

METRO BUSINESS PARK SUBLEASE

FOR SUBLEASE



Metro Business Park is a long term sublease opportunity that can be divided into 3 floors. Each floor is approx. **10,500** rentable square feet. This highly desirable office park comes fully furnished, offering a **plug n' play** option for businesses ready to elevate their operations. The back up generator on site ensures uninterrupted workflow from your company.



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

PETER BLACK

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direct 801.971.9425

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PROPERTY DETAILS

1405 W 2200 S, SALT LAKE CITY, UT 84119 | \$18.50 / RSF

BUILDING SPECIFICATIONS

Total Available: 32,363 RSF (Divisible)

3rd Floor: 12,187 RSF

2nd Floor: 10,088 RSF

1st Floor: 5,044 RSF

Lease Rate: \$18.50/RSF, Full Service

Lease Term: Through 8/31/2030

Parking: 4.3/1,000 RSF (Surface)

MOVE-IN READY FEATURES

Fully furnished on all floors - immediate occupancy

Complete interior renovation (2016)

LED lighting throughout

Enterprise-grade backup generator

Freeway signage opportunity

PREMIUM AMENITIES

Full-service fitness center with lockers and showers

Large training/conference facility

Common break room with kitchen

Modern lobby

5,044 SF of common areas

LOCATION HIGHLIGHTS

Direct access to I-215

High visibility location

Minutes from I-15/

I-215 interchange

Excellent signage opportunity

Strong daytime population

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SITE



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FIRST FLOOR PLAN

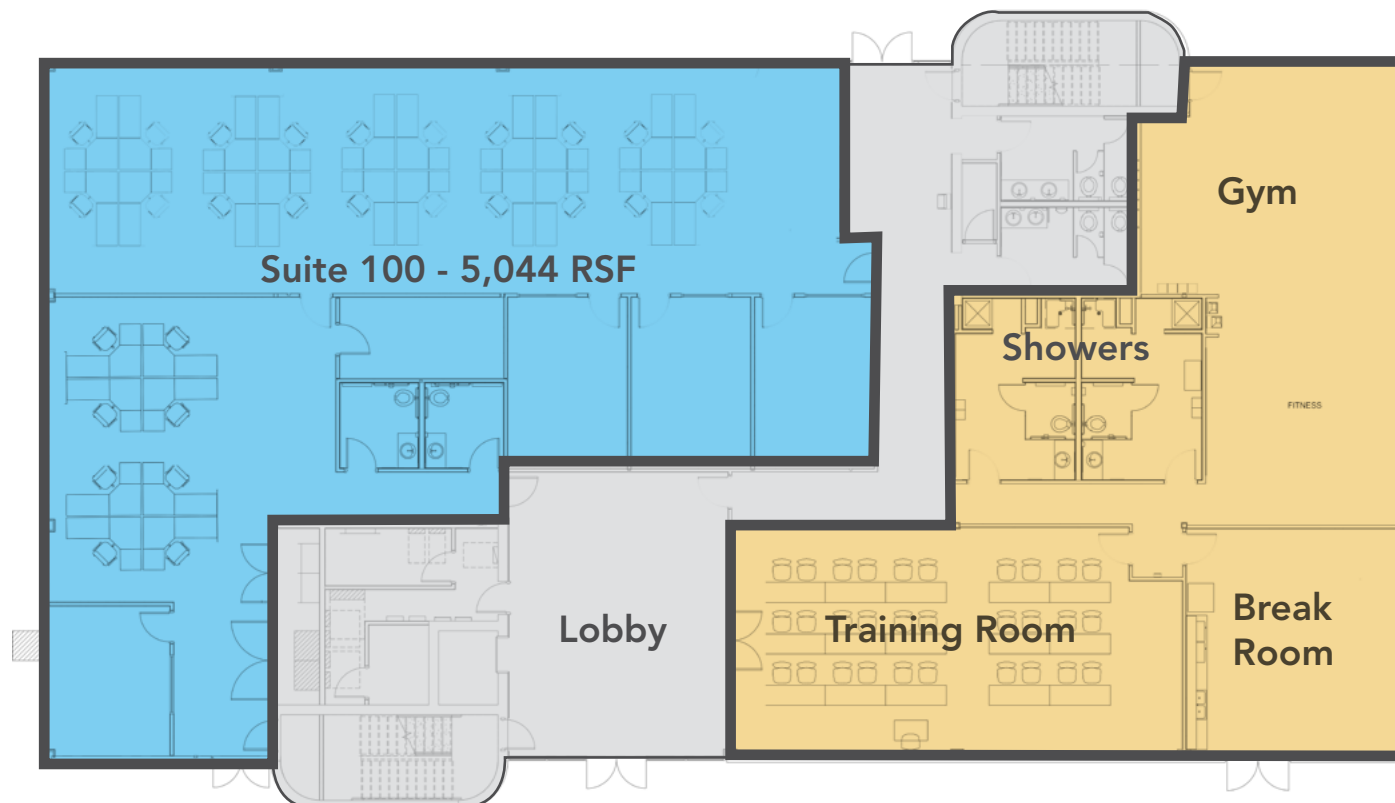
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- AVAILABLE
- AMENITY SPACE
- COMMON AREA

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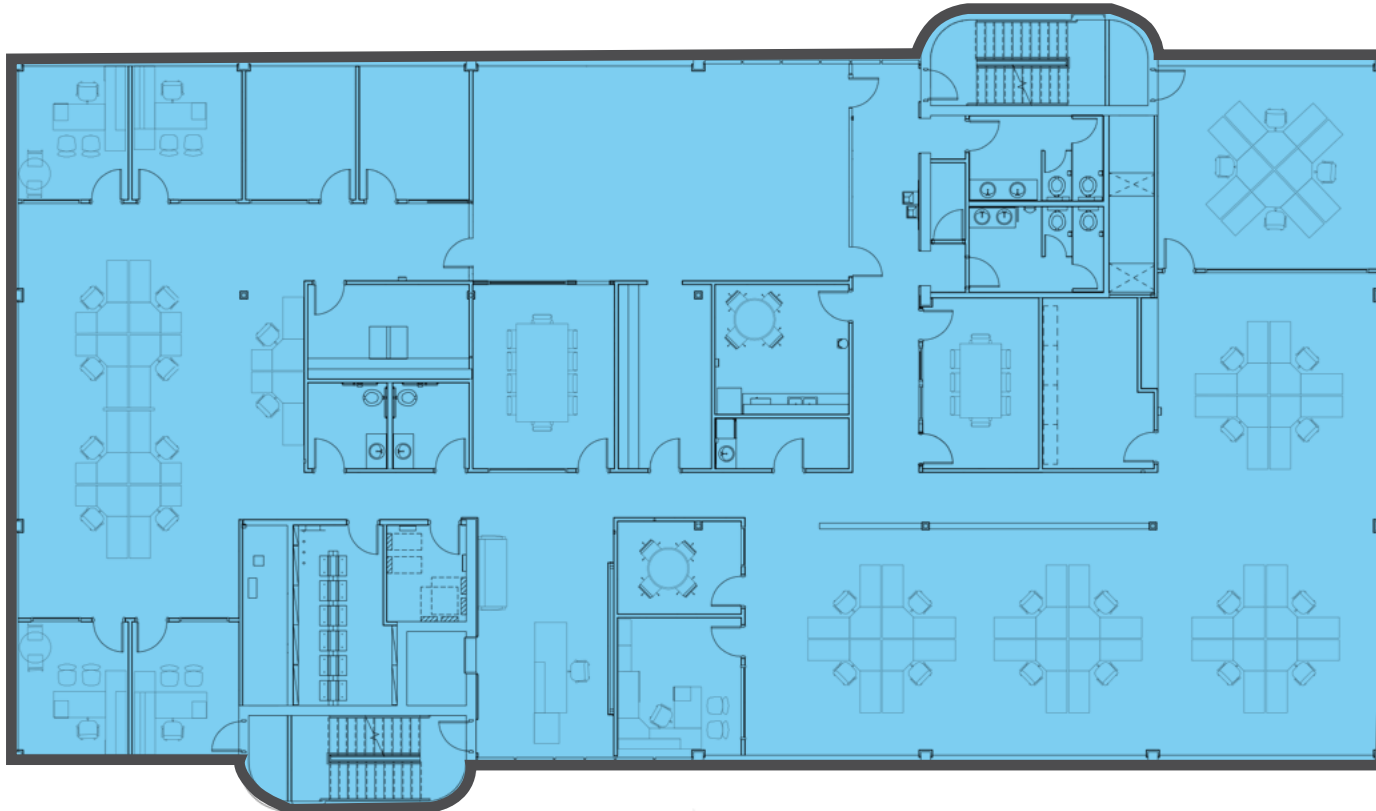
SECOND FLOOR PLAN

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Suite 200 - 10,088 RSF



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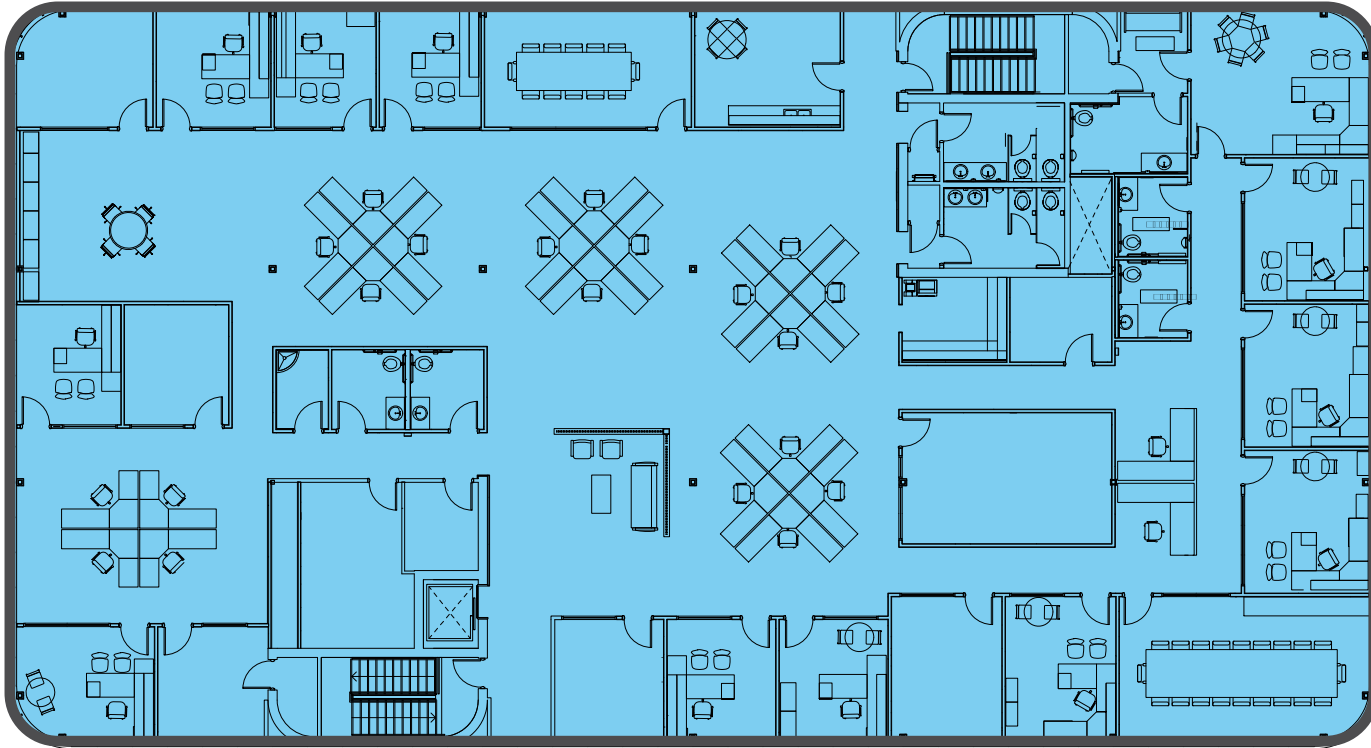
THIRD FLOOR PLAN

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Suite 300 - 12,187 RSF



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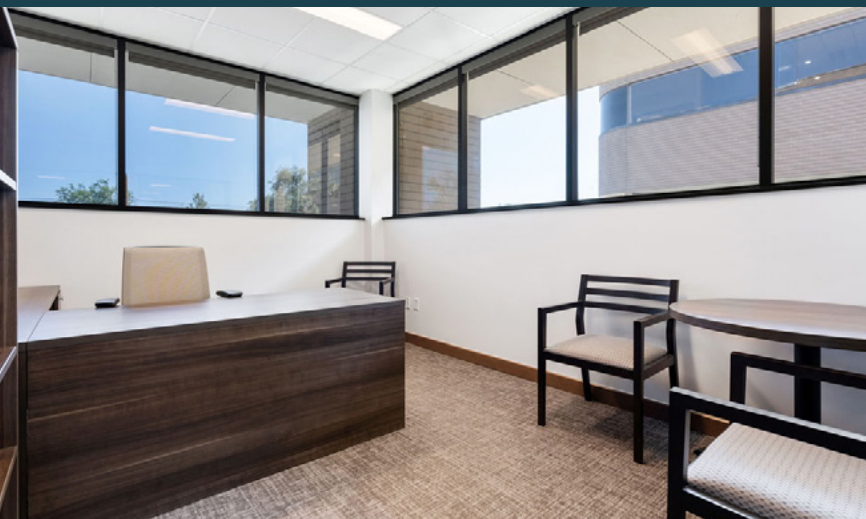
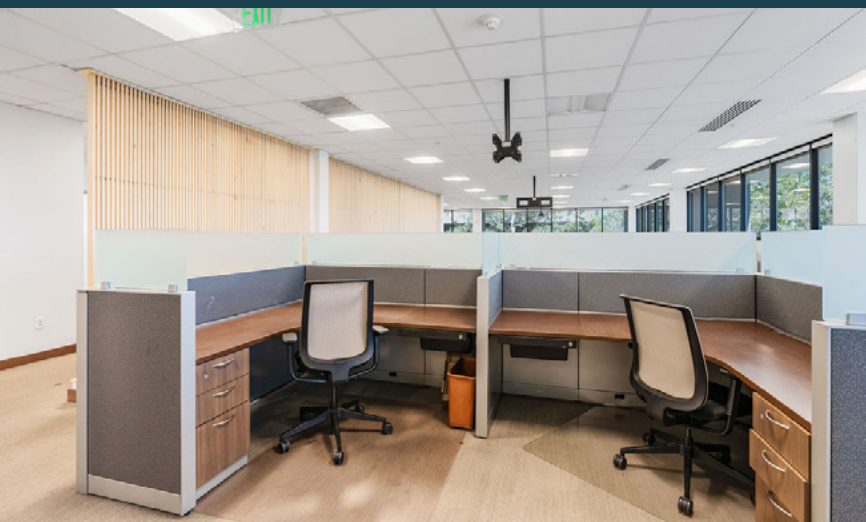
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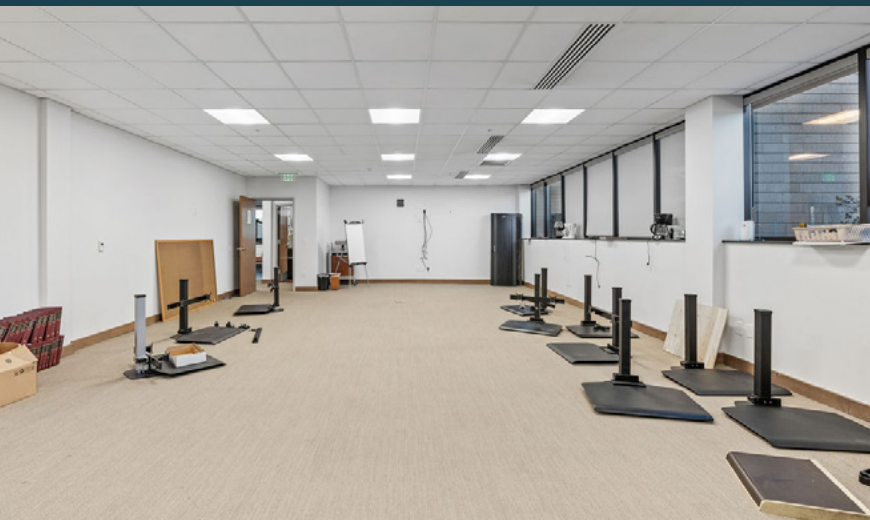
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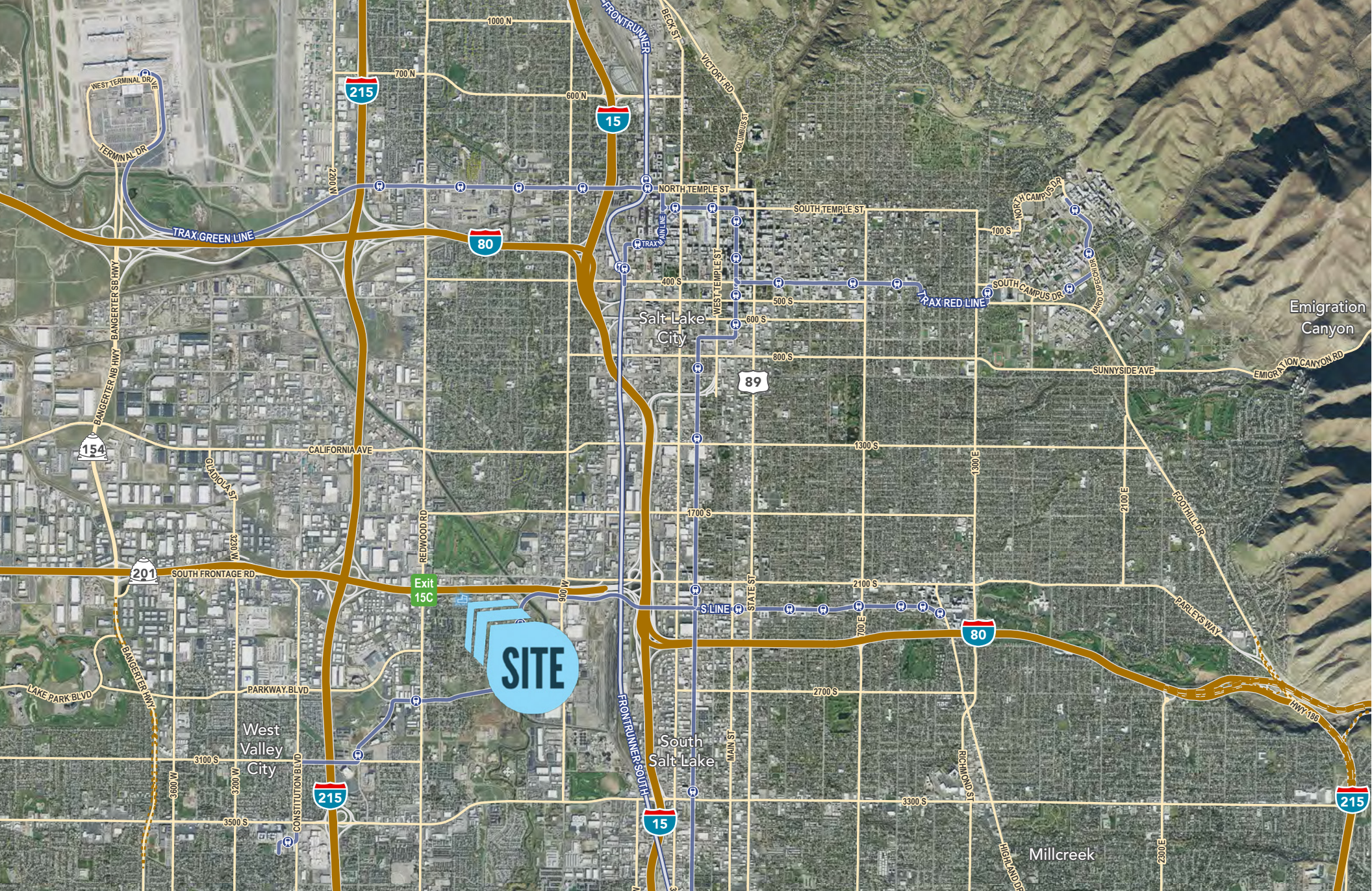
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