

**FOR SALE OR LEASE**

# 2450 EAST FT. UNION BLVD

SALT LAKE CITY, UTAH



SALE PRICE ~~-\$2,200,000~~ **\$2,095,000 PRICE REDUCTION!**

LEASE RATE \$15.00/NNN

BUILDING SIZE RSF 13,900 RSF

Basement 3,700 RSF

Main Level 3,700 RSF

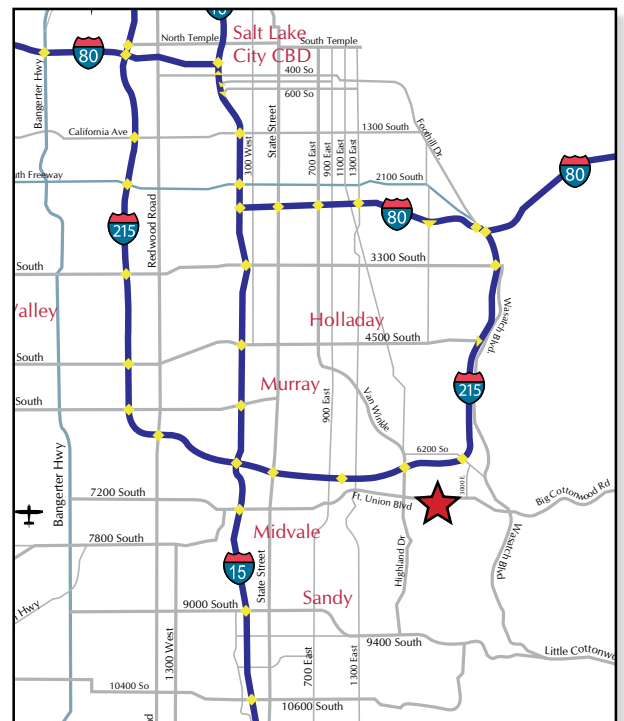
Second Level 6,500 RSF

LOT SIZE .72 ACRES

CONSTRUCTION TYPE Concrete/Steel

YEAR BUILT 1988

- Onsite parking plus additional parking rights in adjacent retail center
- Elevator
- New roof
- Great corner location
- Back up generator
- Basement level is sprinkled and has raised floor computer room



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



**NRT**

6550 South Millrock Drive, Suite 200

Salt Lake City, Utah 84121

www.coldwellutah.com

CONTACT INFORMATION

**RALPH RIEDEL, CCIM**

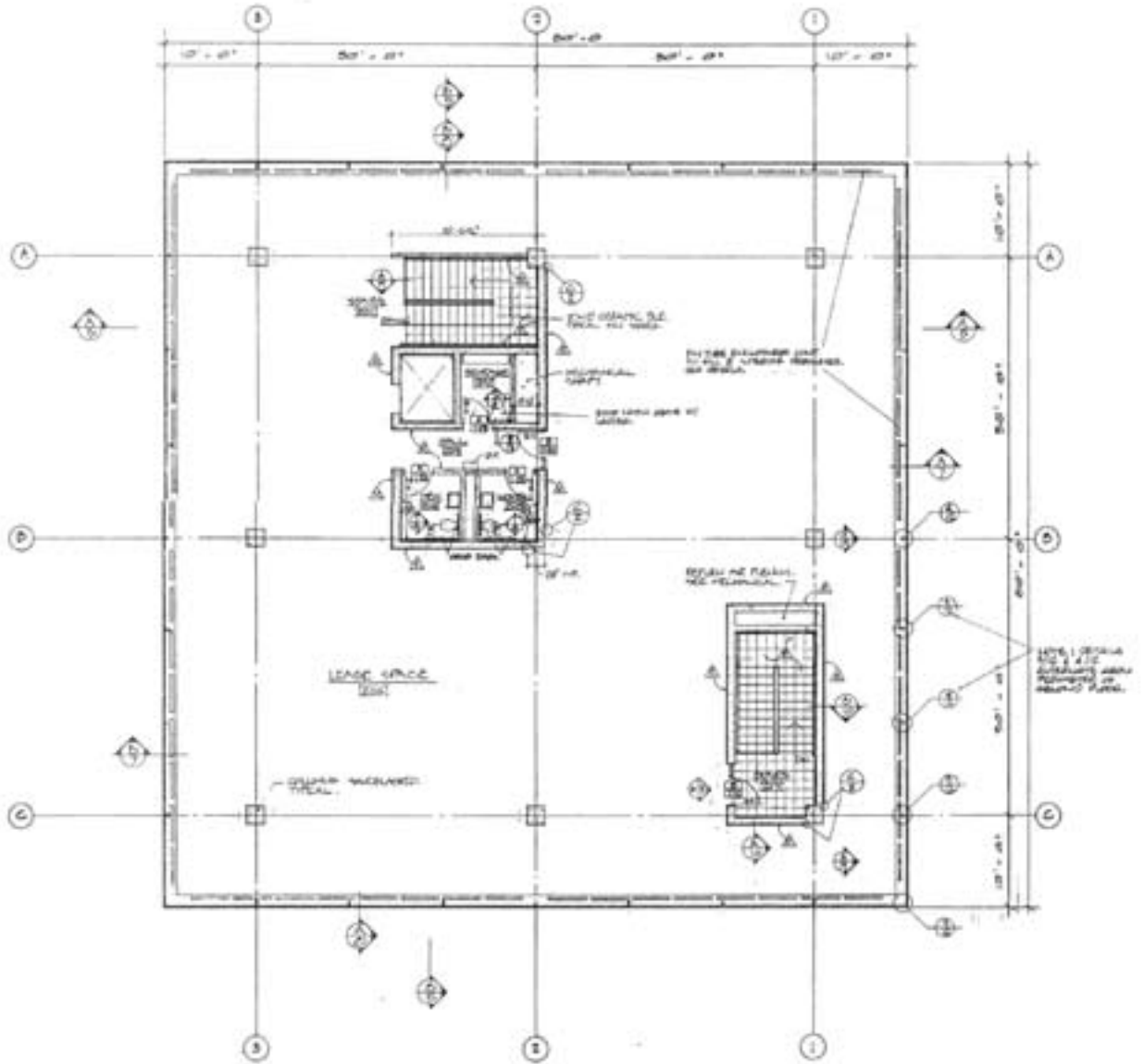
ralph.riedel@coldwellutah.com

**801.947.8300** phone  
801.947.8301 fax





# SECOND LEVEL



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



NRT

6550 South Millrock Drive, Suite 200  
Salt Lake City, Utah 84121  
www.coldwellutah.com

**801.947.8300** phone  
801.947.8301 fax