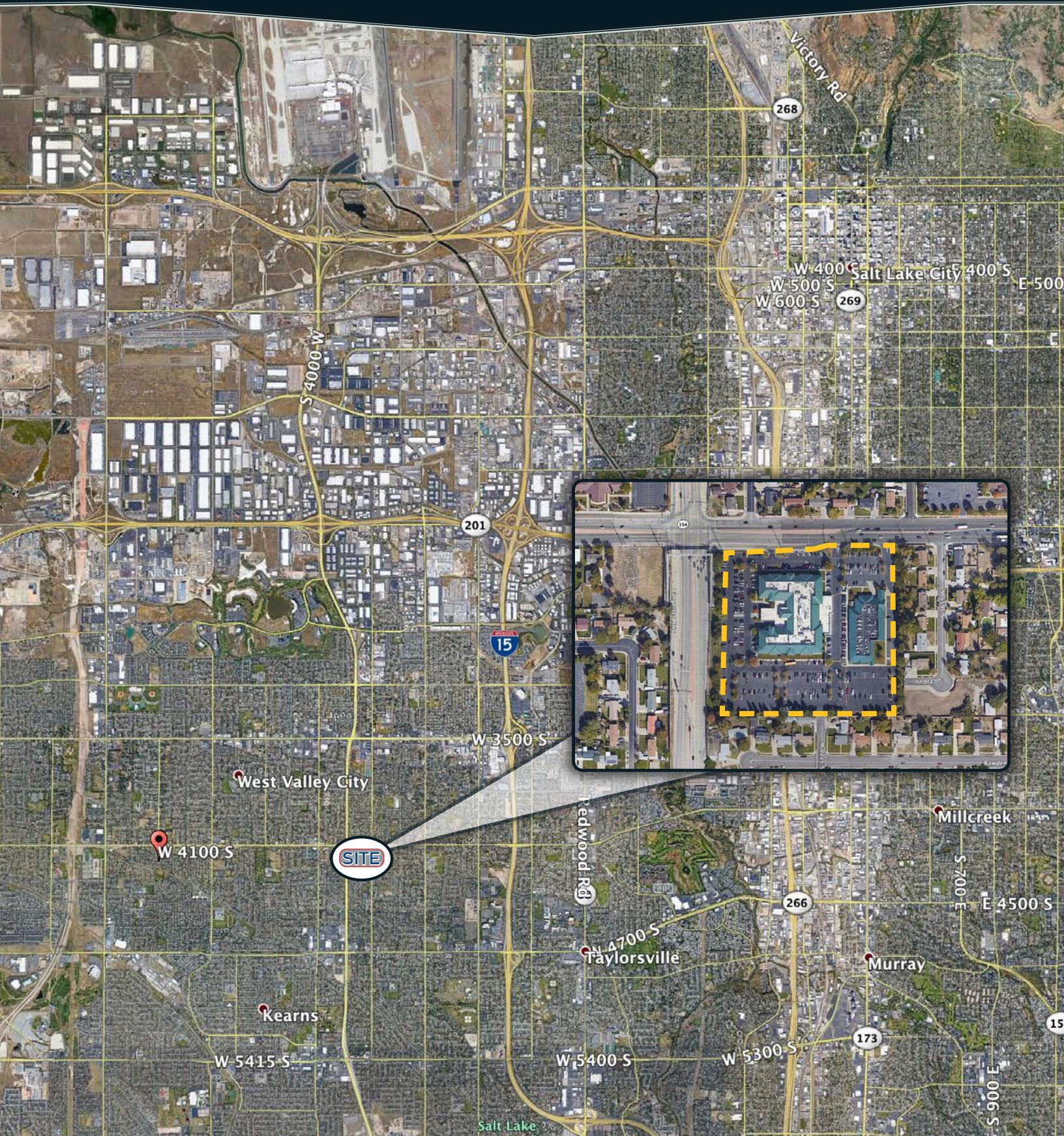


ALTA 4100 COMMERCIAL COMMONS



MEDICAL CONDOMINIUMS FOR SALE OR LEASE



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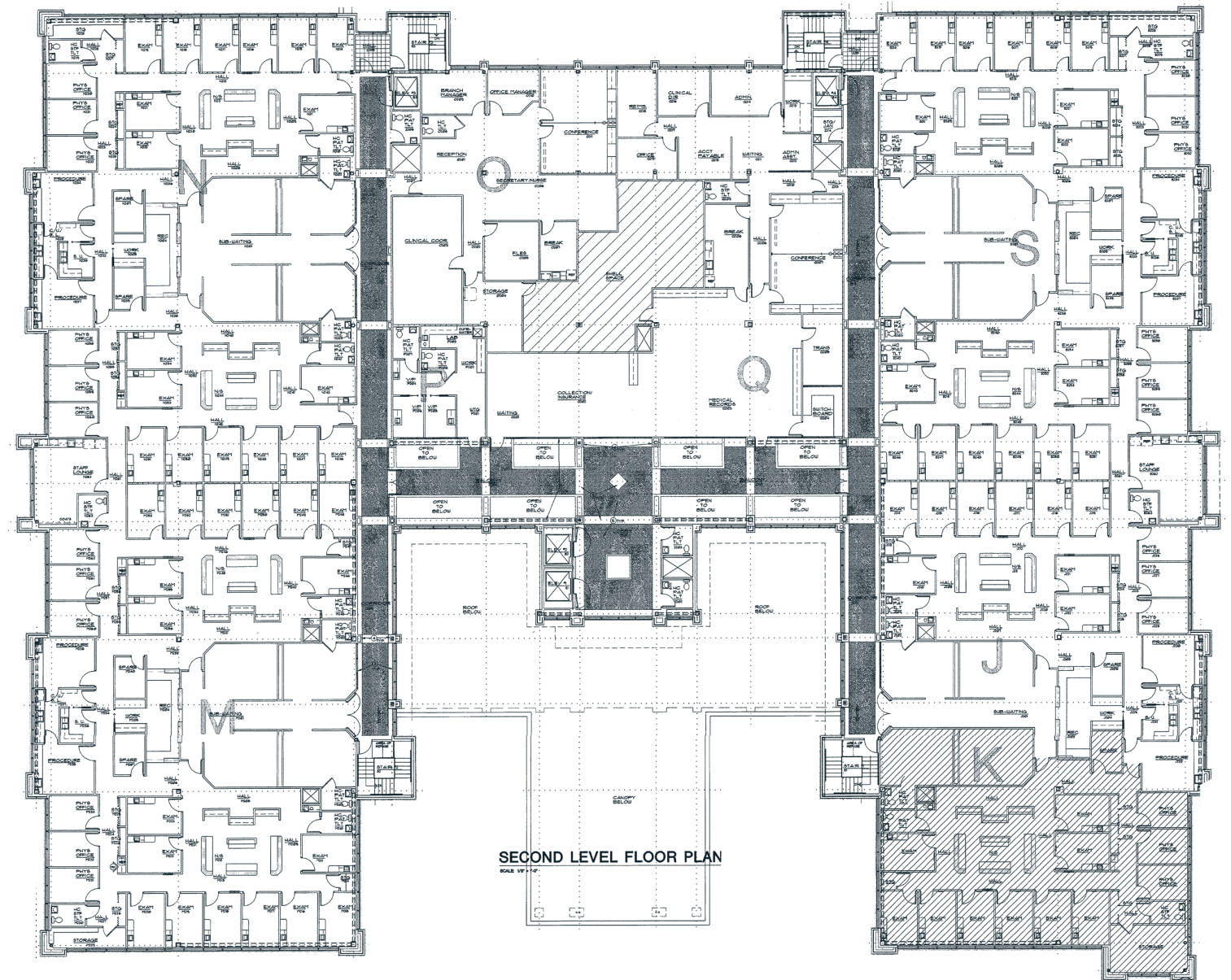
www.altacommercial.com/4100_commons

PROJECT DETAILS

- Building Size: 108,456 Gross SF
- Building Details: 2 stories + Basement
- Purchase Price: \$175 PSF
- Lease Price: \$17 NNN
- Occupancy: Medical/ Office
- Total Site Size: 7.13 Acres
- Year Built: 1998
- Parking Ratio: 4.22/1000

AERIALS | FLOOR PLANS

- > Located on the heavily trafficked corner of 4100 South and Bangerter Highway.
- > Four major freeway systems are located within a 5 minute drive: I-215, I-15, I-80 and SR-201 as well as the direct access onto Bangerter Highway.
- > Steel Frame with EIFS exterior on concrete foundation,
- > Complete with pristine landscaping and ample parking.
- > Lobbies, bathrooms, and elevators all recently updated. Includes high efficient LED lighting with motion sensors inside and out.



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