





EXCLUSIVELY MARKETED BY





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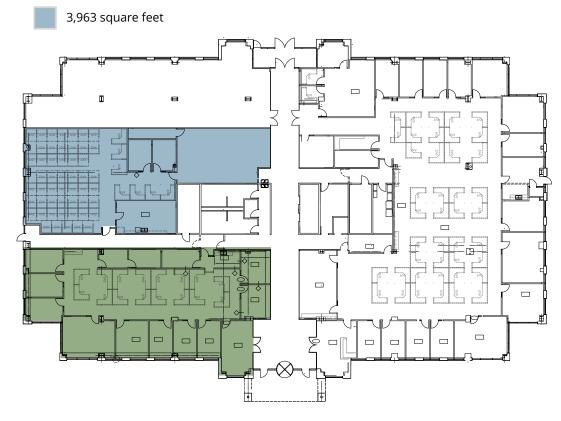
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## 9815 SOUTH MONROE STREET - SANDY, UTAH

## PROPERTY INFORMATION:

- Lease rate: \$24.00/SF (excluding janitorial)
- Dramatic 5 story office tower
- True Class A finishes and quality
- Covered/structured parking attached
- High profile I-15 visibility and access
- Generous tenant improvement allowance
- Corner offices with outside balconies
- Granite and glass exterior
- 12.35% USF load factor
- The South Valley Commuter Rail Hub is located near Sandy Park Center. In addition, the project is central to 2 freeway interchanges at 9000 South and 10600 South and I-15.
- Access to multiple fiber optic providers, with added conduit and infrastructure to provide superior connectivity.
- Unmatched Amenities and Services, central to more restaurants, hotels and retail amenities.
- Back Up Generation/Redundant Power
- Expansion Capability



## 2ND FLOOR SPACE: 15,820 SF TOTAL

1ST FLOOR SPACE: 8,748 SF TOTAL

4,785 square feet

5,638 square feet contiguous (available 6/1/18) (2) 2,819 sq. ft. spaces

10,182 square feet







## 3RD FLOOR SPACE: 1,725 SF TOTAL

1,725 square feet





