

# 2511 SOUTH WEST TEMPLE SALT LAKE CITY, UTAH



**COMMERCE**  
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## INVESTMENT OFFERING

Office / R & D / Lab

## SORENSEN GENOMICS



### PROPERTY FEATURES

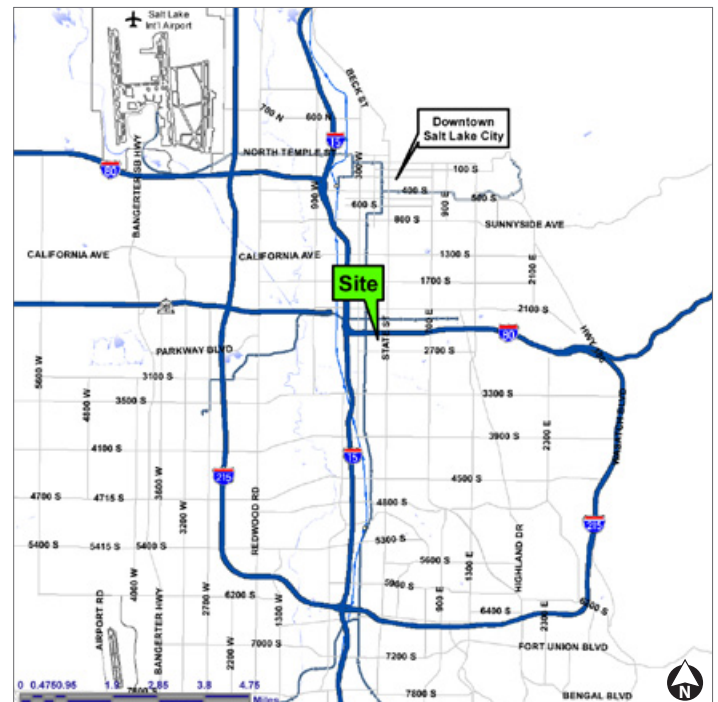
- Price: \$3,150,000
- Cap Rate: 8.0%
- Building Size: 31,742 SF
- Parking: 117 stalls
- Year Built: 1957 / 1998
- Zoning: Mixed (South Salt Lake)

### LEASE INFORMATION

TENANT:	Sorenson Genomics
ANNUAL RENT:	\$252,840 NNN
LEASE EXPIRATION:	12/31/2020
USE:	Office / R&D / Lab

### ADDITIONAL PROPERTIES:

- Parcel A: 2481 S West Temple  
\$250,000 (8.6% cap)
- Parcel B: 55 W Oakland Avenue  
\$100,000 (8.9% cap)



For more information, please contact:

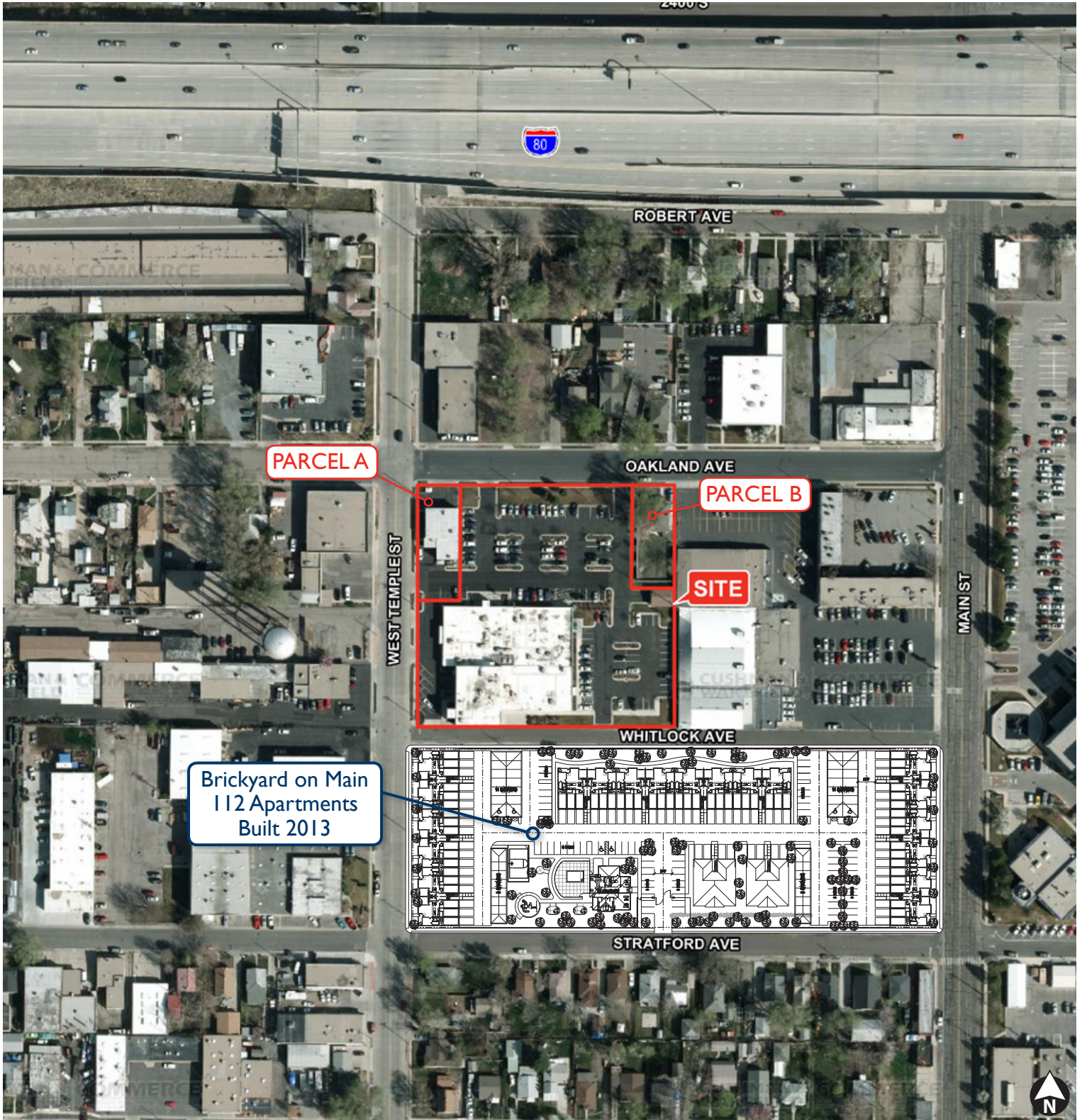
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# 2511 SOUTH WEST TEMPLE

Salt Lake City, Utah

OFFICE / R&D / LAB  
INVESTMENT



PARCEL A

PARCEL B

SITE

Brickyard on Main  
112 Apartments  
Built 2013

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