



PROPERTY INFORMATION

- 5,519 RSF AVAILABLE FOR LEASE
- LOWER LEVEL OFFICE SPACE
- BRAND NEW CONSTRUCTION
- GRAY SHELL CONDITION
- 950 SF OF STORAGE AVAILABLE
- HIGH CEILINGS
- ELEVATOR ACCESS
- FIBER AVAILABLE
- GENEROUS TENANT IMPROVEMENTS
- BEAUTIFUL VIEWS
- PROFESSIONALLY LANDSCAPED
- AMPLE PARKING: 4/1,000 SF
- LESS IN SUITE JANITORIAL
- MINUTES FROM ALTA VIEW HOSPITAL
- FITNESS & RETAIL AMENITIES NEARBY
- 4% TO PROCURING BROKER

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	14,359	113,179	239,183
TOTAL HOUSEHOLDS	4,417	36,334	81,101
AVG. HOUSEHOLD INCOME	\$86,382	\$86,928	\$79,811

TRAFFIC COUNTS

SEGO LILY DR: 16,955 ANNUAL AVERAGE DAILY TRAFFIC
1300 EAST: 34,229 ANNUAL AVERAGE DAILY TRAFFIC

LEASE RATE REDUCED!!
From ~~\$13.00/SF NNN~~ to \$10.00/SF NNN
(Full Service Rates Available)



801.617.1700



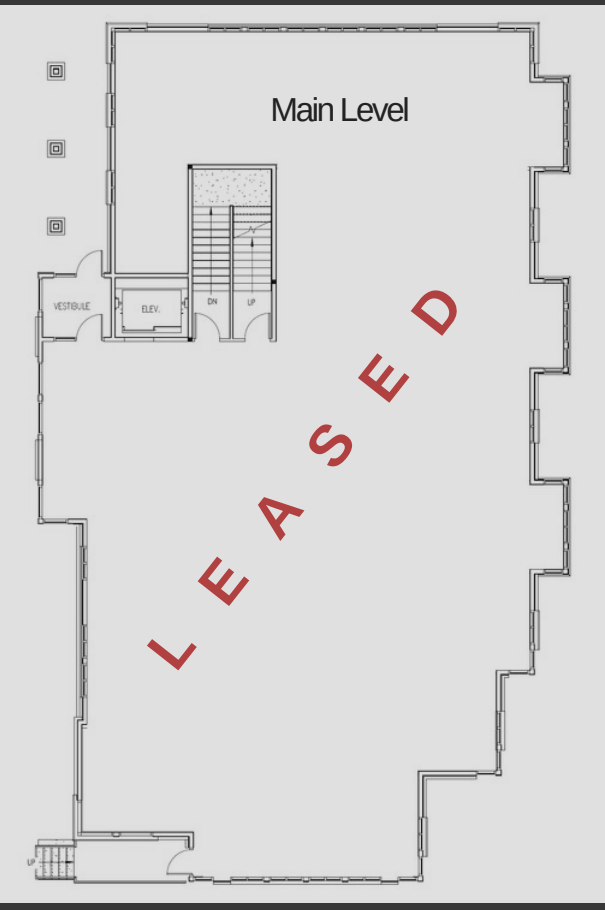
KELLEN KONCAR
KELLEN.KONCAR@CRCNATIONWIDE.COM

DANEILE SNELLING
DANEILE.SNELLING@CRCNATIONWIDE.COM

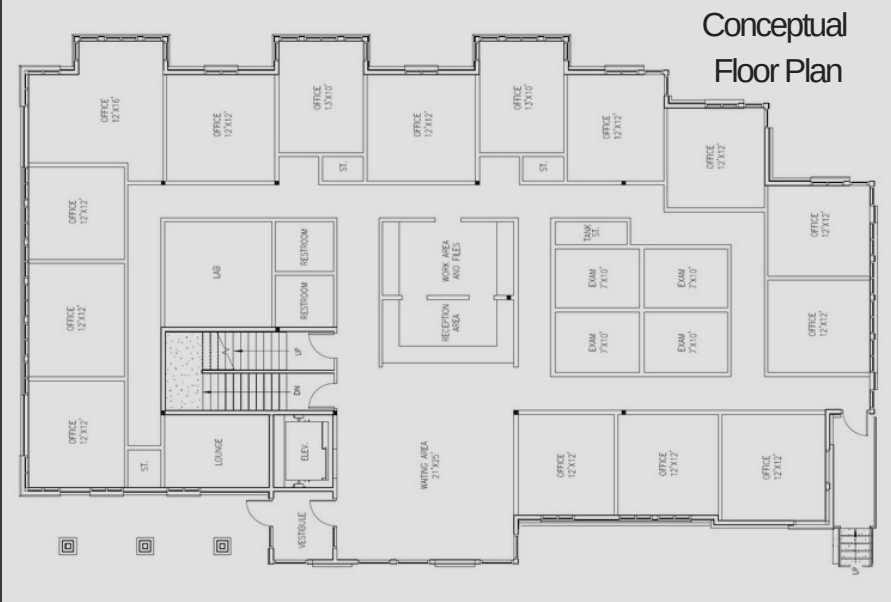


COMMERCIAL REAL ESTATE CONSULTANTS

1403 EAST SEGO LILY DRIVE, SANDY 84092



Lower Level
5,519 RSF
AVAILABLE



Conceptual
Floor Plan

KELLEN KONCAR

KELLEN.KONCAR@CRCNATIONWIDE.COM

801.617.1700

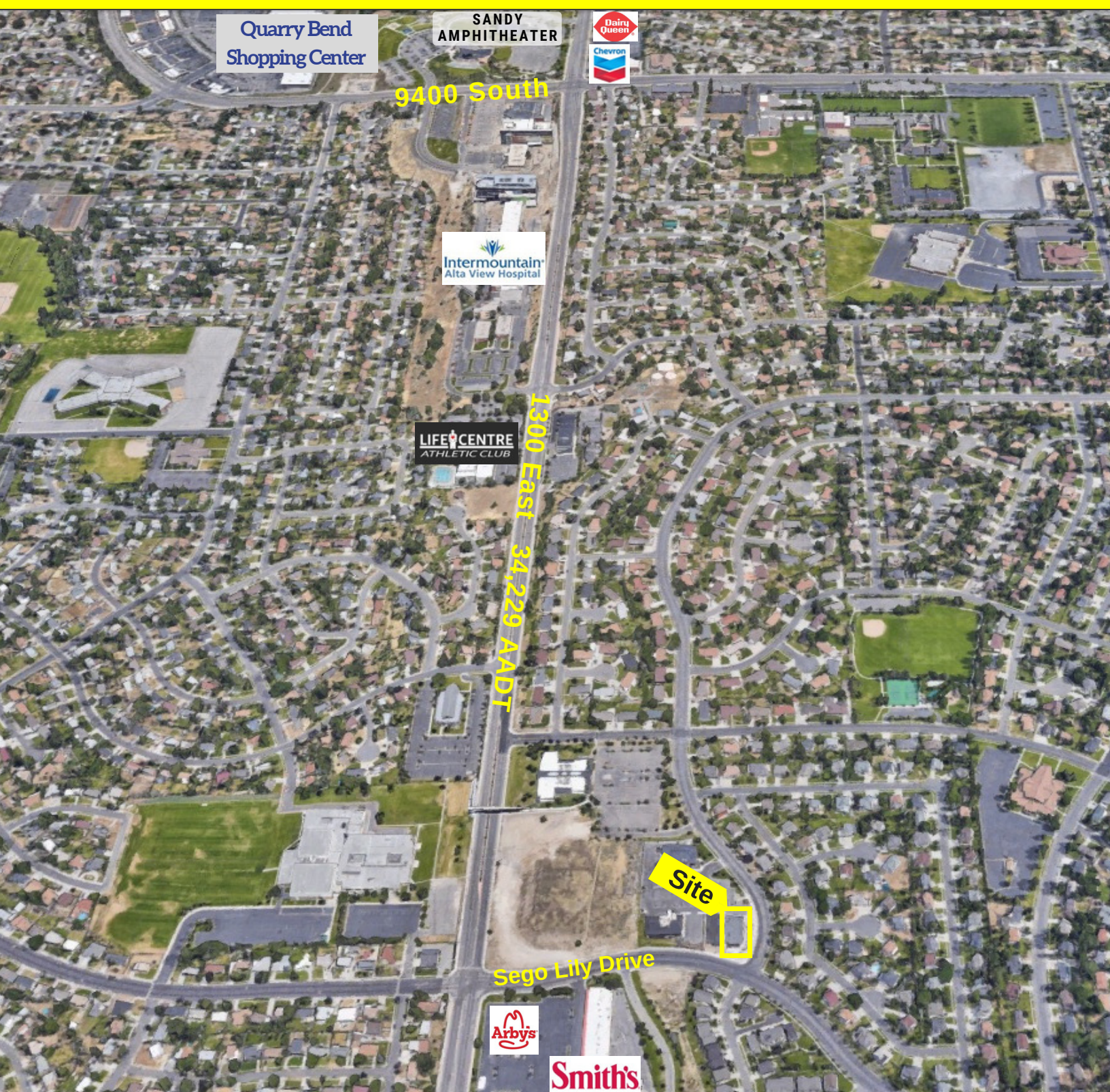
DANEILE SNELLING

DANEILE.SNELLING@CRCNATIONWIDE.COM



COMMERCIAL REAL ESTATE CONSULTANTS

1403 EAST SEGO LILY DRIVE, SANDY 84092



KELLEN KONCAR

801.617.1700

DANEILE SNELLING

KELLEN.KONCAR@CRCNATIONWIDE.COM

DANEILESNELLING@CRCNATIONWIDE.COM