

FOR SALE OR LEASE

4998
GALLERIA

AISU

CBRE

4998

MURRAY, UTAH

www.cbre.us/slc



PROPERTY FEATURES

- › **±169,021 RSF Office Buildings on ±25.995 Acres**
 - › 131,544 RSF Vacant
 - › 37,477 RSF Leased
 - › \$445,584 partial NOI for Area B on the First Floor
 - › Property Taxes: \$249,884 (2018)
 - › Year Built 1984
 - › I-15 Monument Sign
 - › Fenced Playground
- › **PROPOSED LOT SUBDIVISION OF EXTRA LAND**
 - › **LOT 1:** North Parcel | ±10.0 Acres
 - › **LOT 2:** Building Parcel | ±10.5 Acres (169,021 SF Building)
 - › **LOT 3:** South Parcel | ±5.495 Acres
 - › Zoning: M-U (Mixed-Use) (Approx. 70 units/acre)
 - › Parking Stalls: 1,222 existing parking stalls (7.23/1,000 ratio)
 - › Telecommunications: Utopia Fiber
 - › Assessor's' Parcel number 21-12-176-016





LOCATION HIGHLIGHTS

- › Unmatched I-15 freeway exposure
- › Easy freeway accessibility via 5300 South and 4500 South Exits
- › Current build-out as multi-tenant facility
- › \$7 million interior and exterior renovation (2014)
- › **Freeway Visibility:** Average daily traffic count of over 213,790 vehicles per day
- › **Easy access to public transportation:** TRAX, FrontRunner and UTA Bus Routes with Direct Express Links from 5300 Campus to Hub
- › Close proximity to Retail, Restaurants, Hotels and the IHC Center
- › Located conveniently in the center of the Salt Lake Valley
- › Previously used as education center and training room



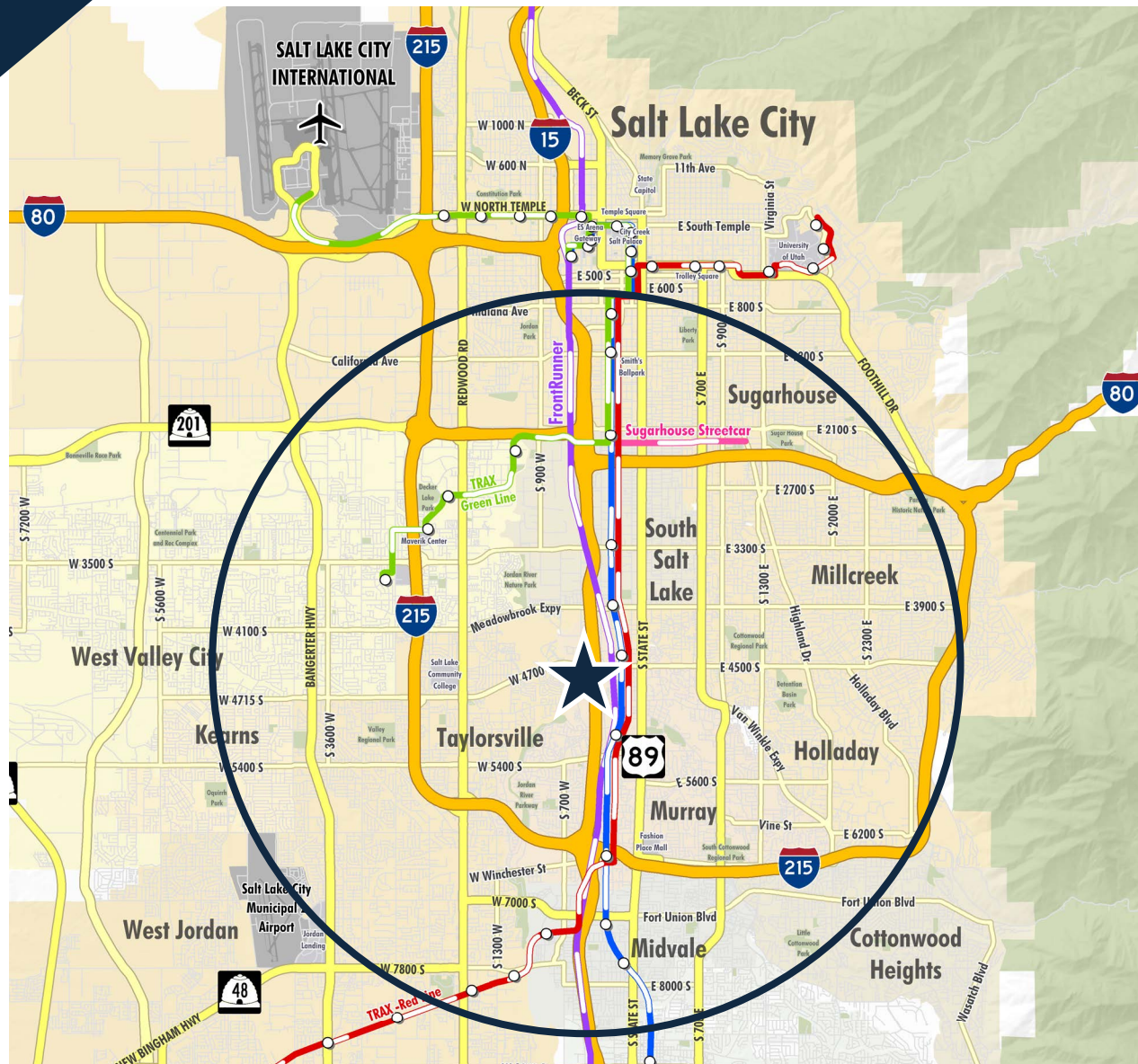
NOT TO SCALE



DEMOGRAPHICS, AMENITIES AND TRANSPORTATION

WITHIN 5-MILE RADIUS

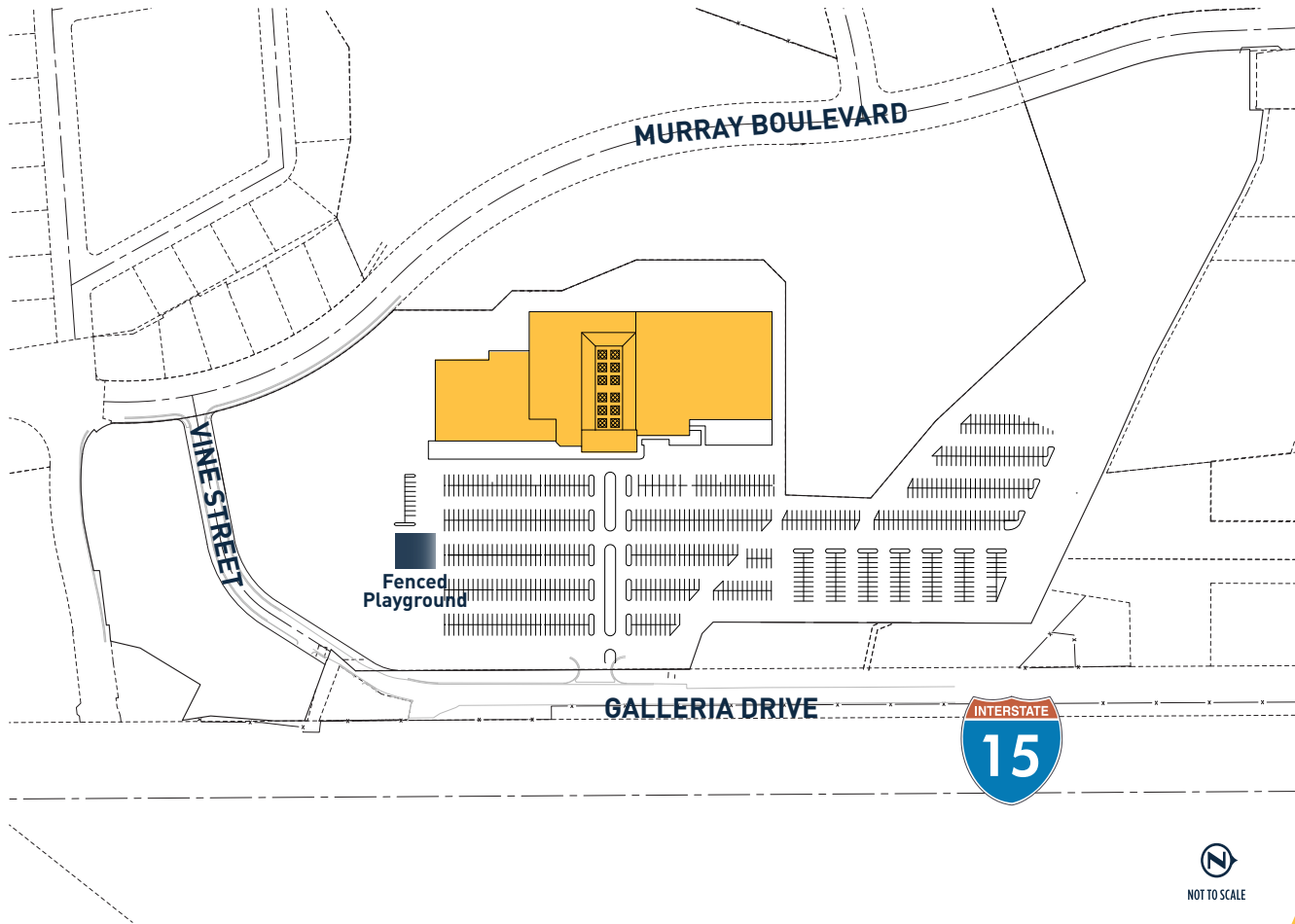
- > 43 RESTAURANTS
- > 8 HOTELS
- > 17 RETAIL SHOPS
- > 402,000 RESIDENTS
- > \$61,723 MEDIAN HOUSEHOLD INCOME
- > \$285,837 MEDIAN HOUSE VALUE
- > 213,790 AVERAGE DAILY TRAFFIC COUNT



NOT TO SCALE



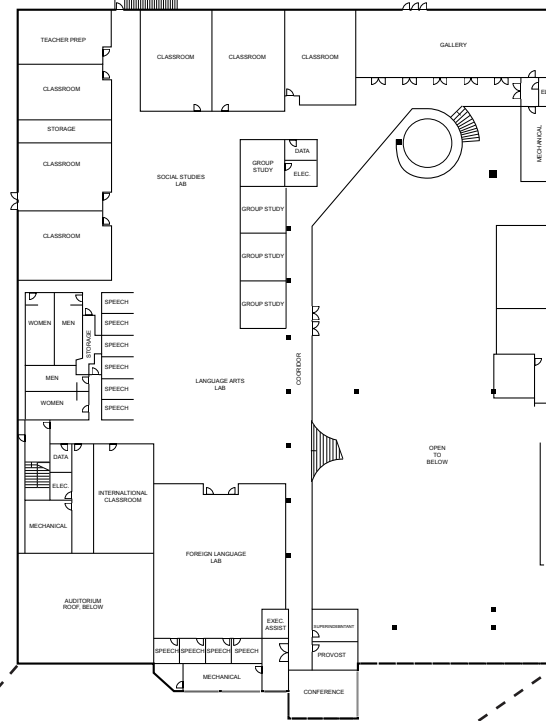
SITE PLAN





FLOOR PLANS

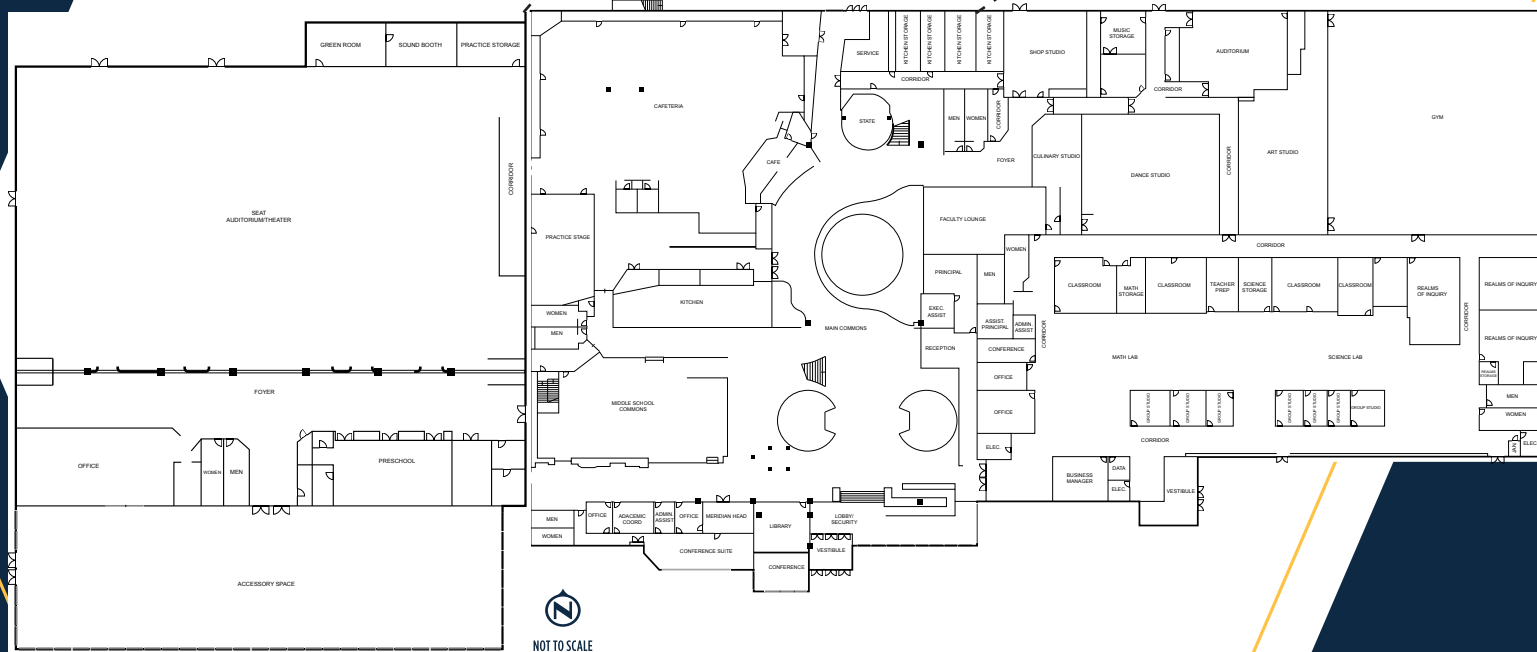
2nd Floor, Area A



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1st Floor, Area B

1st Floor, Area A



N
NOT TO SCALE



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