

Spring Creek Office & Retail



Presented By:
Parker Real Estate Services

517 W 100 N, Providence, UT 84332



Spring Creek Office & Retail

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Property Details

Price: \$10,900,000

- Executive Office Property
- Solid Tenant mix
- 200+ parking spaces

View the full listing here: <https://www.loopnet.com/Listing/517-W-100-N-Providence-UT/31644602/>

Price:	\$10,900,000
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	6.47%
Lot Size:	2.77 AC
Gross Building Area:	58,608 SF
Rentable Building Area	58,608 SF
:	
Sale Conditions:	Sale Leaseback
No. Stories:	2
Year Built:	2002
Tenancy:	Multi
Parking Ratio:	3.58/1,000 SF
Zoning Description:	GC

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
American Family Insurance	1,235	
Consolidated Smart Systems	6,383	June 2029
Damselfly Improvement	3,280	
Health West Inc.	8,804	
Horrocks Engineering	5,187	
Squeeze Media	3,693	January 2025

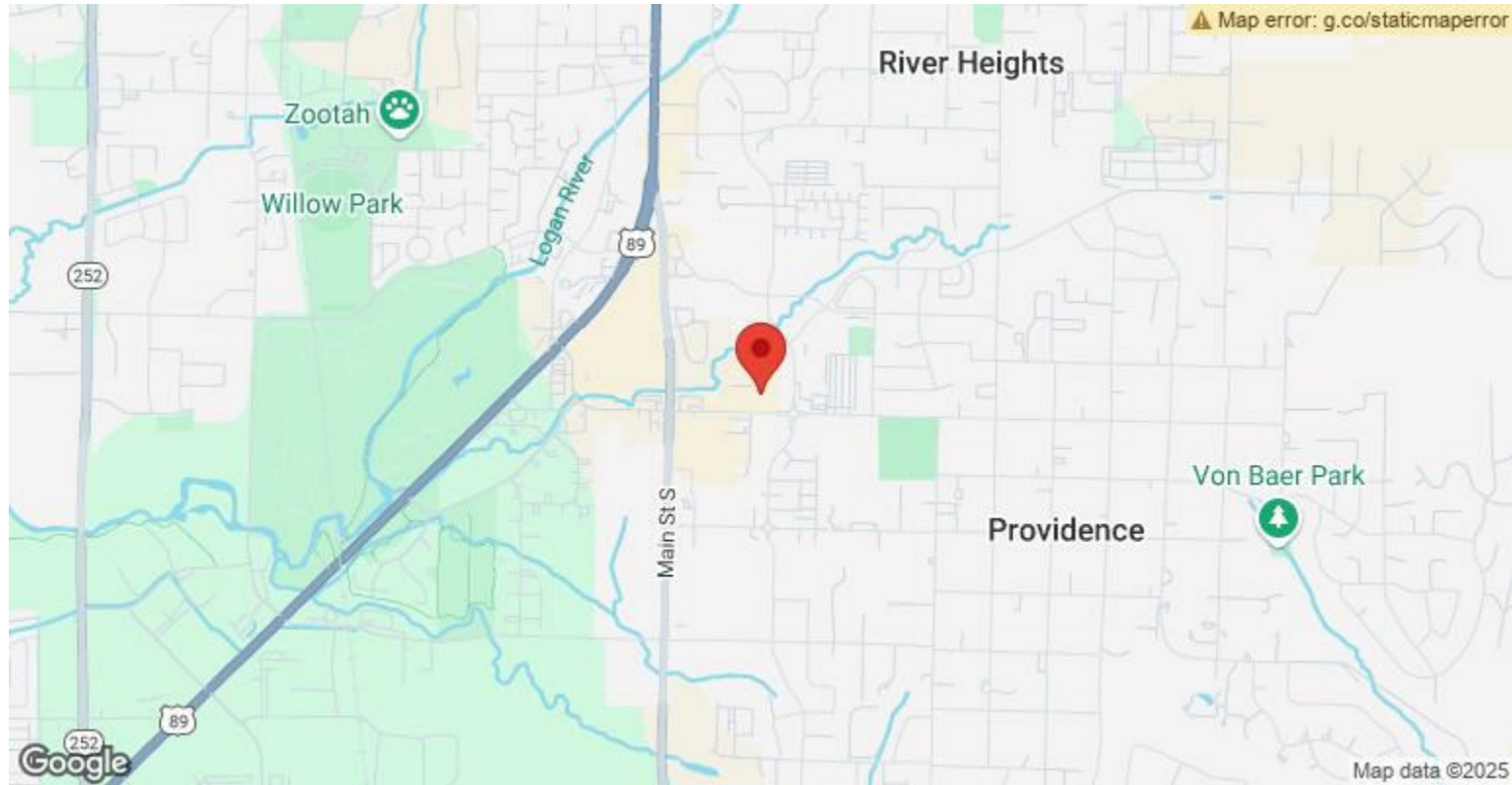
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Location



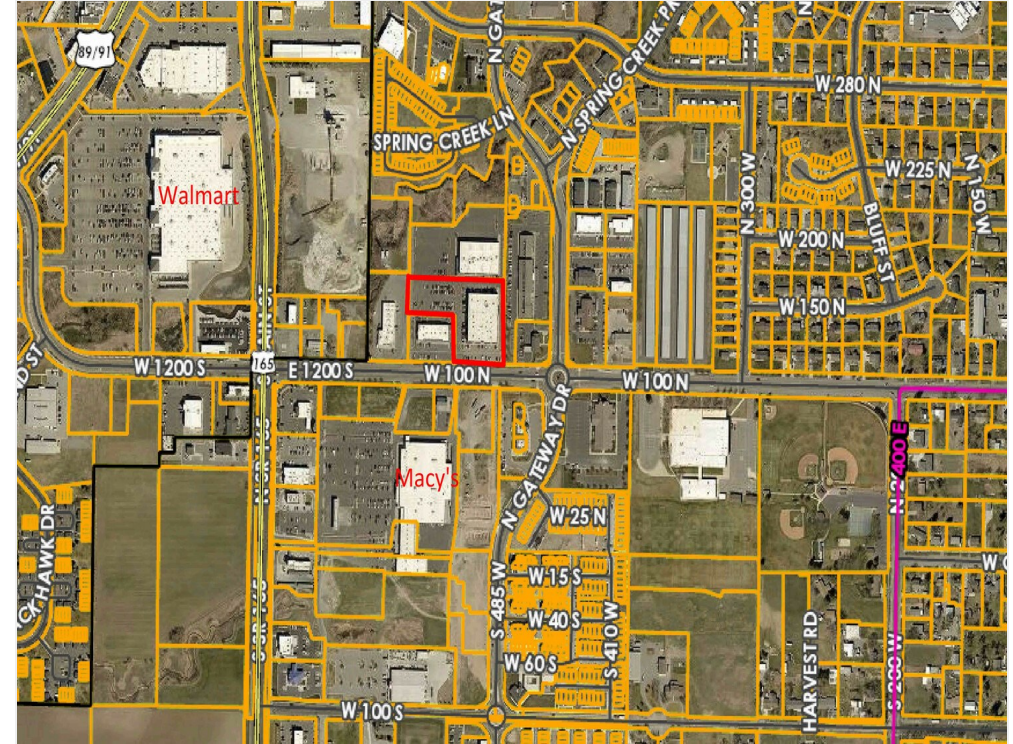
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Property Photos



Building Photo



High Aerial

Spring Creek Office & Retail

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Property Photos



Building Photo



Building Photo

Spring Creek Office & Retail

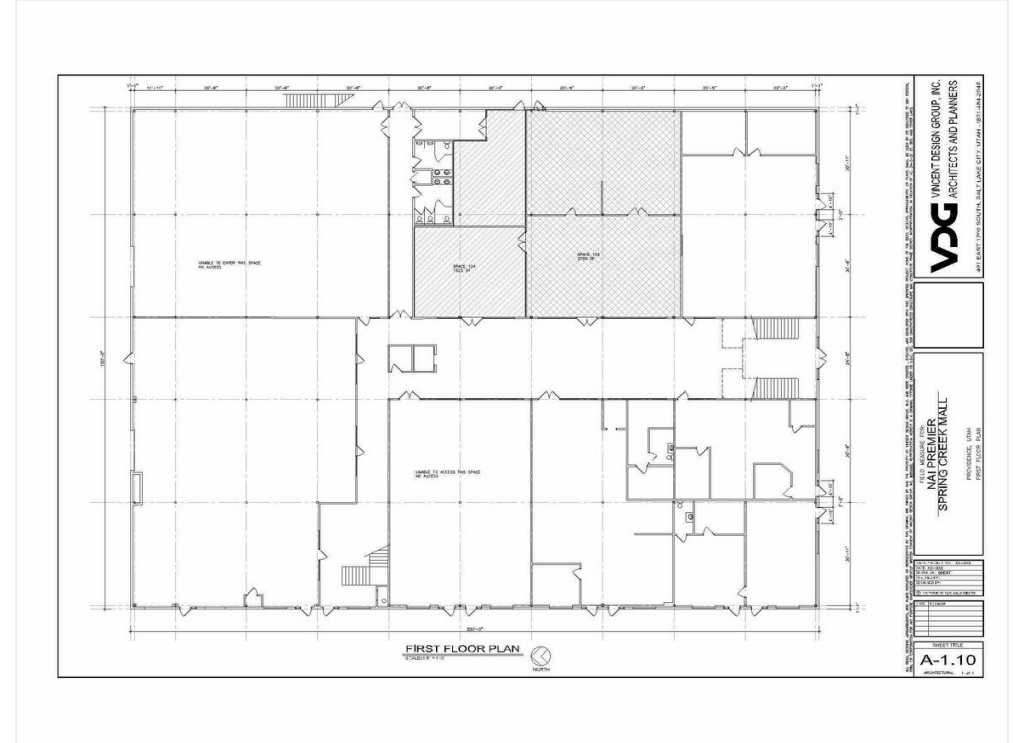
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Property Photos



Elevator



Main Floor

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Property Photos



Interior Photo



Break room

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Property Photos



Interior Photo



3162 SF available space

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Property Photos



Open office space



Private office

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Property Photos



Main level office



Ste 108 Break room

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Property Photos



Ste 108 Lab area



IT room

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Property Photos



Interior Photo



Building Photo

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Property Photos



Parking and signage



Parking Lot view

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