



Office For Lease

6,656 RSF

5th Floor Suite 520

Contact:

Jared Booth, SIOR, CCIM
Executive Vice President
+1 801 573 5959
jared.booth@colliers.com

Andrew Whitworth
Senior Associate
+1 801 580 3895
andrew.whitworth@colliers.com

Russ Booth, CCIM, CRE
Senior Vice President

Colliers
6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

230 W. Towne Ridge Pkwy Sandy, UT 84070

Property Highlights

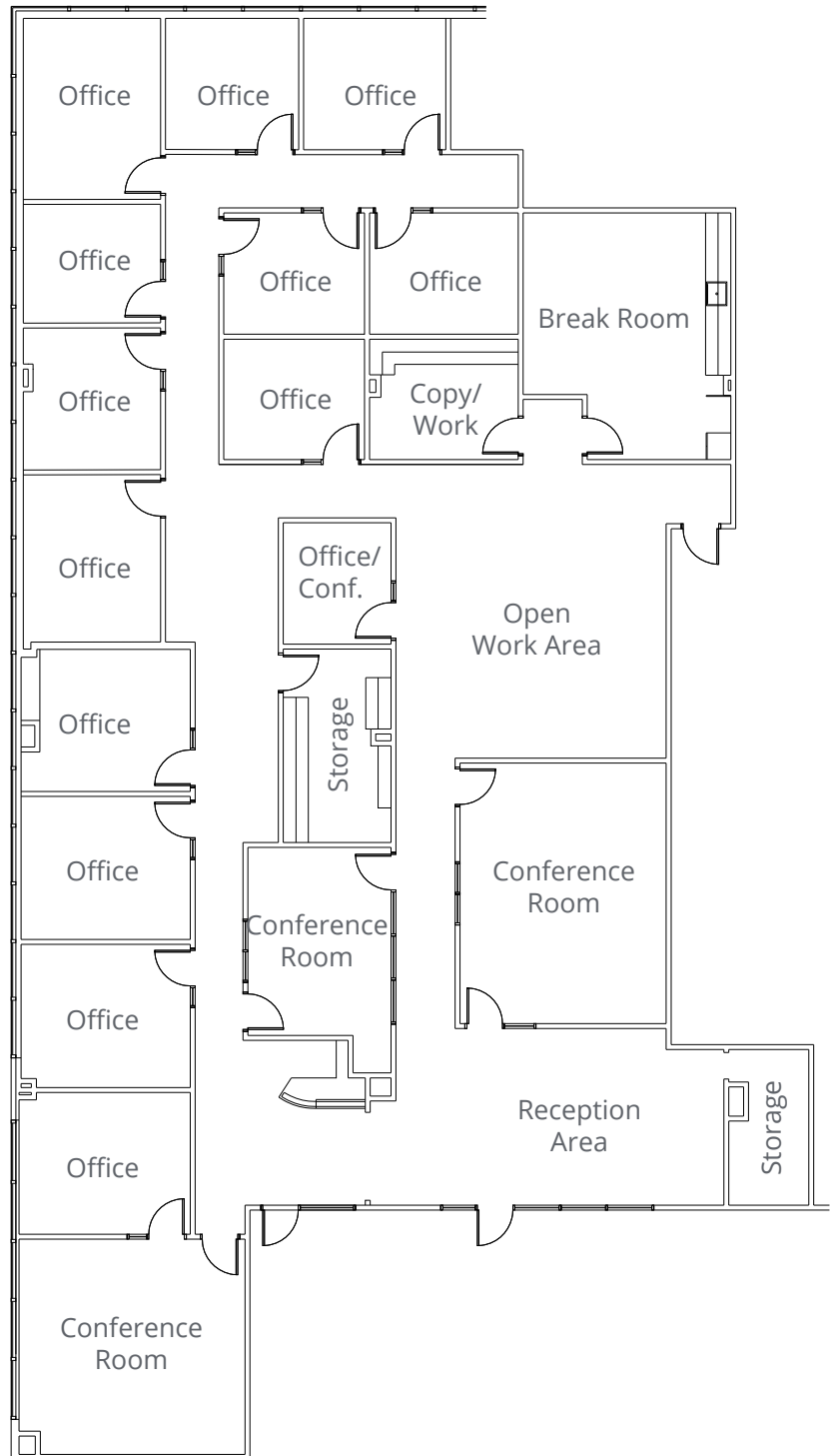
- Top-floor suite with expansive west and north views
- Extensive private office build-out with windowed offices and abundant natural light
- Close proximity to light rail station
- Within one mile of the Mountain America Exposition Center, Rio Tinto Stadium, and the South Towne retail area
- Central Valley location with convenient access to I-15
- Some covered parking included, 4.32 stalls per 1,000 parking ratio
- \$26.00 per square foot, full service gross

Floorplan

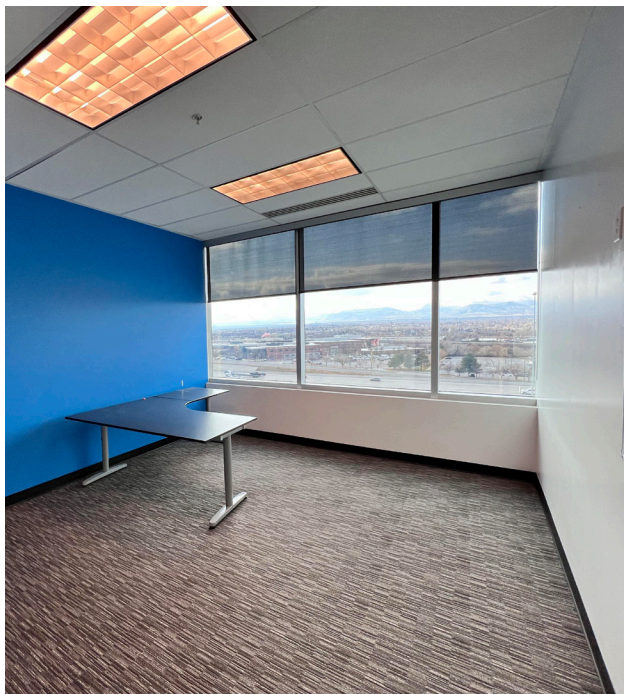
5th Floor

6,656 RSF
Suite 520

- 13 Private Offices
- 4 Large Conference Rooms
- 3 Storage Rooms
- Break Room
- Reception Area



Suite Images



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Sandy, Utah

The city of Sandy is located south of Salt Lake City in Salt Lake County, just north of the “Point of the Mountain” that connects Salt Lake and Utah counties. Sandy is a thriving hub with many office and retail centers, parks and open spaces. It is home to the Mountain America Expo Center, America First Field (home of MLS Real Salt Lake), Hale Centre Theatre, and the Sandy Amphitheater. It provides modern living with easy access to the Wasatch Mountains, just minutes away from countless outdoor recreation areas including skiing at a number of world-class ski resorts, some which will host events during the 2034 Olympic Games.

Demographics



2024 Population

1 Mile	9,522
3 Miles	122,246
5 Miles	324,287



Daytime Population

1 Mile	25,488
3 Miles	138,854
5 Miles	330,322



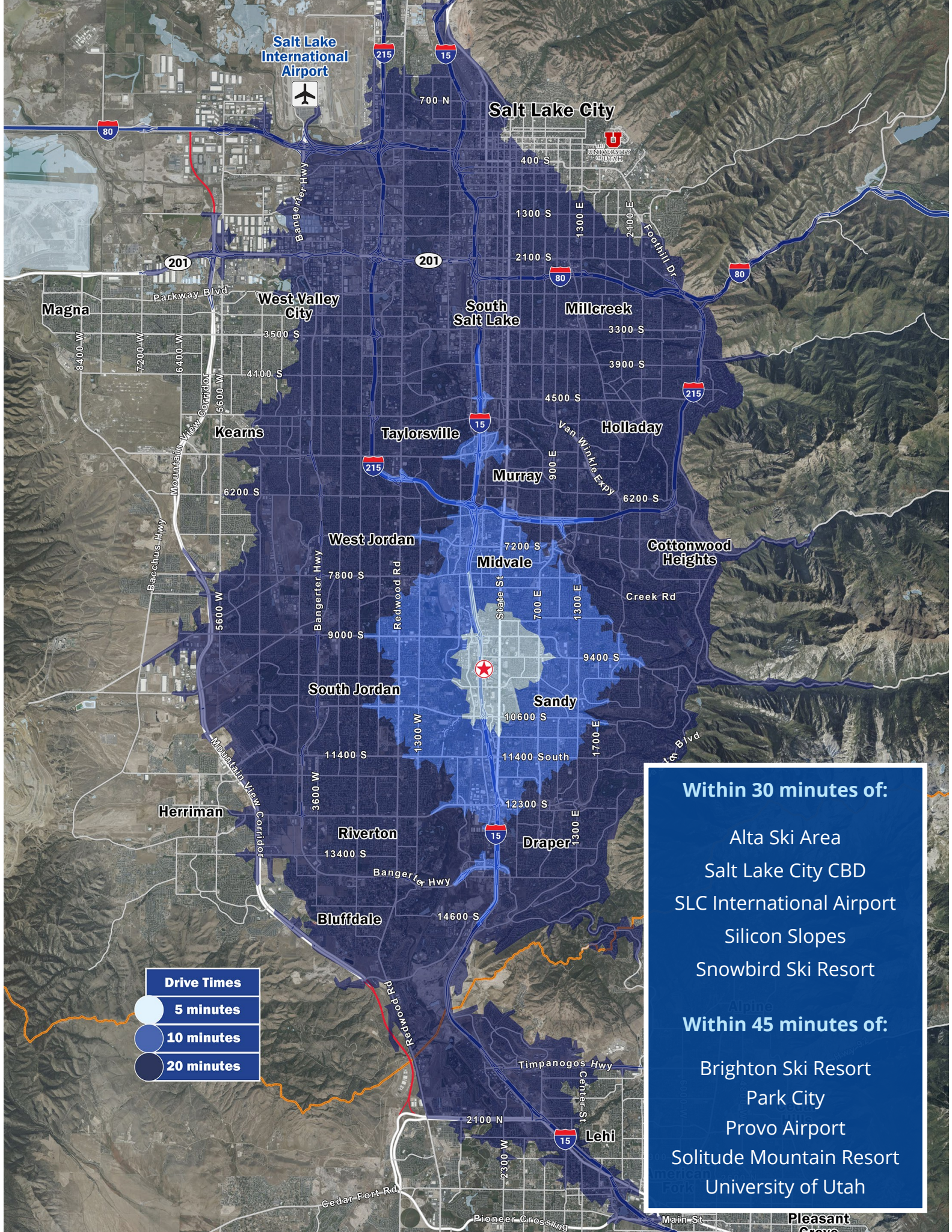
Median Household Income

1 Mile	\$87,853
3 Miles	\$99,462
5 Miles	\$109,911



Avg Household Income

1 Mile	\$108,511
3 Miles	\$122,575
5 Miles	\$143,201



Drive Times

- 5 minutes
- 10 minutes
- 20 minutes

Within 30 minutes of:

- Alta Ski Area
- Salt Lake City CBD
- SLC International Airport
- Silicon Slopes
- Snowbird Ski Resort

Within 45 minutes of:

- Brighton Ski Resort
- Park City
- Provo Airport
- Solitude Mountain Resort
- University of Utah



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