

SANDY COMMERCE PARK

9490 SOUTH 300 WEST - SANDY, UTAH



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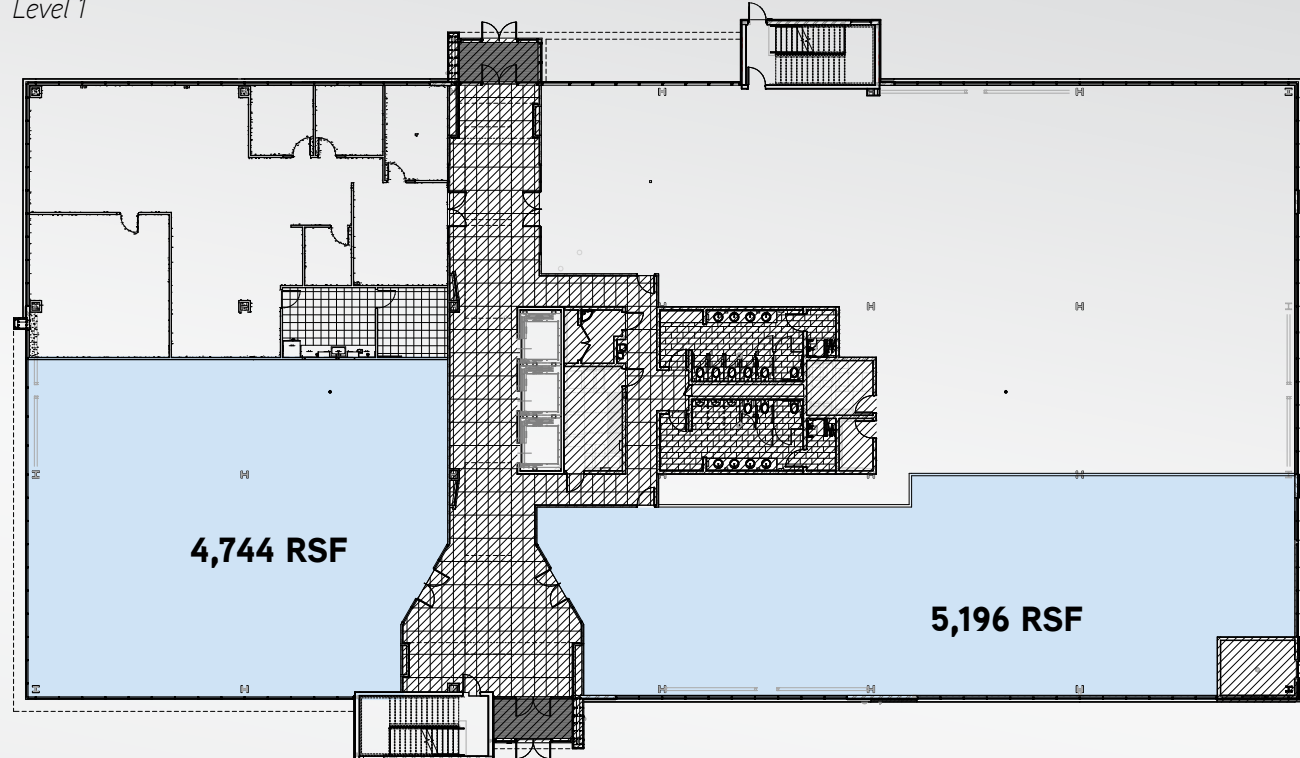
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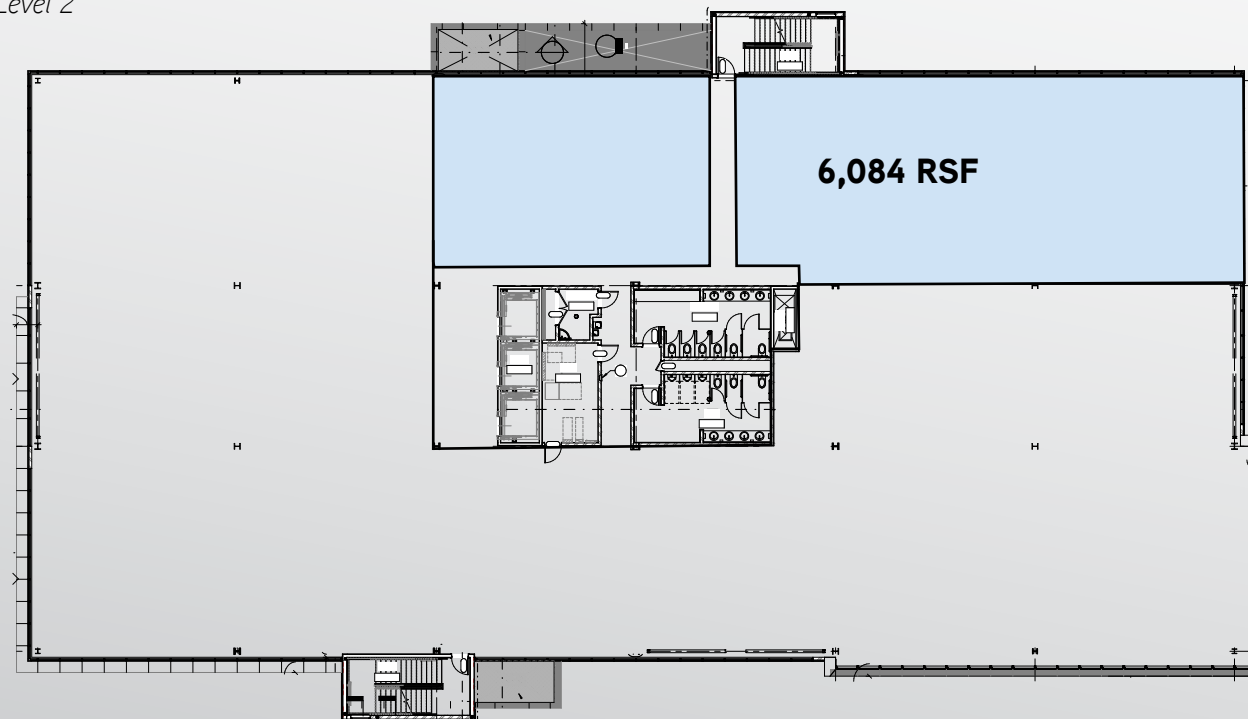
SANDY COMMERCE PARK

FLOOR PLANS

Level 1



Level 2



HIGHLIGHTS

Featuring unmatched visibility and prominence on I-15 with over 170,000 cars per day, Sandy Commerce Park offers the ideal office address.

Offering access via two (2) major freeway arterial exits (90th South and 106th South), this location is also central to numerous amenities - including dozens of restaurants, thousands of hotel rooms and other services.

Fiber optic connectivity, infrastructure for redundant power and upgraded shower/locker facilities combine to deliver the ideal facilities setting.

Architectural details include expansive glass and distinctive contemporary finishes - with generous tenant improvements provided by Landlord.

- Space available:
1st floor: 4,744 sq. ft. and 5,196 sq. ft.
2nd floor: 6,084 sq. ft.
- Building size: 120,958 sq. ft.
- 24,000 sq. ft. efficient floor plates
- Lease rate: \$25.85/ sq. ft. full service
- Abundant parking 5/1,000 ratio
- Unmatched visibility with over 170,000 vehicles per day
- Breathtaking mountain views
- Generous floor-to-ceiling glass
- Showers and lockers on 1st floor
- Bike racks provided
- Easy access to two I-15 interchanges (9000 South & 10600 South)



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