SOUTH JORDAN BUILD TO SUIT OFFICE/RETAIL

10738 Beckstead Lane, South Jordan

FREE RENT & UP TO $85/SF TENANT IMPROVEMENT ALLOWANCE AVAILABLE*

*Subject to tenant qualifications & lease terms



LEASE RATE
$29.50/SF NNN

PROPERTY INFORMATION

Suite 102 — 2,052 SF Build to suite office/retail

- Generous TI's available for custom buildout
- 5'x15' Building Facade & Monument Signage Available
- (8) Reserved Parking Stalls plus (15) Overflow
- Next to Pie Pizzeria & South Jordan Library
- Many Nearby Retail & Restaurant Amenities
- 300' from Redwood Road
- Excellent South Jordan Location
- 1/4 Mile from South Jordan Pky & 2.5 Miles from I-15
- On-Site Landlord for Quick Support

DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME
1 MILE	9,780	3,139	$139,361
5 MILE	304,978	97,628	$117,850

TRAFFIC COUNTS

SOUTH JORDAN PARKWAY: 46,000 AADT

REDWOOD ROAD: 24,547 AADT

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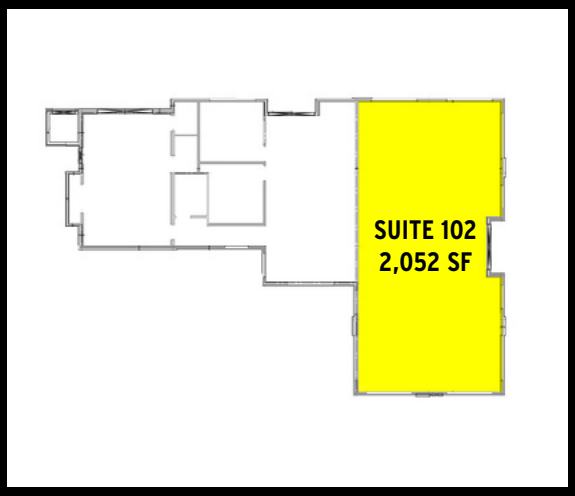



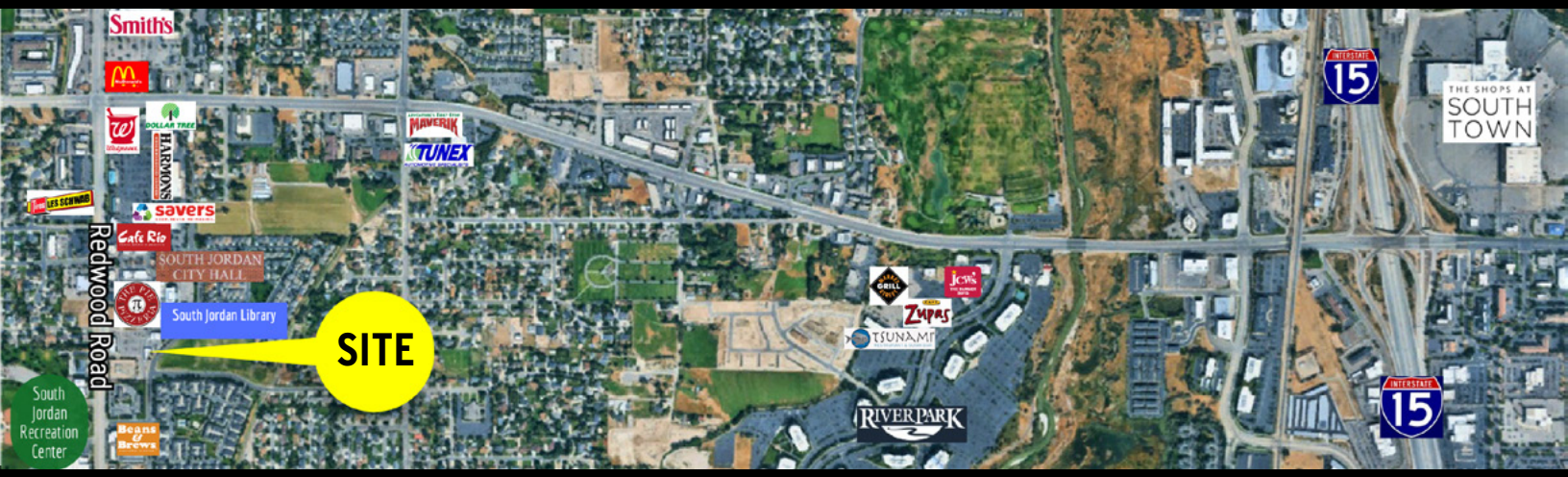

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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.