



INVESTMENT OFFERING

BRIDGE OFFICE BUILDING

5295 South Commerce Drive • Murray, Utah

PROPERTY INFORMATION

Building Size:	135,305 gross sq. ft., buyer to verify sq. ft.; 7 stories
Site Size:	3.86 acres
Age:	1987 - Fully renovated in 2008
Zoning:	CDC
Parking:	427 spaces - 3.16/1,000 sf ratio
Sales Price:	\$19,500,000 (\$144 psf)
Cap Rate:	9.24% (when stabilized in Year 3 after leasing and capital costs of \$3,291,000)
10 yr. - IRR Unleveraged:	10.80%
10 yr. - IRR Leveraged:	17.77%

Exclusively Marketed by

Kip Paul Executive Director - Investment Sales
801-303-5555 kpaul@comre.com

Mike Richmond Executive Director
801-303-5434 mrichmond@comre.com

Dana Baird, CPM, CCIM Executive Director
801-303-5526 dbaird@comre.com



OVERVIEW AND OPPORTUNITY

This Investment Offering provides an investor the opportunity to acquire The **Bridge Office Building** located in Salt Lake City, Utah. This 135,305 square foot Value-Add Class B office building is a well-known landmark property, recognized for its distinctive blue reflective glass and triangular shape. The property is highly visible given its location directly off the I-15 Freeway entrance/exit at 5300 South.

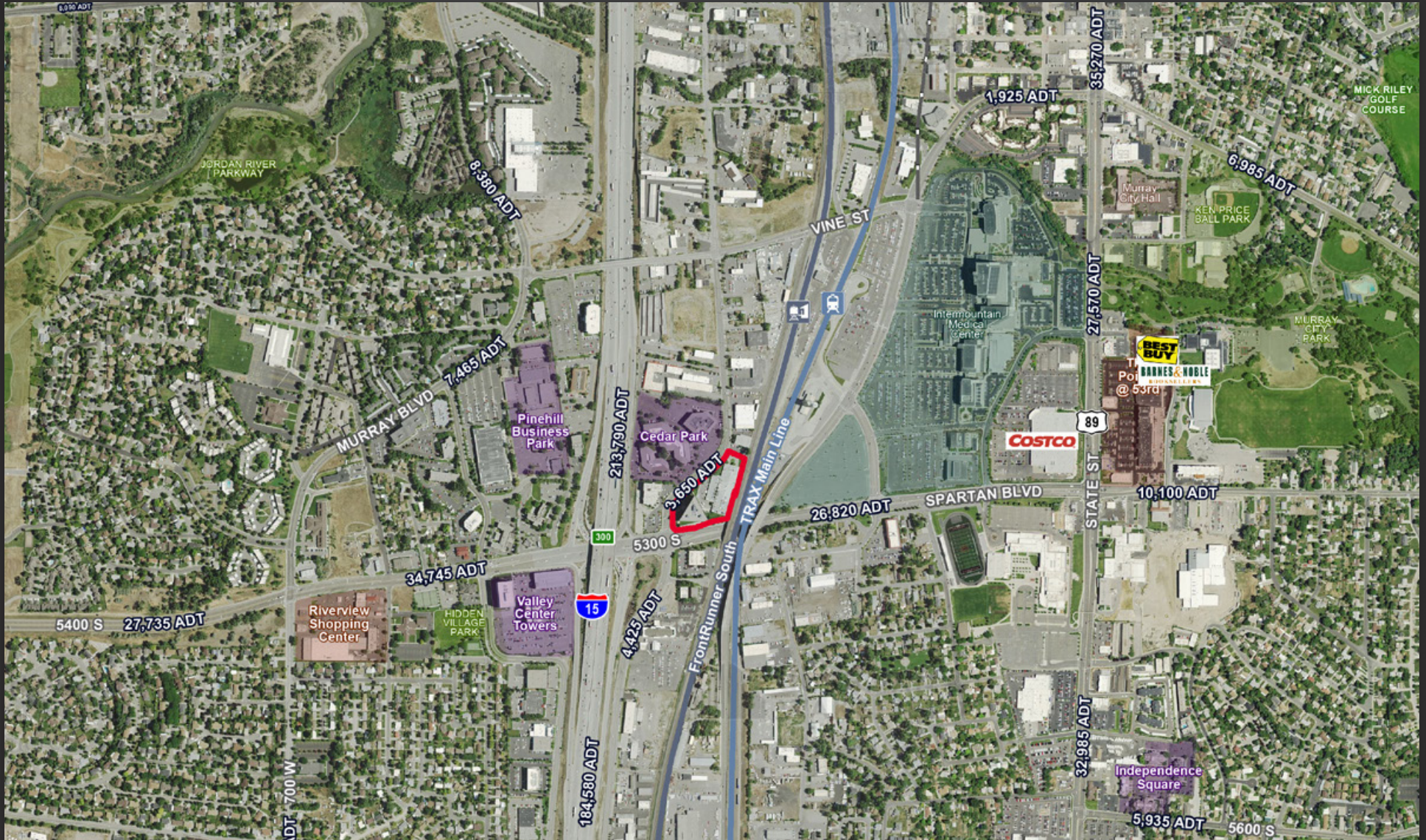
Highlights include:

- Visibility from I-15 Freeway with any average daily traffic count of 213,790 vehicles per day
- Average daily traffic count on 5300 South is 26,820 vehicles per day
- Recognizable landmark property known for its triangular design and distinctive blue reflective glass
- Currently 74% occupied, moving to 47% occupancy in July 2017, providing value-add opportunity
- Low in place average lease rate of \$19.73 versus market rental rate of \$24.00
- Structured and surface parking providing additional income source
- Opportunity for signage and naming rights, given its visibility from I-15 Freeway
- Intermountain Hospital Corporation's regional \$500mm hospital is located 5 blocks to the east
- Fashion Place Mall, the Valley's highest volume shopping center, is located 9 blocks to the southeast
- No adverse existing debt, thereby allowing buyers to take advantage of today's low interest rates
- Strong submarket with current vacancy rate of 7%

The **Bridge Office Building** is a unique opportunity to acquire a recognizable Value-Add property in an irreplaceable location in one of the most robust commercial real estate markets in the west.

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170 South Main Street, Suite 1600
Salt Lake City, Utah 84101
Tel 801-322-2000 Fax 801-322-2040
comre.com

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