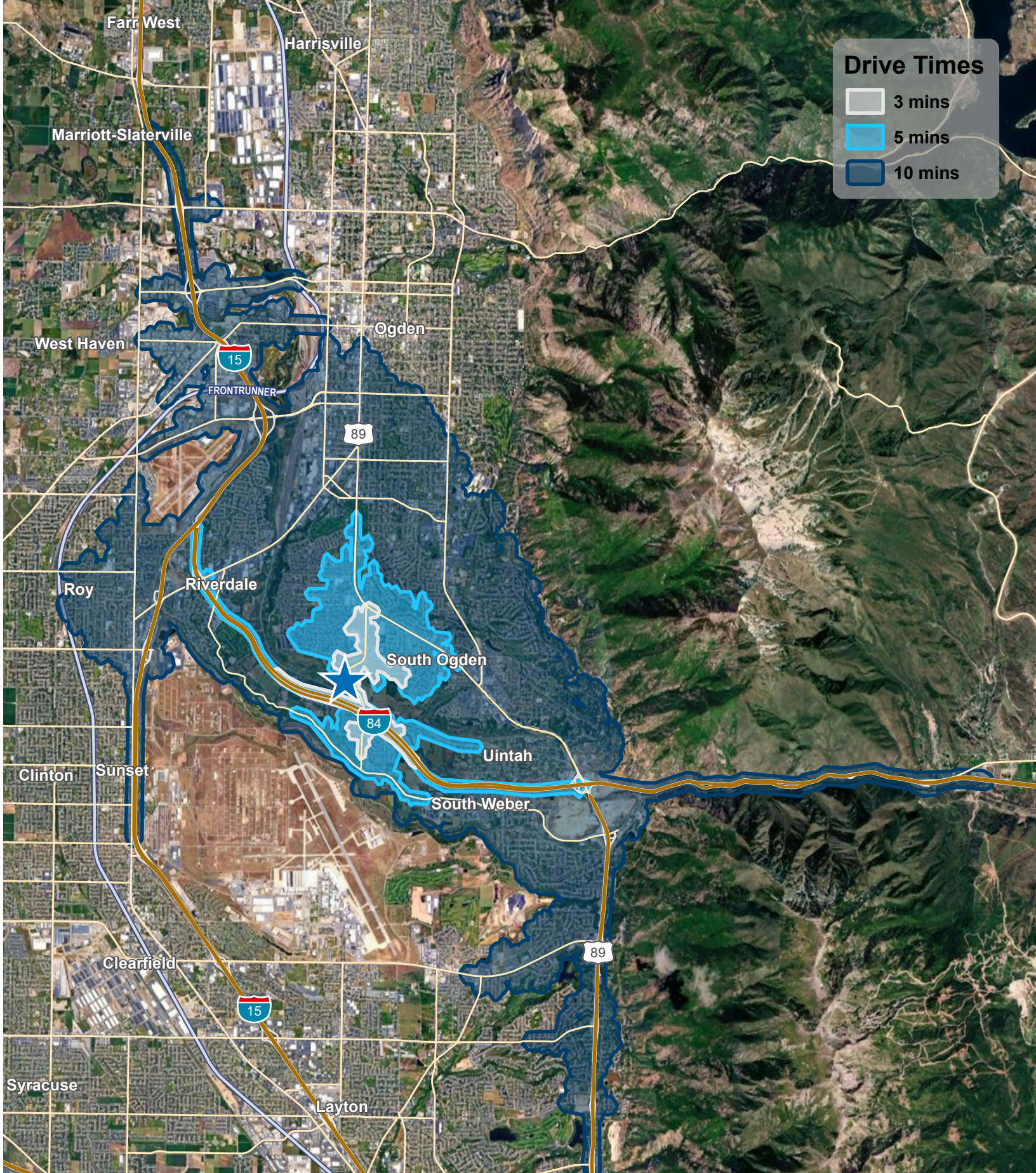


MIKE MEDINA
m.medina@newmarkmw.com
direct 801.416.1049
[View Profile](#)

ALBERTO VAZQUEZ
avazquez@newmarkmw.com
direct 801.852.8574
[View Profile](#)

PARKER DIXON
pdixon@newmarkmw.com
direct 801.391.2552
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com



Drive Times

- 3 mins
- 5 mins
- 10 mins



MIKE MEDINA
m.medina@newmarkmw.com
direct 801.416.1049
[View Profile](#)

ALBERTO VAZQUEZ
avazquez@newmarkmw.com
direct 801.852.8574
[View Profile](#)

PARKER DIXON
pdixon@newmarkmw.com
direct 801.391.2552
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com