

INVESTMENT SALE



PROPERTY DETAILS

13894 S. Bangerter Pkwy., Draper, UT 84020

SALE PRICE: \$7,900,000 (\$323/SF)

- Cap rate: 7.57 %
- Adjusted NOI: \$597,923 (includes 5% VMR)
- Building size: 24,492 SF
- 100% leased (weighted average lease term 3.1 years)
- Anchor tenant is a publicly traded company Regus (NASDAQ: IWGFF)
- Three (3) tenants
- Year built: 2017
- Great parking ratio at 4.5/1,000 SF
- Ideal south valley location in a high growth market for office, retail and housing



NEWMARK



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INCOME APPROACH TO VALUE

September 2025

TENANT NAME:	RSF	SF/Year		Base Monthly Rent	Base Annual Rent	Expiration Date
Regus (Suite 200)	12,439 sq. ft. X	\$31.36 NNN		\$ 32,507	\$390,087	Call Agent
Realty One (Suite 150)	4,404 sq. ft. X	\$25.25 NNN		\$ 9,265	\$111,185	Call Agent
Pando Advisors (Suite 100)	7,649 sq. ft. X	\$16.75 NNN	Rent Starts Dec 2025	\$ 10,677	\$128,121	Call Agent
	24,492 sq. ft. X	\$24.45 NNN		\$52,449	\$629,393	

Vacancy, Management & Reserve

Vacancy Discount 5%

Monthly

\$2,622

\$2,622

Annual

\$31,470

\$31,470

Average Annual Op. Ex.

\$9.00 per RSF

Adjusted Net Operating Income (NOI):

\$597,923

Total Building

24,492 SF

Cap Rate

7.57%

Asking Price

\$7,900,000

Price PSF

\$323



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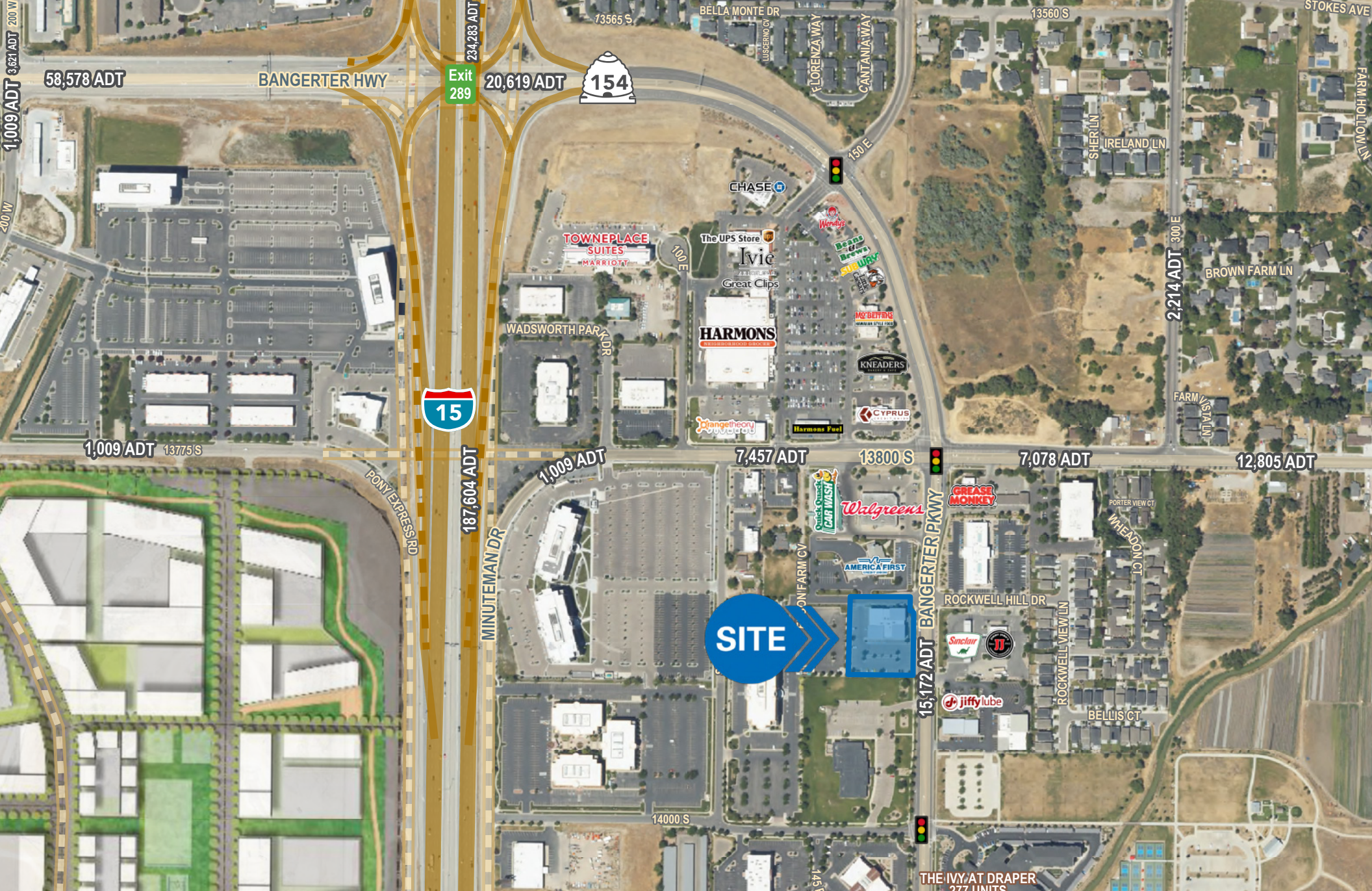
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