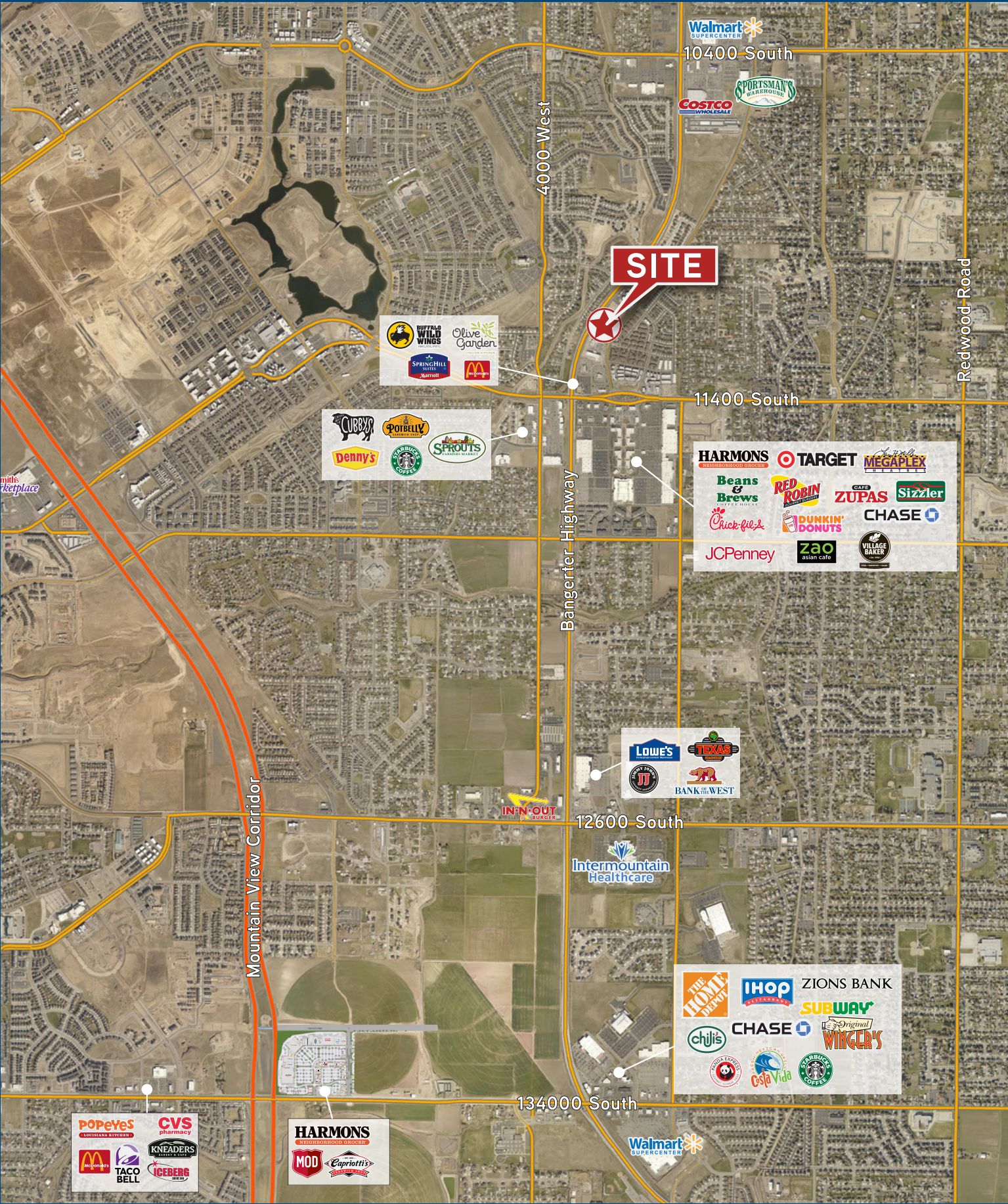


# DISTRICT HEIGHTS



11248 SOUTH RIVER HEIGHTS DRIVE SOUTH JORDAN, UTAH



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# DISTRICT HEIGHTS

## Project Highlights

District Heights is a multi-building, mixed use, Class A office campus, located fronting Bangerter Highway -- offering high profile visibility and expansion capability.

Nearby amenities include an unmatched concentration of retail services and amenities, including Olive Garden, Buffalo Wild Wings, McDonalds and Longhorn Steakhouse immediately adjacent within steps of the office building. The District, located across to the south, features too many services to mention.

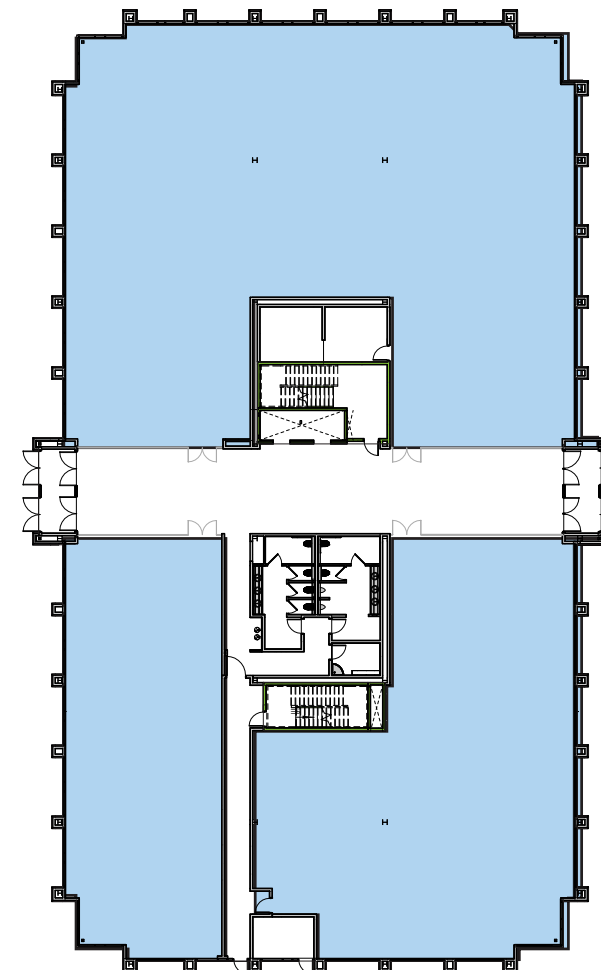
Access is offered via 11400 South with the project situated in the heart of this dynamically growing market area.

Distinctive finishes include an upscale Class A lobby, innovative architectural design, floor-to-ceiling glass and striking entry.

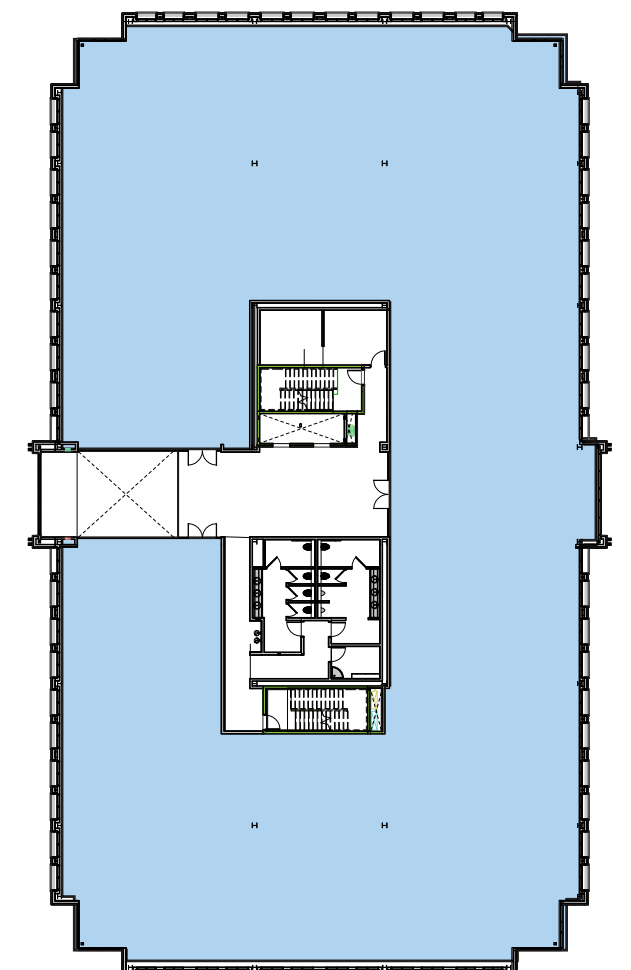
## Building Facts

- Current available (divisible to 2,500 SF):  
1st floor: 21,084 RSF  
2nd floor: 21,541 RSF
- Lease rate: \$25.50/SF full service
- 3 story building with 64,579 RSF
- Over 21,000 SF floor plate
- Impressive 2-story lobby entry
- Finished ceiling height: 10' +Generous tenant improvement allowance
- Parking ratio: 5/1,000+ (abundant)
- Building signage facing Bangerter Highway
- Expansion capability - build to suit site

1st Floor - 21,084 RSF



2nd Floor - 21,541 RSF



ON-SITE SPRING HILL SUITES



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