



Investment Realty
ADVISORS

3269 S Main St South Salt Lake, UT 84115
Single Level Office Available_____

ALLISON LARSEN

Vice President of Commercial Leasing
385.685.4844
allison@iraut.com

ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliott@iraut.com

Up To Sf Of Office Space

3269 S MAIN ST SOUTH SALT LAKE, UT 84115

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This property at 3269 S Main St is well maintained, with excellent parking, easy freeway access, and full service. It's in a great location near the corner of 3300 south and Main Street. Unbeatable access to 1-15 and well priced for the area!

890 SqFt unit at \$1187.00 total a month. Unit 220 is 890 square feet that includes 2 offices, a bullpen area with an awesome window and 1 break room/filing area, great reception and waiting area.

Available For Occupancy December 1st

Lease Term 1 - 5 year lease minimum

2+ year lease term new paint and flooring included

OFFERING SUMMARY

UNIT 220

Lease Rate:	Negotiable
Base Rent:	\$1187/Month
Deposit:	\$1187 (Depending on application strength)
Available SF:	
Lot Size:	1.15 Acres
Building Size:	23,346 SF
Rooms:	4
Floor:	2
Parking Spots	88
ADA Spots	3
Parking Ratio:	4/1000

ALLISON LARSEN

Vice President of Commercial Leasing
385.685.4844
allison@iraut.com

ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliot@iraut.com

Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047

3269 S MAIN ST
UNIT 220 PHOTOS



ALLISON LARSEN

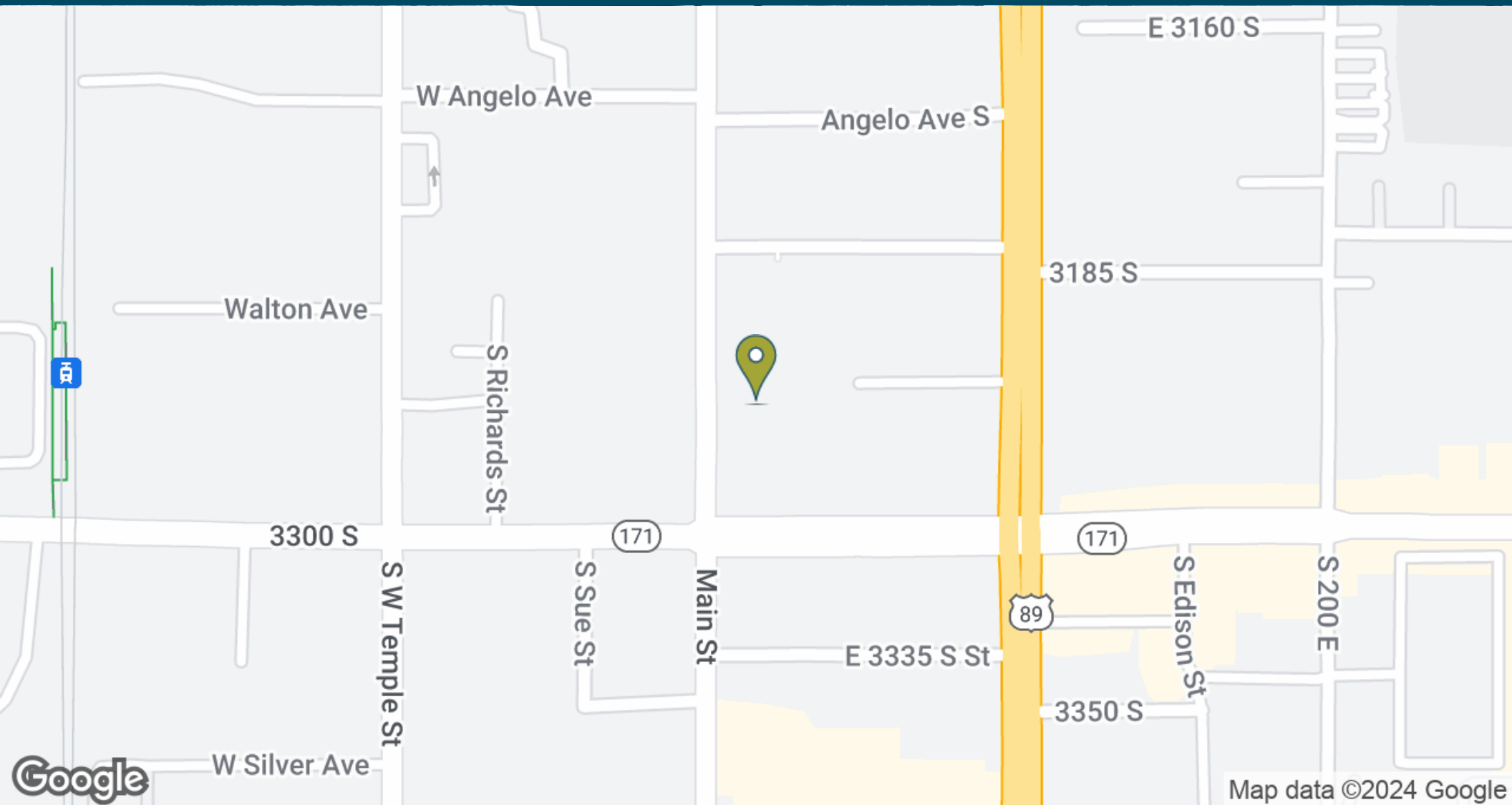
Vice President of Commercial Leasing
385.685.4844
allison@iraut.com

ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliott@iraut.com

Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047

3269 S MAIN ST LOCATION MAP



ALLISON LARSEN

Vice President of Commercial Leasing
385.685.4844
allison@iraut.com

ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliott@iraut.com

Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047

3269 S MAIN ST
ADDITIONAL PHOTOS



ALLISON LARSEN

Vice President of Commercial Leasing
385.685.4844
allison@iraut.com

ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliott@iraut.com

Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047

3269 S MAIN ST SOUTH SALT LAKE, UT 84115

LOCATION MAPS



ALLISON LARSEN

Vice President of Commercial Leasing
385.685.4844
allison@iraut.com

ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliott@iraut.com

Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047