



## Property Information

- Central Business District Office with Parking
- Main Level Suite: 1,575 RSF Available
- Top Level Suite: 1,807 RSF Available
- (2) Parking Stalls per 1,000 SF
- ADA Accessible
- Directory Signage Available
- Tenant Improvements Available
- Walking Distance to TRAX Station
- Adjacent to Massive Multi Family Developments with Over 400 Units!
- Easy Access to I-15

## Demographics

	1 Mile	3 Mile	5 Mile
Population	28,880	142,384	237,569
Households	15,871	59,263	92,914
Avg. Household Income	\$47,035	\$54,786	\$59,360

## Traffic Counts

200 South : 23,323 Annual Average Daily Traffic  
200 East : 20,123 Annual Average Daily Traffic

**LEASE RATE : \$12.00 / SF NNN**  
FULL SERVICE LEASE RATES AVAILABLE

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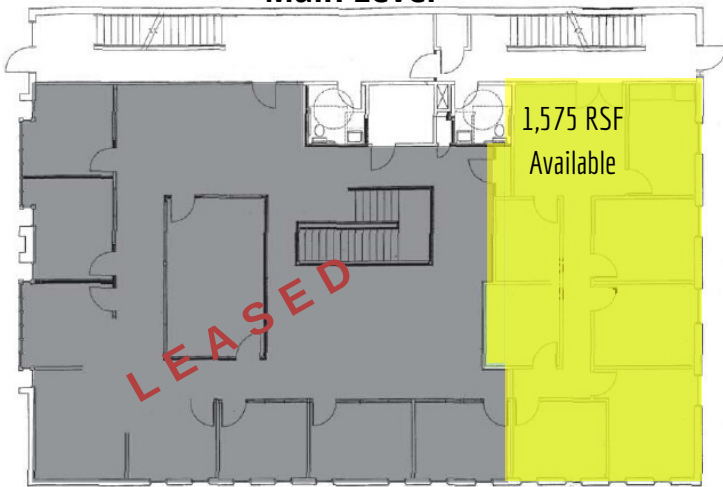
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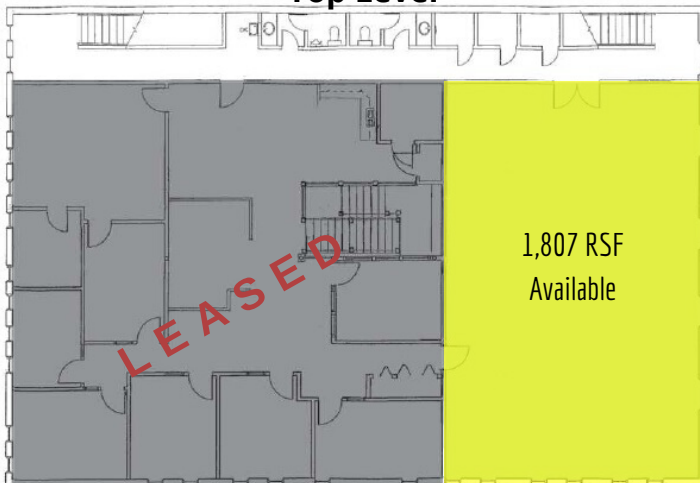




**Main Level**



**Top Level**



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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