

# Canyon Hollow Office

11550 South 700 East  
Draper, UT 84020

**CLASS A OFFICE**  
FOR SALE OR LEASE

**NAIPremier**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Property Overview

<b>Price</b>	<b>\$6,200,000.00</b>
<b>Lease Rate</b>	<b>\$26.50 FS</b>
Building Size	22,562 SF
Available Square Footage	Approx. 8,700
Garage Square Footage	3,338
<b>Garage Lease Rate</b>	<b>\$750 /mo</b>
Total Land Area	1.43
Property Type	Office Building

## HIGHLIGHTS

- For lease or sale
- Great owner/user opportunity
- Class A Office
- Fine Workmanship & well maintained
- Easy access off 11400 South and 700 East
- 6 Bay garage lease opportunity
- 70 Parking stalls
- Ample parking
- Building and garage are both solar powered
- Available March 2023

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# Property Photos

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# Floor Plans - First Floor

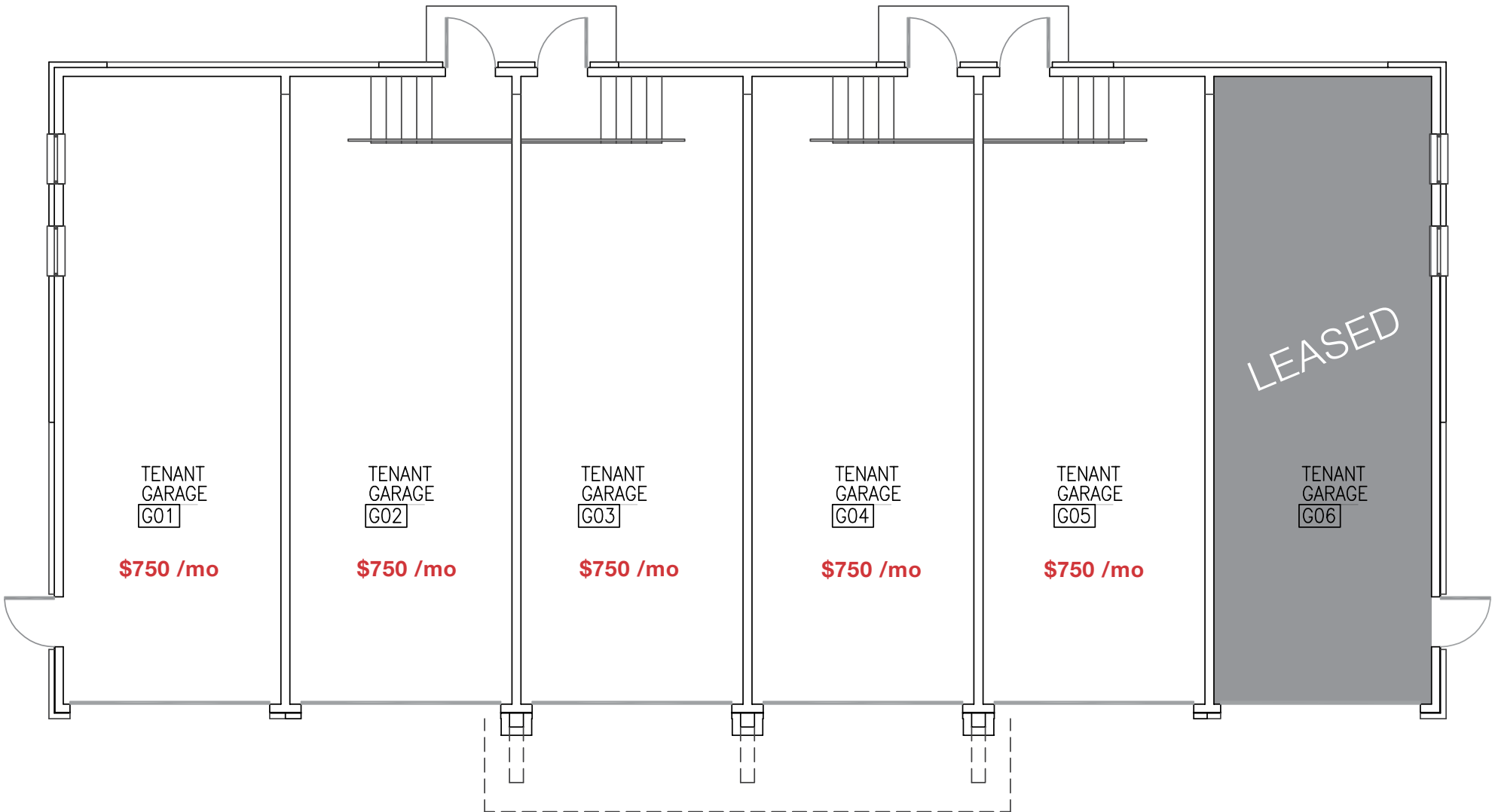
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Floor Plans - **Second Floor**

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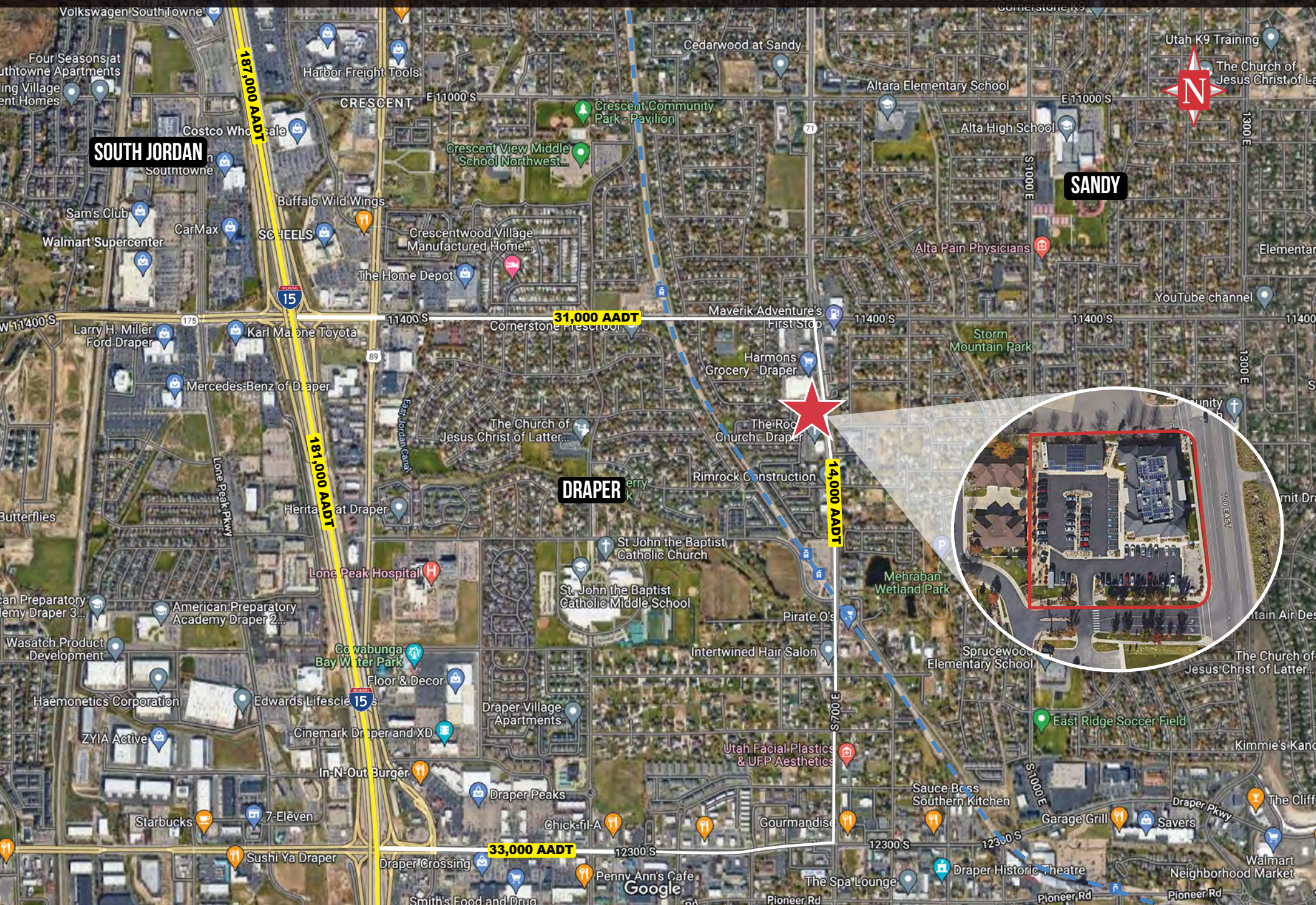






# Amenities Map

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## DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

### POPULATION

2022 EST	17,814	94,160	240,810
2027 PROJ	18,482	97,077	248,333

### HOUSEHOLDS

2022 EST	5,855	30,730	79,639
2027 PROJ	6,092	31,823	82,615

### INCOME

2022 AVG	\$153,177	\$160,583	\$153,415
2022 MED	\$121,448	\$123,272	\$118,145

Source: Esri 2022

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## TRAFFIC COUNTS

700 East - 14,000 AADT

11400 South - 31,000 AADT



**For more information, please contact**

**Artie Lucero**

*Investment Specialist*

801 608 4909

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**NAIPremier**

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