

# SANDY CENTER PLAZA

FOR LEASE

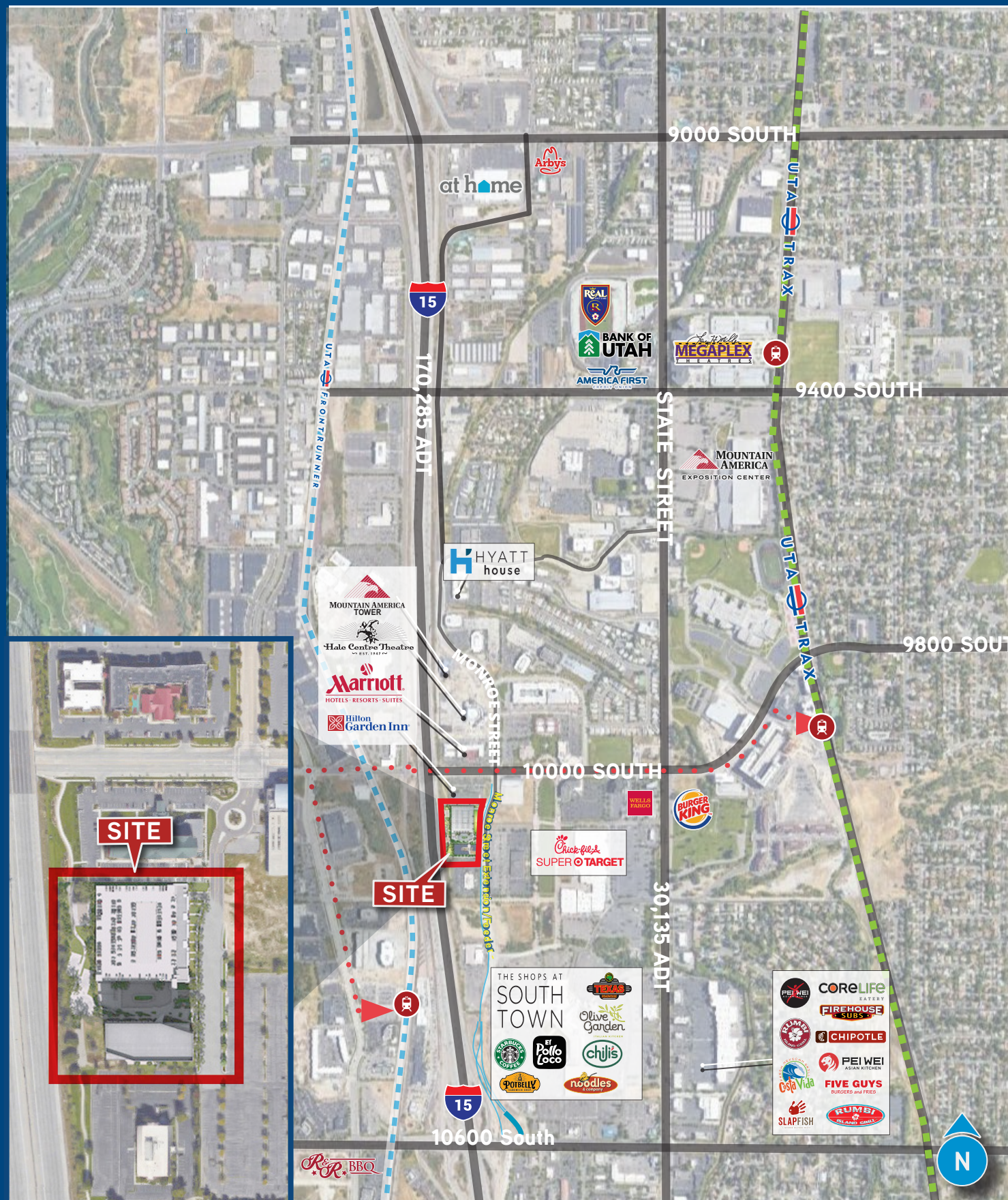


10200 SOUTH MONROE STREET | SANDY, UTAH

Marketed Exclusively by



A  
**GARDNER COMPANY**  
Development



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## Project Features

Sandy Center Plaza Office Tower is poised to be the next landmark of the Wasatch Front, presenting elevated panoramic views of the Salt Lake Valley. The development features up to 308,000 SF of built-to-suit 'Class A' office space.

Sandy Center Plaza sits conveniently next to an open space park and a wide selection of dining and retail. Sandy Center Plaza offers centralized connectivity for superior employee recruitment and retention from both South and North. Access is quick with the nearby South Jordan FrontRunner and Sandy Civic Center TRAX stations.

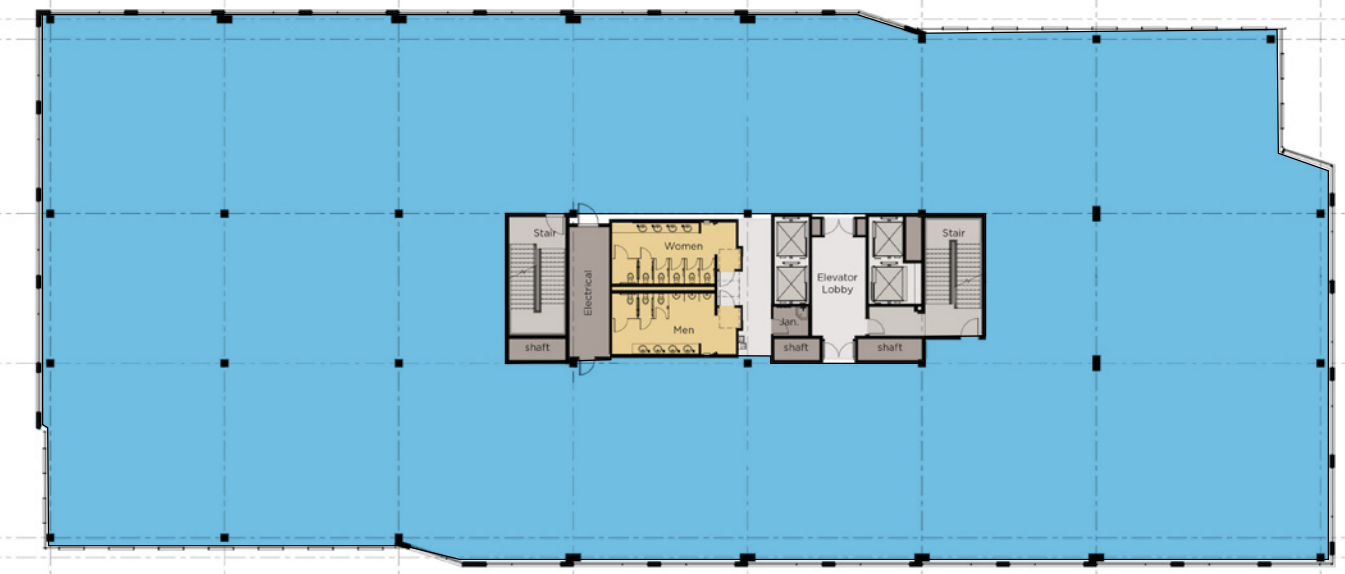


- Available space - up to 308,000 sq. ft.
- Lease Rate: \$32.00 / sq. ft.
- \$65.00 tenant improvement allowance.
- 5/1,000 parking ratio.
- Offering the most high profile office location opportunity in Utah, with I-15 with exposure to over 170,000 cars per day.
- Direct freeway access via both 90th and 106th South via the new Monroe Street collector.
- Salt Lake International Airport less than 30 minutes away.
- Multiple fiber optic provider connectivity.
- Redundant power capability, sophisticated building security and mechanical systems.
- With striking Class A finishes.
- Surrounded by numerous restaurants and retail service amenities including: Hale Centre Theatre, Marriott, Hyatt and Hilton hospitality.

SAMPLE FLOOR 1



SAMPLE FLOORS 4-9



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