

3280 W 3500 S

3280 W 3500 S West Valley City, UT 84119

Single Level Office - Coming Available



Investment Realty
ADVISORS

EVAN WRYE

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Up to 15,192 sf of Office Space

PROPERTY SUMMARY



LOCATION DESCRIPTION

High traffic location, great freeway access, high parking capacity 6/1000 parking ratio 188 Parking Stalls (7 handicapped). With abundant dining options nearby. Coming available 2024.

Plaza 35 is located in a prime location in the heart of West Valley's redevelopment area. 120+ retail and dining options with Valley Fair Mall near by.

AVAILABLE SUITE(S)

Suite A is 15,192 Square feet of office space. The space currently offers 60 individual offices, and 12 additional rooms including training rooms, conference rooms, reception and many other amenities for your business needs. This location offers high security, private bathrooms, and the space can potentially be demised into smaller spaces for the right tenant. This Center is ADA compliant. Contact agents for more details.

OFFERING SUMMARY

Lease Rate:	\$14.50 SF/YR
Lease Type:	NNN
# of Units:	1+
Available SF:	15,192 SF
Total Building Size:	30,164 SF
Lot Size:	3.26 Acres
Parking Ratio:	6/1000
ADA Parking Stalls:	7
Total Parking Stalls:	188
ADA Compliant:	Yes
AADT:	40,810
Lease Term:	3-15 Years
Available Date:	October 1st 2024

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SITE & AVAILABILITY



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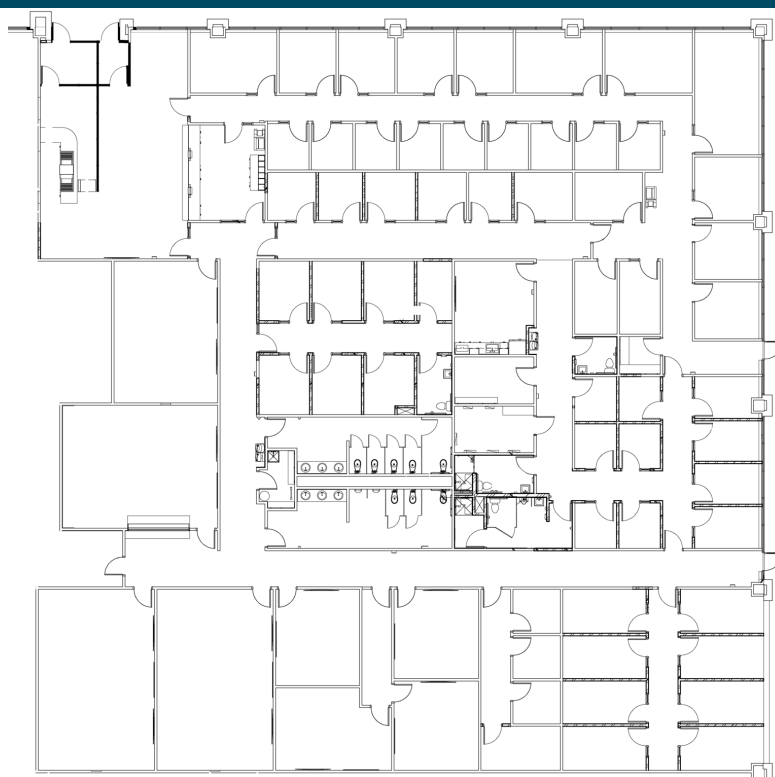
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UNIT A FLOOR PLAN



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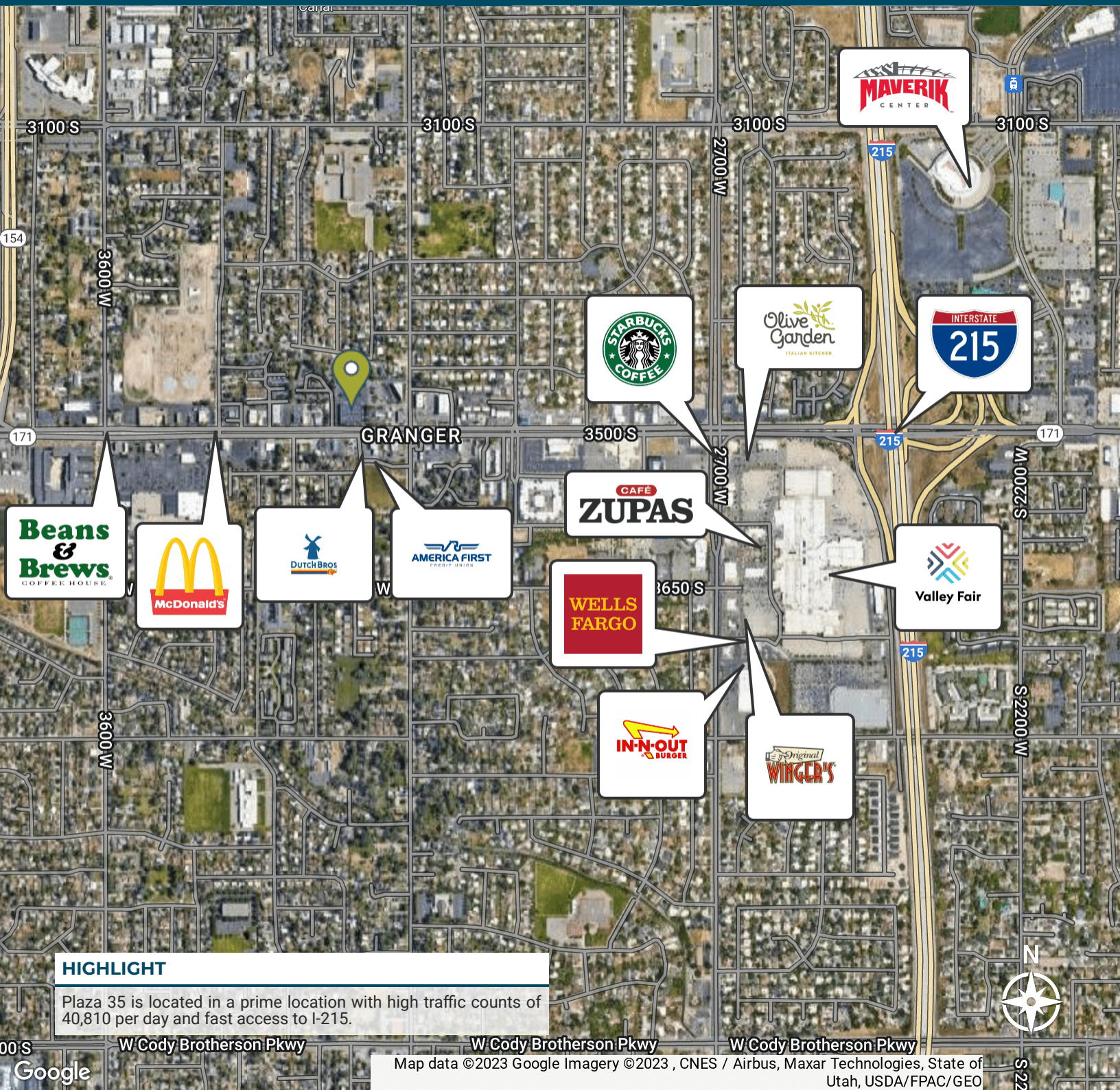
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LOCATION MAP



HIGHLIGHT

Plaza 35 is located in a prime location with high traffic counts of 40,810 per day and fast access to I-215.

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