



Office For Lease

6,656 RSF

5th Floor  
Suite 520

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**230 W. Towne Ridge Pkwy**  
Sandy, UT 84070

**Property Highlights**

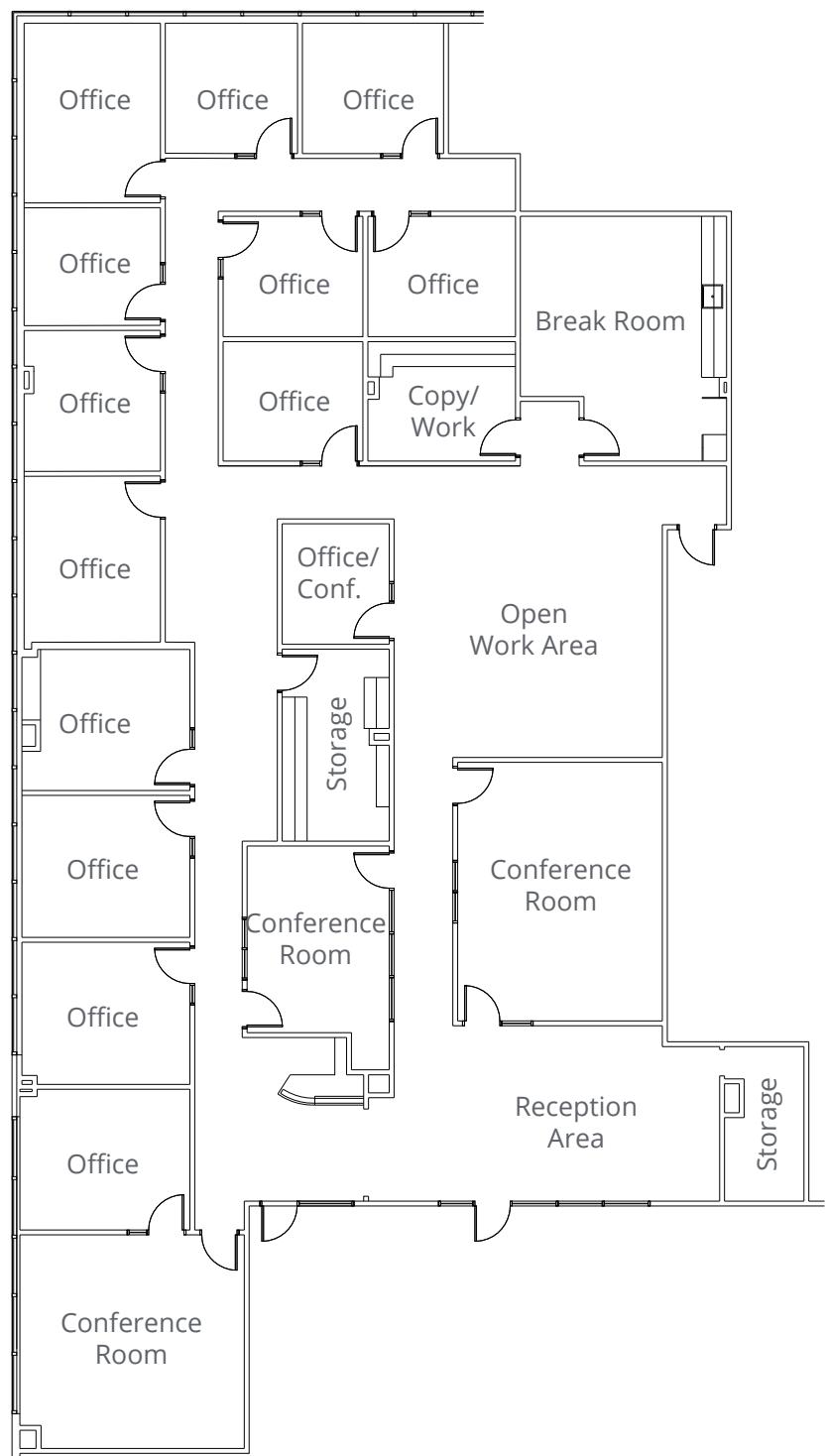
- Top-floor suite with expansive west and north views
- Extensive private office build-out with windowed offices and abundant natural light
- Close proximity to light rail station
- Within one mile of the Mountain America Exposition Center, Rio Tinto Stadium, and the South Towne retail area
- Central 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

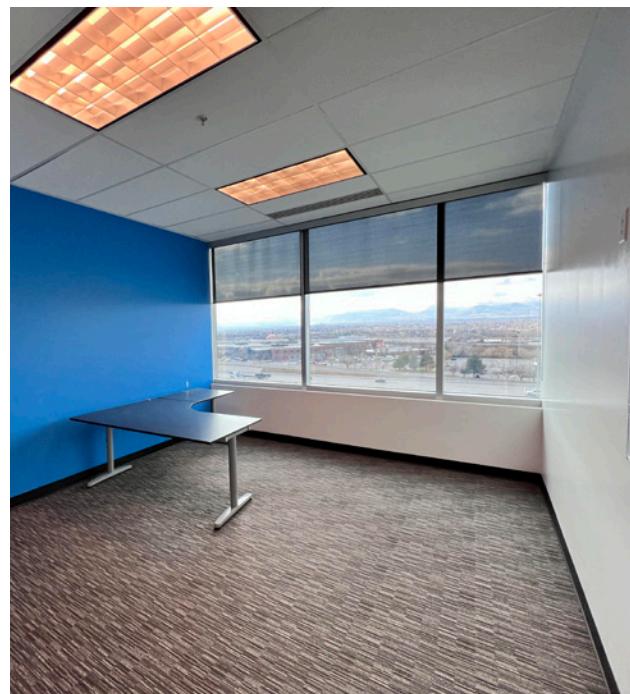
## 5th Floor

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

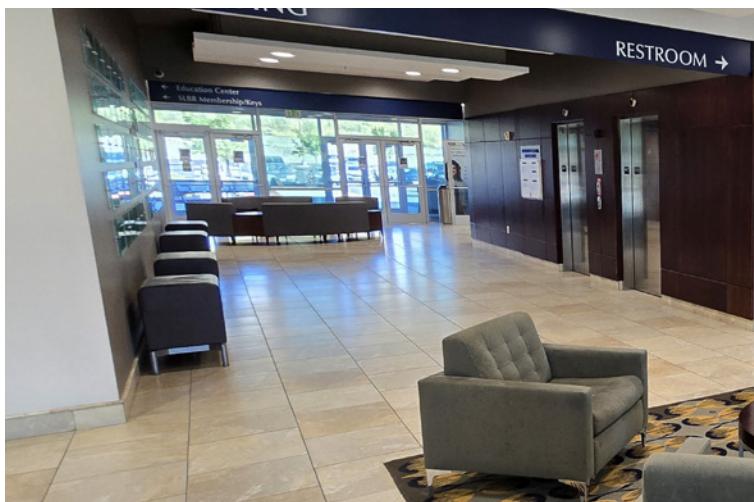
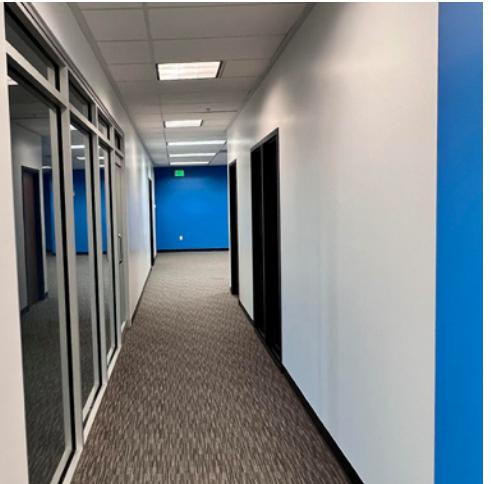
**6,656 RSF**  
**Suite 520**



# Suite Images



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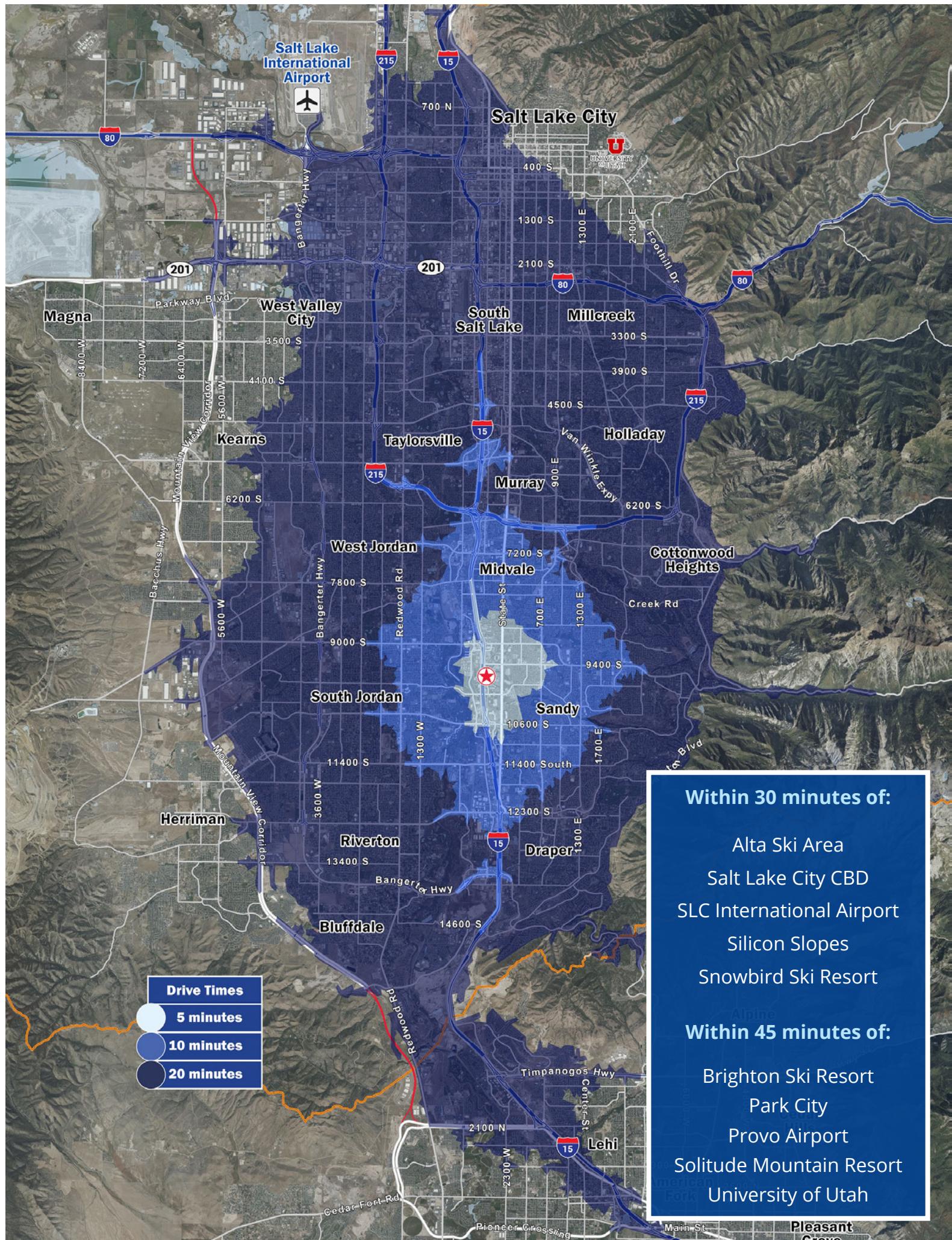
## Sandy, Utah

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		Daytime Population		Median Household Income		Avg Household Income	
1 Mile	9,522	1 Mile	25,488	1 Mile	\$87,853	1 Mile	\$108,511
3 Miles	122,246	3 Miles	138,854	3 Miles	\$99,462	3 Miles	\$122,575
5 Miles	324,287	5 Miles	330,322	5 Miles	\$109,911	5 Miles	\$143,201





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