



# COMMERCIAL REAL ESTATE CONSULTANTS MULTI TENANT INVESTMENT OFFERING



## ROSE CANYON OFFICE PLAZA

6361 West 13400 South, Herriman 84096

### PROPERTY INFORMATION

- (2) Office Buildings Totaling 13,748 SF
- Office Building 1: 6,410 SF
- Office Building 2: 7,338 SF
- Turn Key Office Space
- 6.55/1,000 SF Parking Ratio
- High Tenant Retention History
- Many Nearby Restaurants & Retail Amenities
- Easily Accessible from Mountain View Corridor & Bangerter Hwy

### FINANCIAL INFORMATION

- (2) Buildings Totaling: 13,748 SF
- Year Built: 2006
- Number of Tenants: 4 Tenants
- NOI: \$162,542.64
- CAP Rate: 7%
- Sale Price: \$2,322,000.00

\* Contact Agent for Rent Roll \*

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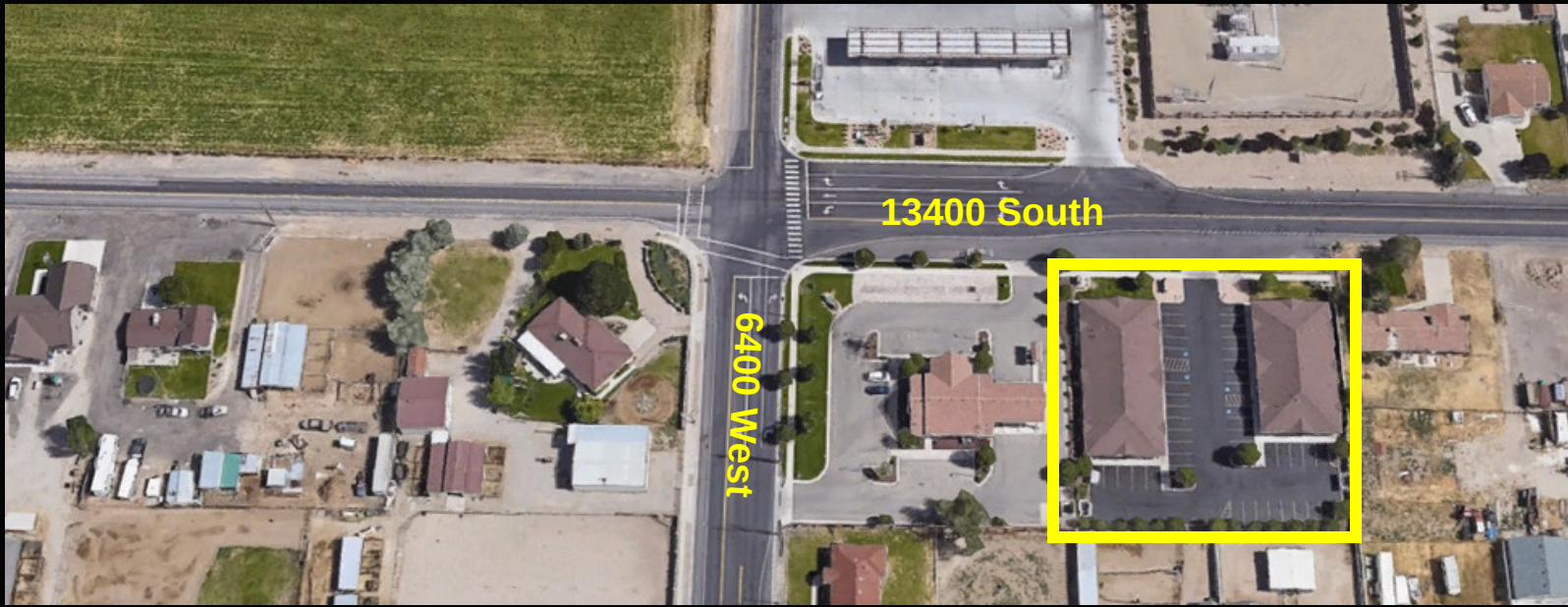


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## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,822	52,126	103,913
Households	1,939	14,733	28,954
Avg Household Income	\$95,118	\$94,715	\$98,762



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