



Investment Realty
ADVISORS

1174 East Graystone Way Salt Lake City, UT
84106

Two Single Level Offices Available Now

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

Up to 1,199 sf of Office Space

PROPERTY SUMMARY



LOCATION DESCRIPTION

BEAUTIFUL office space in Sugarhouse! Located at Graystone Plaza - 1174 E Graystone Way. Just off the 1300 E I-80 Exit, located near the heart of Sugarhouse, this office will go QUICKLY!

AVAILABLE SUITES

Suite 7 offers 1,199 square feet of personal/executive office space, featuring five workspaces, a spacious open reception area with elegant wood flooring, two private offices, a generously sized boardroom that can also serve as a third office, and a storage room.

OFFERING SUMMARY

| | |
|-----------------------|---------------|
| Lease Rate: | \$21.00 sf/yr |
| Lease Type: | FSG |
| Number of Units: | 1 |
| Available SF: | 1,199 SF |
| Total Building Size: | 29,370 SF |
| Lot Size: | 1.1 Acres |
| Parking Ratio: | 2/1,000 |
| ADA Parking Stalls: | 3 |
| Total Parking Stalls: | 27 |
| ADA Compliant: | Yes |
| AADT: | 11,000 |
| Lease Term: | 1-5+ |
| Available Date: | Now |

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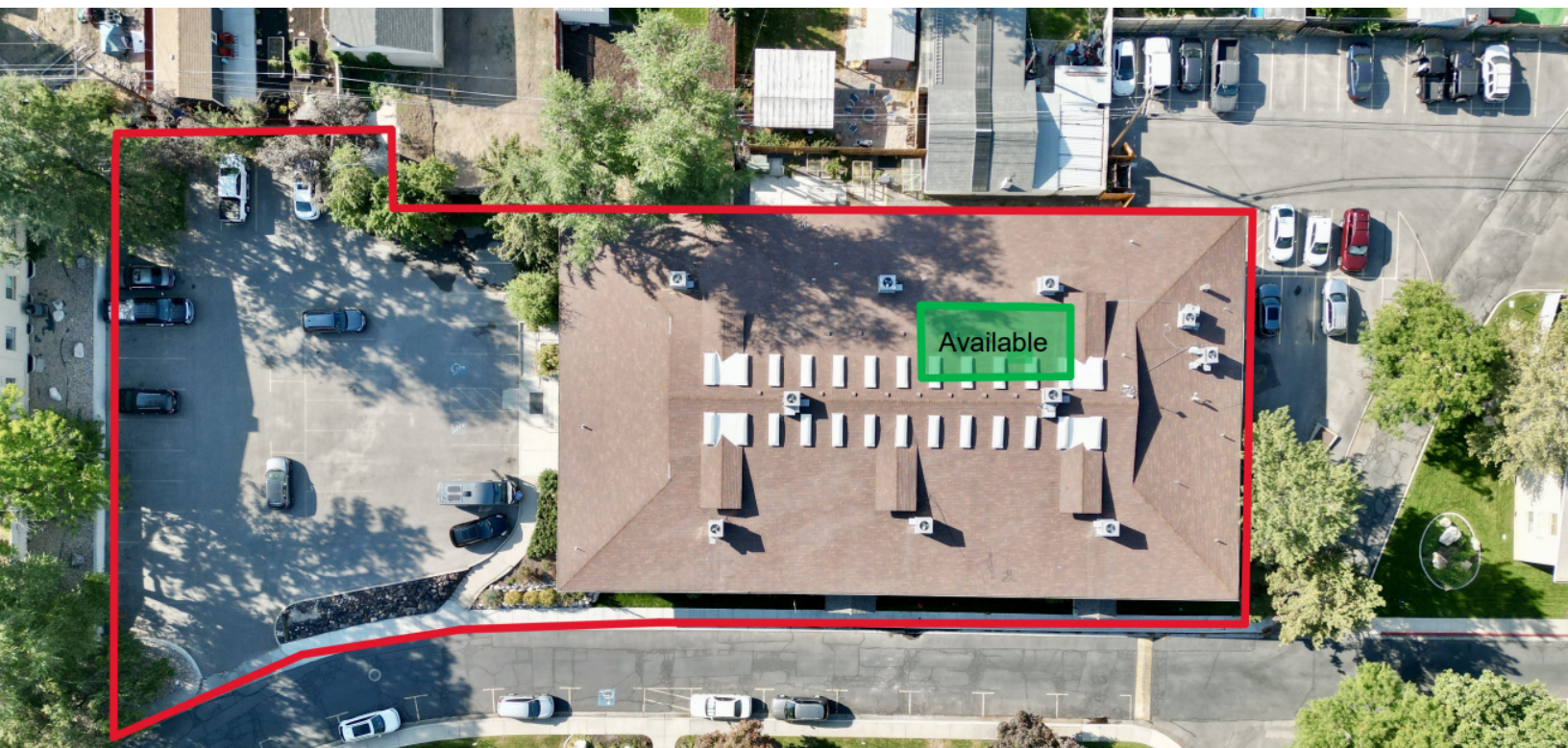
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Investment Realty Advisors
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SITE AND AVAILABILITY



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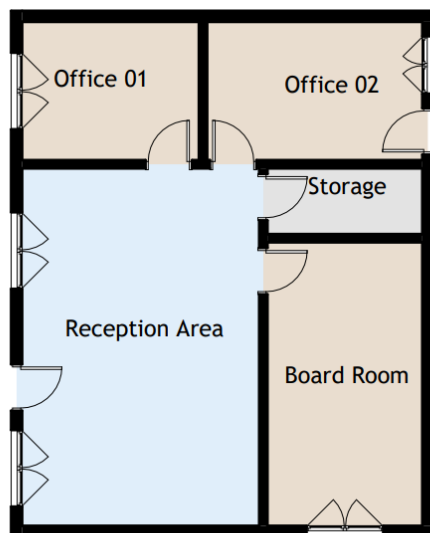
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UNIT 7 FLOOR PLAN & PHOTOS

Graystone suite 7

1,199 Square Feet



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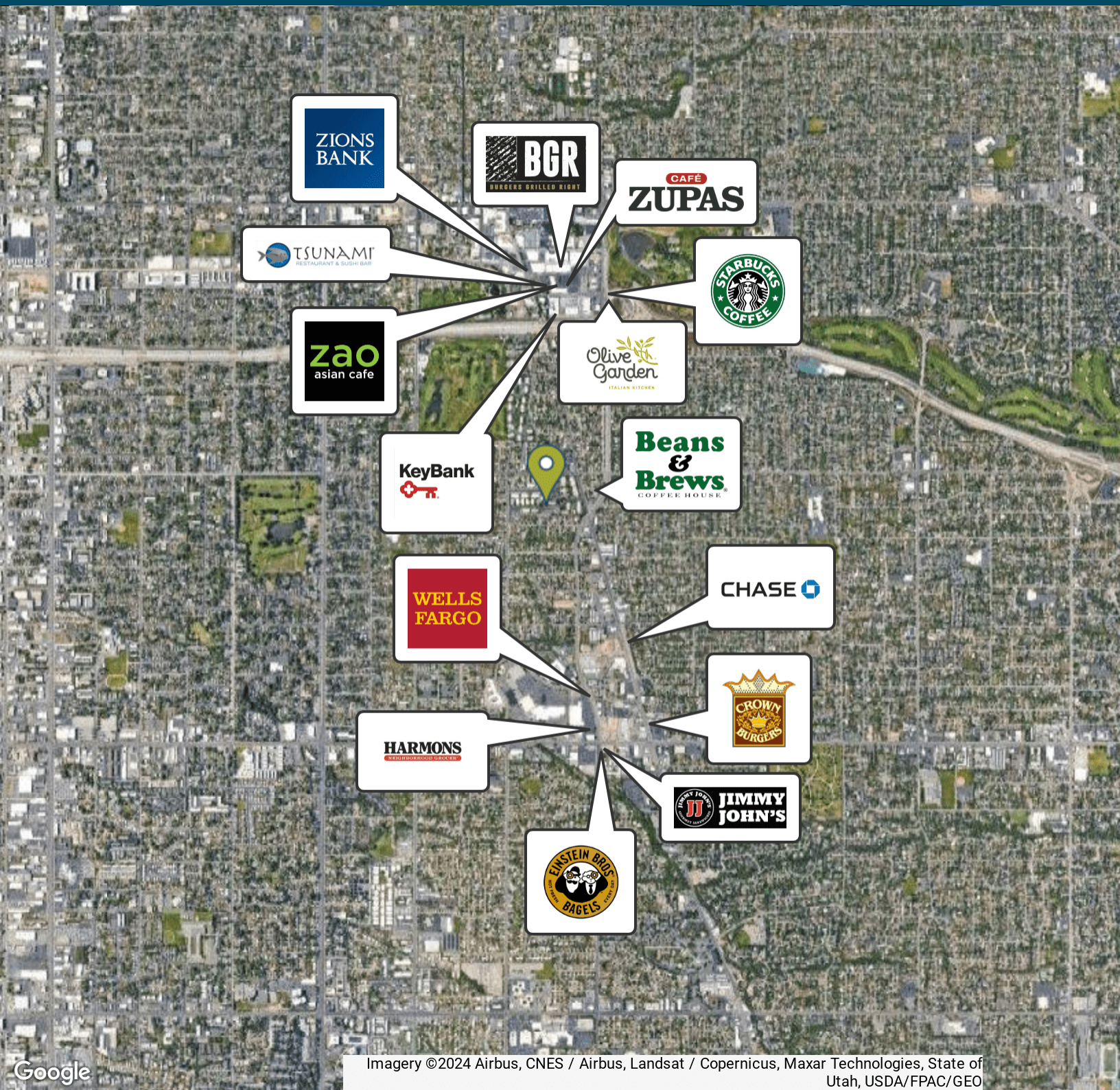
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LOCATION MAP



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