

**For Lease** | Flex / Industrial / Office

Downtown SLC

**Colliers**

Central  
Pointe  
Station



**BEST BUY**

UTA  
TRAX

2100 S.

**Office  
DEPOT**

UTA  
TRAX

**RCWilley**

300 West



Parley's Trail

73 Apartment Units  
Under Construction

**447 W**  
Bearcat Dr.

**310 W**  
Bearcat Dr.

**345 W**  
Bearcat Dr.

**434 W**  
Bearcat Dr.

*Lease Rate:*

**\$14.00** PSF yearly (NNN)

**Contact:**

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# Time Square

300 - 449 W. Bearcat Drive  
South Salt Lake, UT

## Available

|                    |                       |           |
|--------------------|-----------------------|-----------|
| 447 W. Bearcat Dr. | Flex / Life Science   | 18,774 SF |
| 310 W. Bearcat Dr. | Life Science / Office | 64,153 SF |
| 345 W. Bearcat Dr. | Office                | 4,212 SF  |
| 434 W. Bearcat Dr. | Office                | 3,926 SF  |

Proposed and current uses include:

*IOS/Storage, Medical, Lab, Flex, Life Science, Office, Retail*

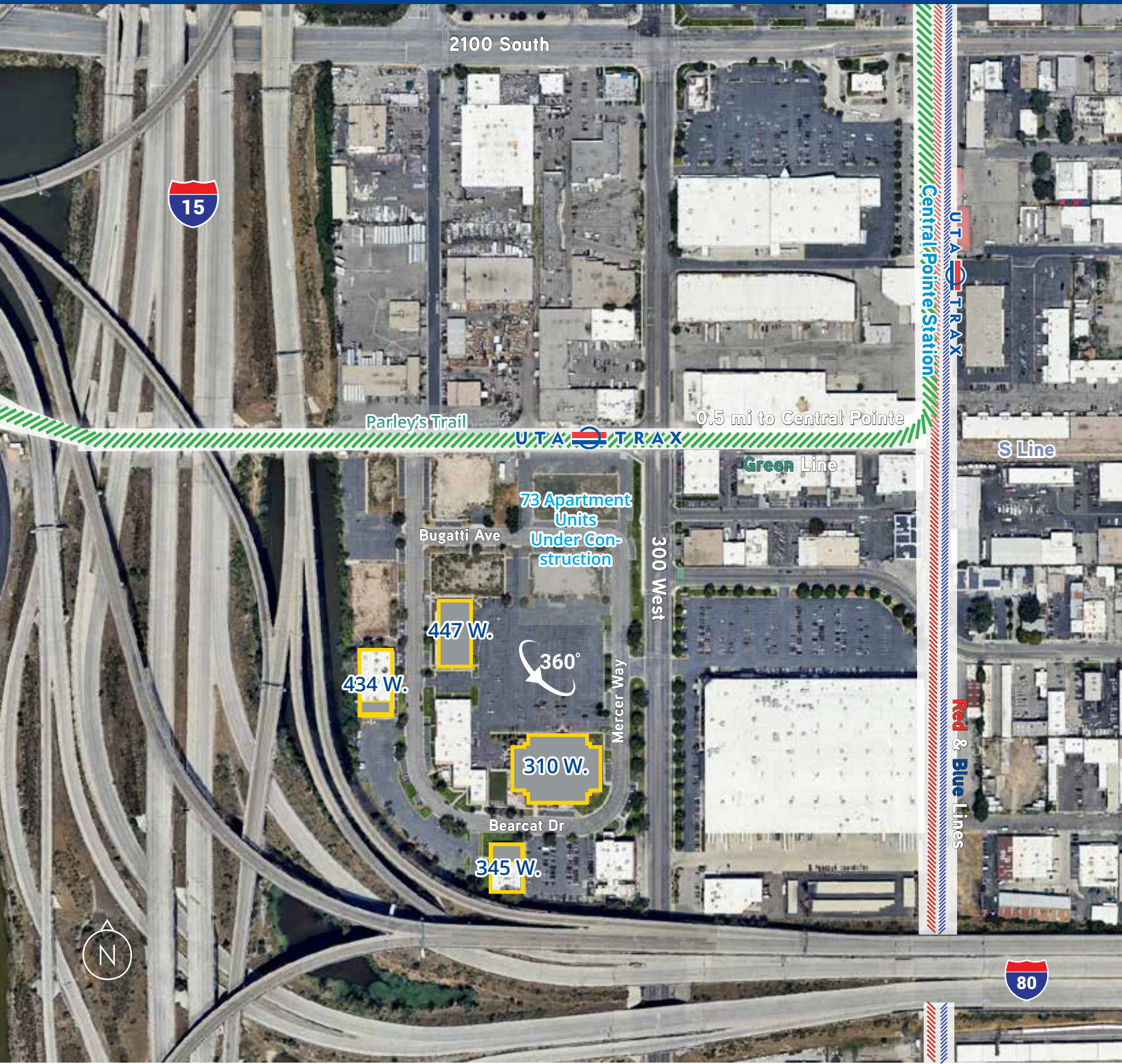
## Property Highlights

- At intersection of I-15 & I-80 with immediate freeway access
- ½ mile from Central Pointe Station, connection to TRAX Red, Blue & Green Lines & S Line
- Adjacent to new multifamily project under construction
- Retail pads available – call for details
- Up to 10 acres available - call for details



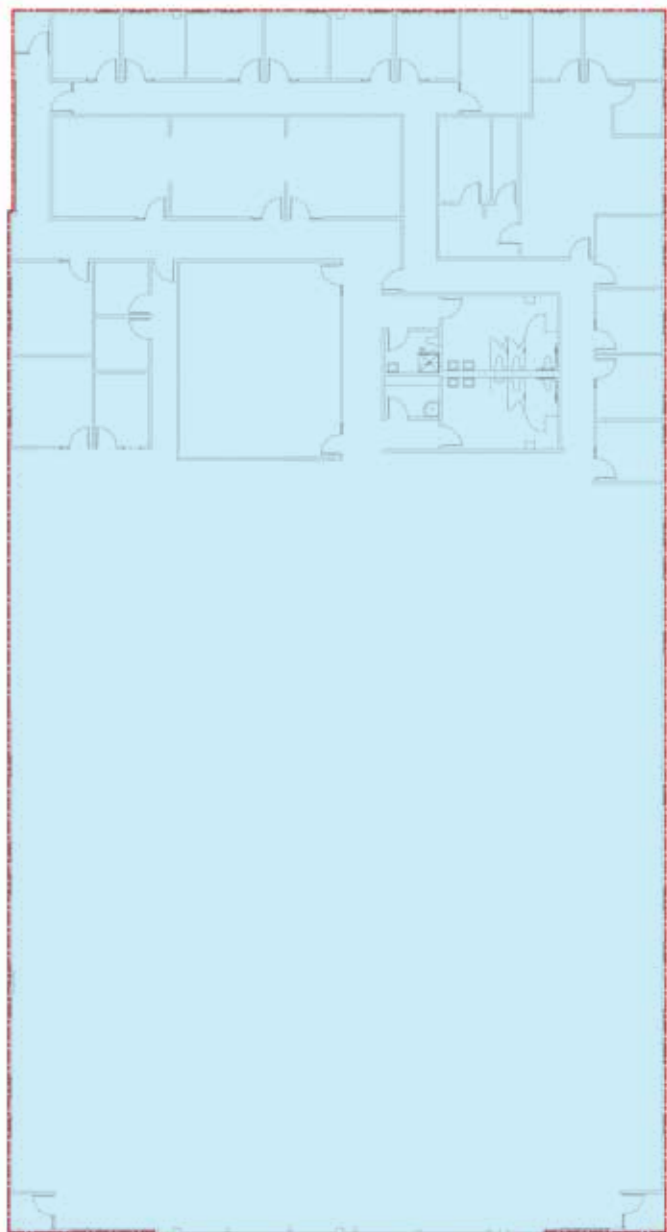
# Time Square Vacancies

| Address            | SF               | Availability | Type                  |
|--------------------|------------------|--------------|-----------------------|
| 447 W. Bearcat Dr. | <b>18,774 SF</b> | Vacant       | Flex / Life Science   |
| 310 W. Bearcat Dr. | <b>64,153 SF</b> | Vacant       | Life Science / Office |
| 345 W. Bearcat Dr. | <b>4,212 SF</b>  | Vacant       | Office                |
| 434 W. Bearcat Dr. | <b>3,926 SF</b>  | Vacant       | Office                |





## 447 W. Floor Plan



**Available: 18,774 SF**

Vacant

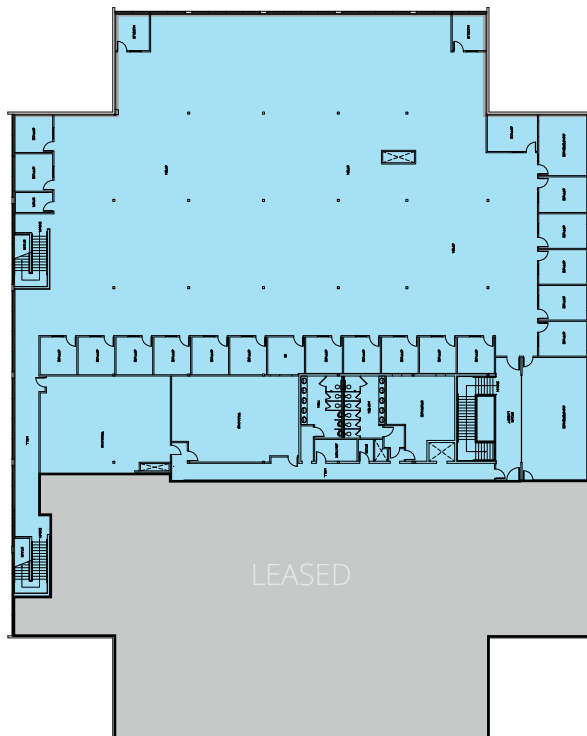
- \$1.05 PSF monthly (NNN)
- Flexible floor plans
- Climate controlled
- 14' clear height
- Heavy power: 120/480 3 Phase; 1,000 Amps



## Level 1



## Level 2



# 310 W. Floor Plan

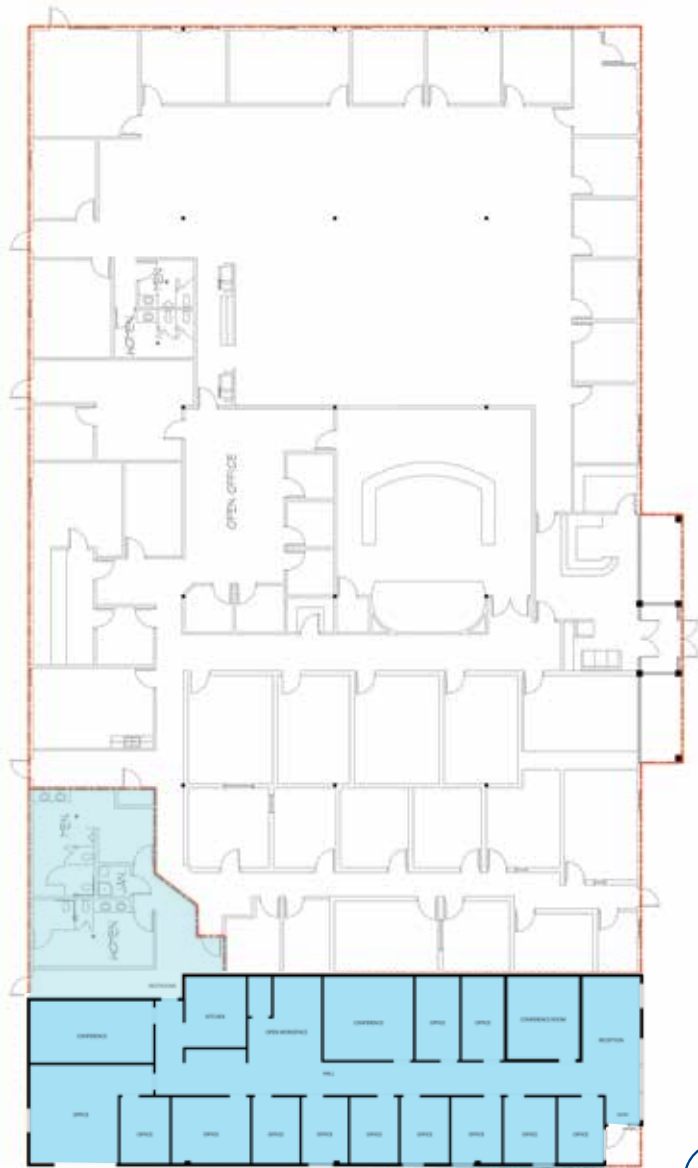
**Available: 64,153 SF**

*Two-story building | Vacant*

- Up to 64,153 SF (divisible to 20,000 SF)
- Back-up generator
- On-site fitness center, large commercial kitchen and mail room
- Freight elevator
- Redundant fiber connectivity
- On-site BBQ patio with built-in grill
- On-site basketball / pickleball court
- Lawn picnic area
- Mountain views
- 14' ceiling height



## 434 W. Floor Plan



**Available: 3,926 SF**

Vacant

- Lease Rate: \$14.00 PSF yearly (NNN)
- Move-in-ready space!
- Newly build-out space with multiple private offices, conference rooms and break room



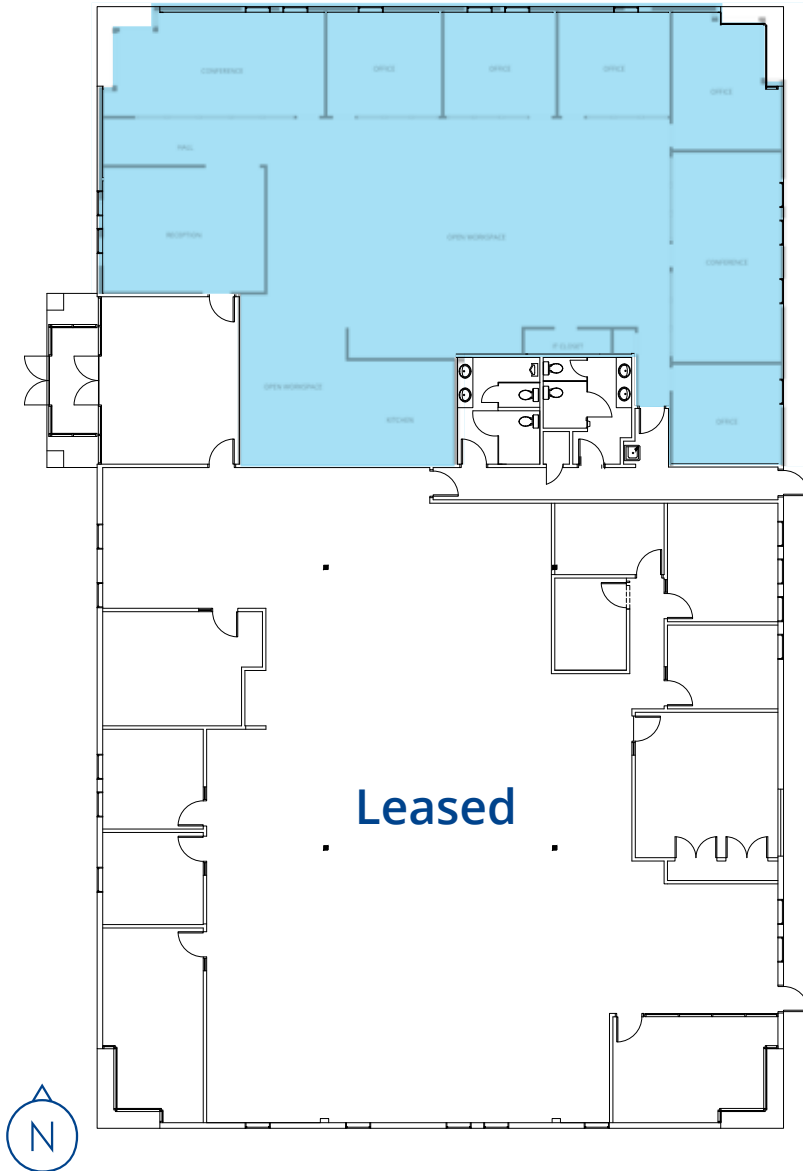
345 W. Bearcat Drive | Time Square

## 345 W. Floor Plan

**Available: 4,212 SF**

Vacant

- Move-in-ready space!
- Mix of private offices and open space
- Large open kitchen area
- New buildout with polished concrete floors
- New reception with large branding/ image opportunity

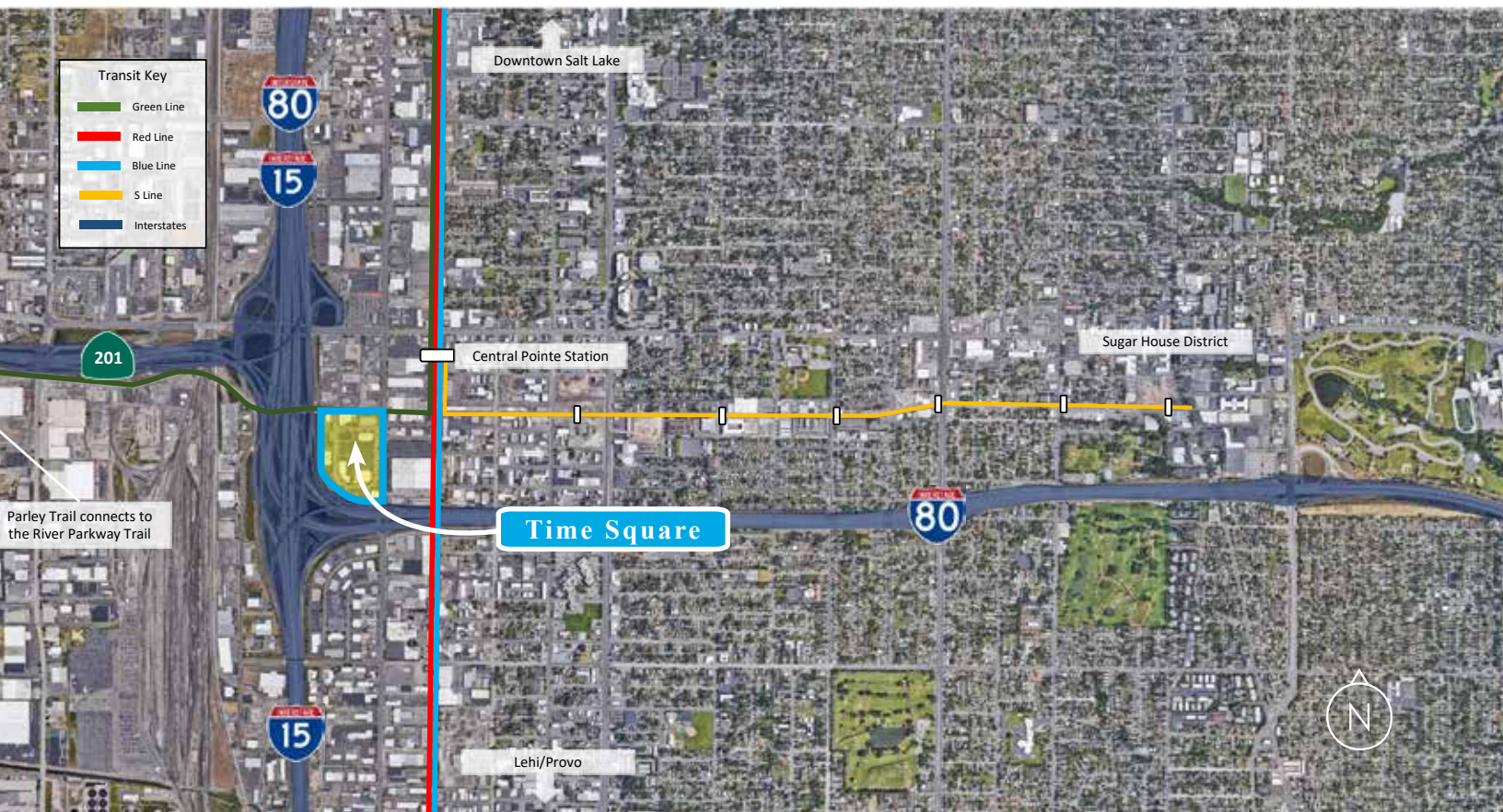




# Area Overview



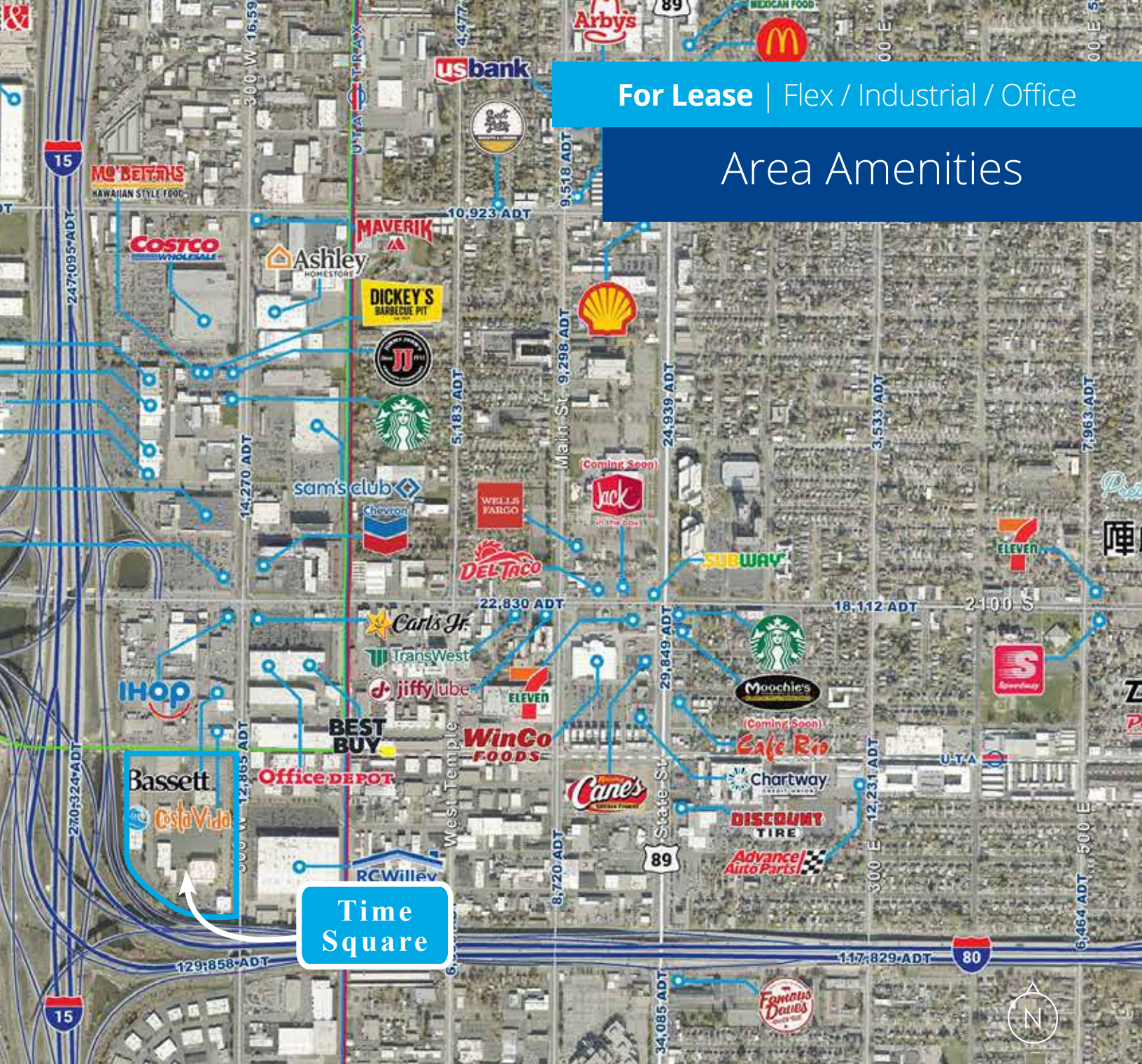
# Area Transit





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## Area Amenities



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