

# Plaza 5300 Office

302 West 5400 South  
Murray, UT 84107

---

Sales Package

**NAIPremier**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Scott Price**

801 673 5525 | [sprice@naipremier.com](mailto:sprice@naipremier.com)





# Property Overview

## INVESTMENT SUMMARY

<b>Price</b>	<b>\$5,200,000.00</b>
Cap Rate	7.5%
Vacancy on April 1, 2023	100%
Gross square feet	25,780
Rentable square feet	24,444
Monthly lease back through 3/31/23	\$32,592.00
Annual expense, all utilities	\$30,278
Property tax	\$21,270
Total land Area	1.46 acres
Parking stalls	100
Property type	Office or MOB

## HIGHLIGHTS

- Meticulously maintained as corporate offices for a Utah top 20 company
- Central Valley location, right off I-15
- Elevate your brand, positioned on a hill overlooking 5300 S. 28,000 cars a day
- Beautiful landscaping, many building upgrades
- On-site natural gas/diesel generator
- 5 utility meter zones for multi tenant occupancy
- Handicap accessible with ADA compliant elevator

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

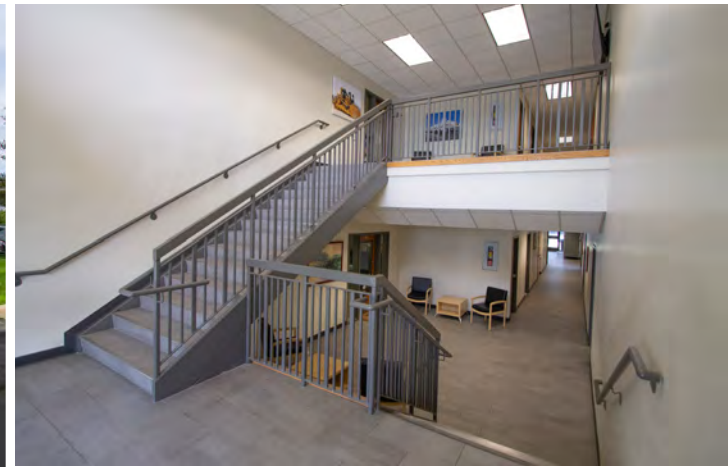
302 West 5400 South | Murray, UT 84107



# Property Photos

Plaza 5300

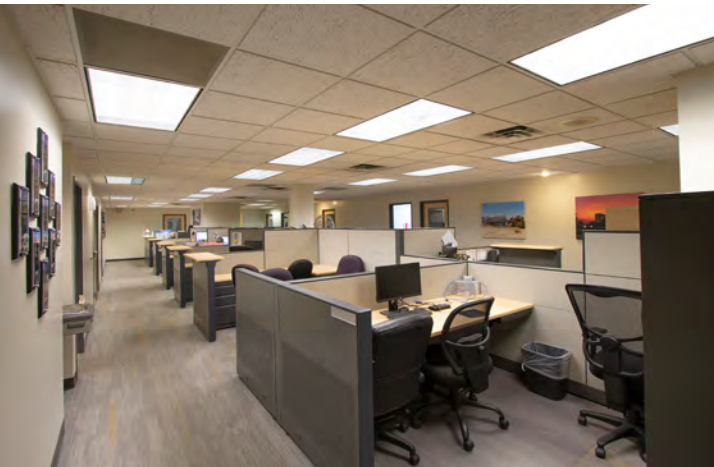
302 West 5400 South | Murray, UT 84107





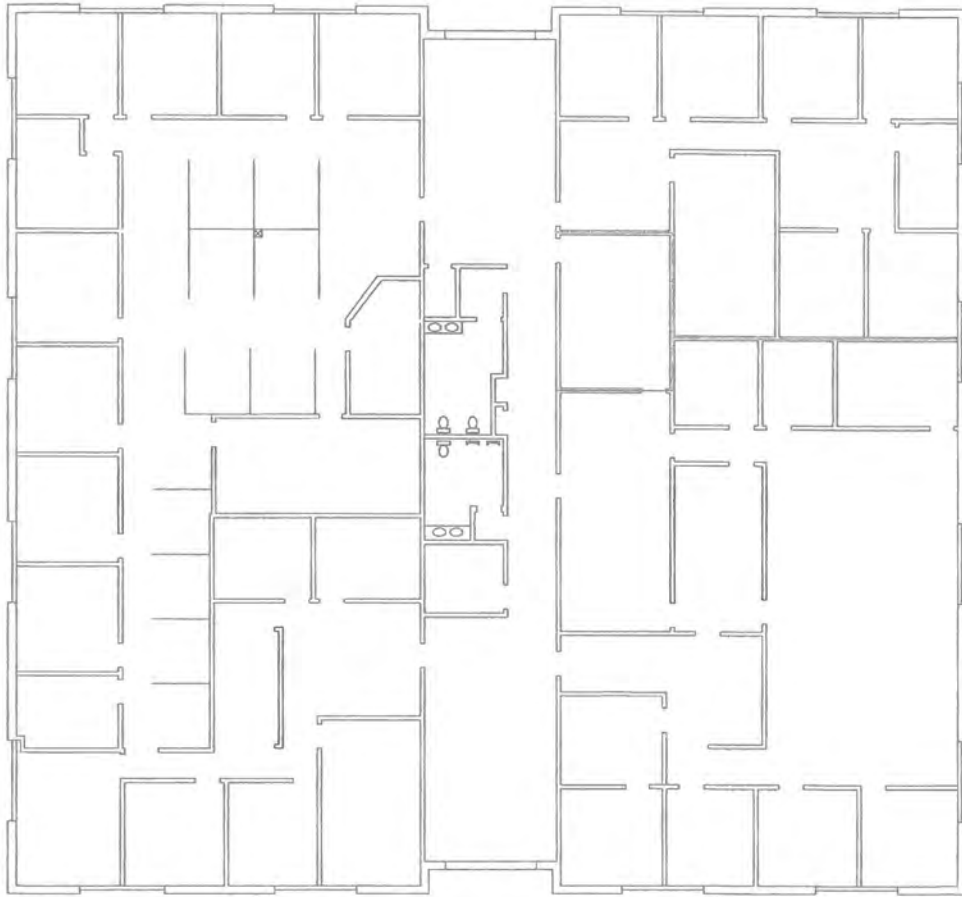
# Property Photos

Plaza 5300  
302 West 5400 South | Murray, UT 84107



### First Floor

12,224 RSF  
10,592 USF



### Second Floor

12,124 RSF  
10,576 USF

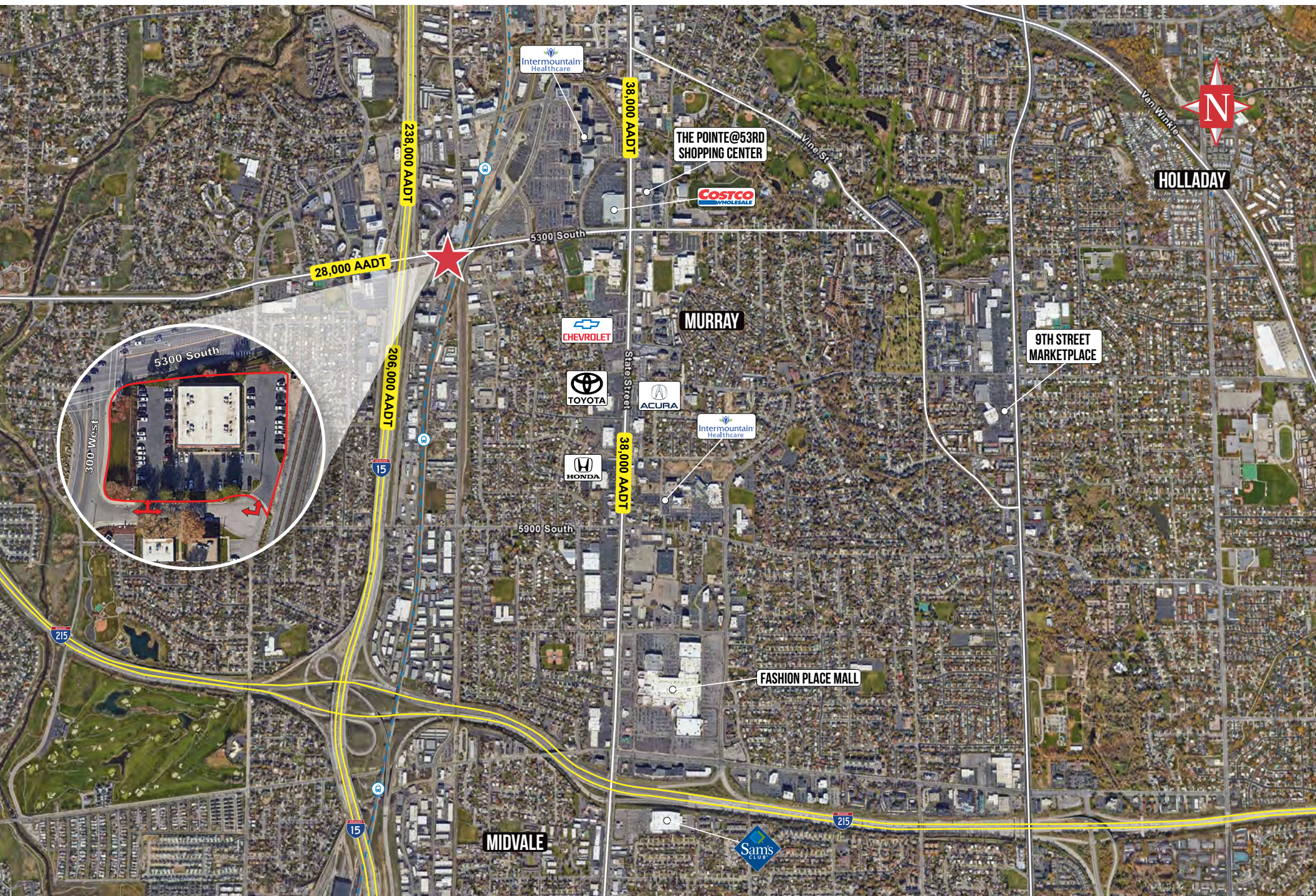




# Amenities Map

Plaza 5300

302 West 5400 South | Murray, UT 84107





For more information, please contact

Scott Price

*Office Specialist*

801 673 5525

sprice@naipremier.com

SCAN TO CONTACT



**NAIPremier**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

7455 Union Park Avenue Ste. A, Midvale, Utah 84047

801 255 3333 | [naipremier.com](http://naipremier.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.