



Map Data: Google, Landsat, State of Utah

INVESTMENT OFFERING

GALE STREET PROPERTIES

Prime Development Site - 8.53 Acres Downtown

PROPERTY INFORMATION

Site Size:	13 parcels 8.53 acres total
Building Size:	8 buildings 160,721 sq. ft. total
Zoning:	D2 and CG
Sales Price:	\$22,270,000 (\$60 psf)

300 West 500 South
Salt Lake City, Utah

OVERVIEW

This land parcel offering provides a Developer/Investor the Opportunity to acquire 8.53 acres in the block bordered by 500 and 600 South, which are the major freeway on and off ramp boulevards to downtown Salt Lake City (they are also known as the Grand Boulevards, one of the six [Downtown Rising Character Districts](#)), and 300 and 400 West. The block was historically occupied by the Newspaper Agency Corporation for 30 plus years and is now occupied by 11 tenants, all on short term leases. 600 and 500 South have a combined average daily traffic count of 72,000, while 300 and 400 West have a combined average daily traffic count of 38,000. The ability to acquire almost an entire block in the downtown area is unprecedented.

The east half of the block is zoned D2 and the west half is zoned CG. These two zones allow for great flexibility in what can be developed on the site. Potential uses could include; government facilities, educational campus, retail, apartments, hotel and office. Salt Lake City Corporation has indicated their enthusiasm to see the block developed and their willingness to facilitate the process, which could include the acquisition and closure of Gale Street.

The combination of the strong Salt Lake City economy, the robust commercial real estate market and the uniqueness of this site size and location, make this offering highly distinctive.

Marketed by

Vasilios Priskos, SIOR

801-355-0600
vas@iproperties.com

Jake Coppinga

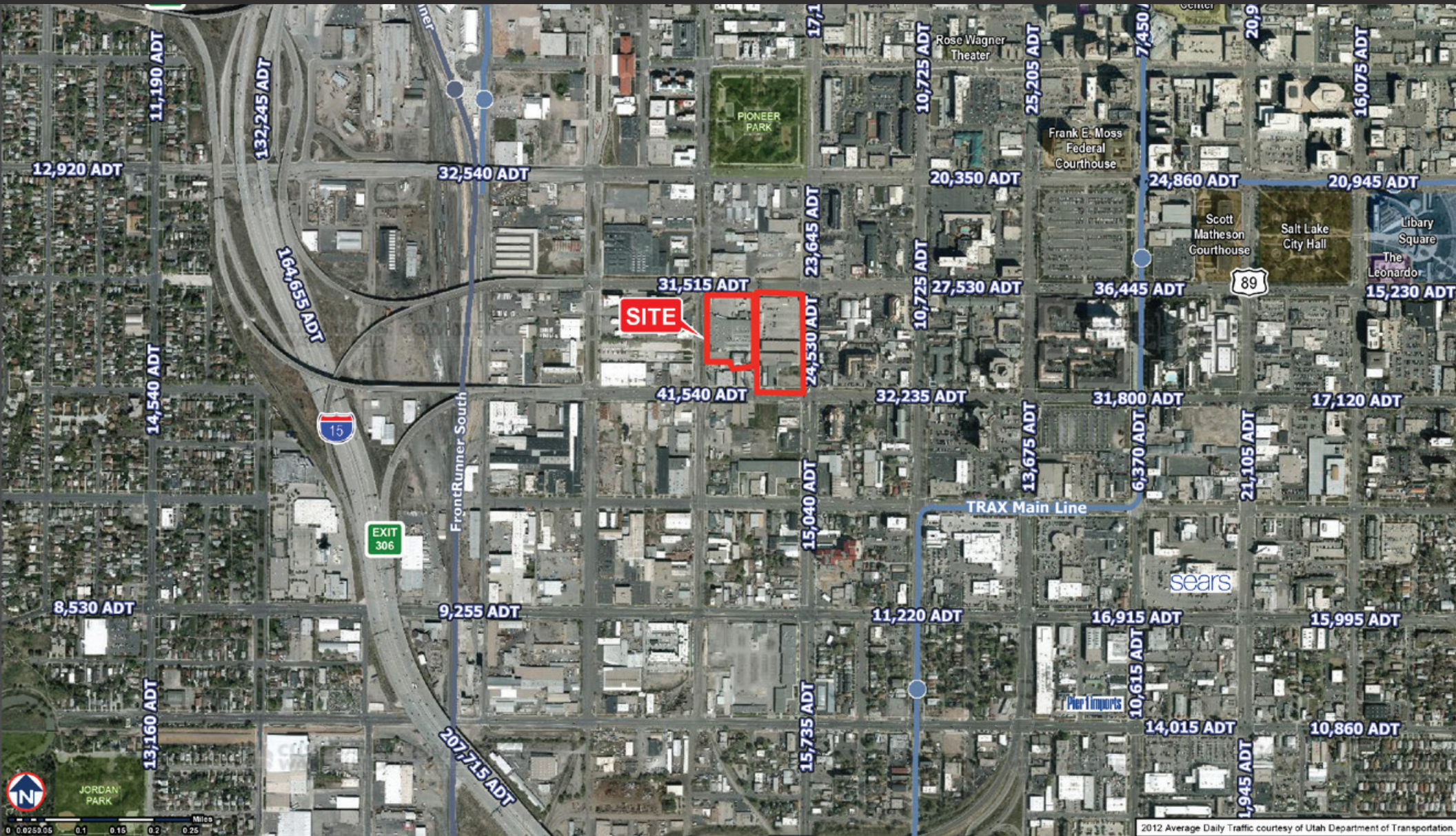
801-355-0600
jake@iproperties.com



Kip Paul

801-303-5555
kip.paul@cushwake.com





Marketed by
Vasilios Priskos, SIOR
801-355-0600
vas@iproperties.com

Jake Copinga
801-355-0600
jake@iproperties.com

INTERNET
PROPERTIES INC.
51 East 400 South, Suite 210
Salt Lake City, Utah 84111

Kip Paul
801-303-5555
kip.paul@cushwake.com

CUSHMAN & WAKEFIELD

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