

UNION HEIGHTS

IN THE HEART OF SALT LAKE VALLEY



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7730 SOUTH UNION PARK AVENUE



Accelerating success.

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Located in the heart of Salt Lake Valley's most established office and retail destination, Union Heights is the most prestigious new office address in the Union Park area. Featuring panoramic views and the highest quality finishes, Union Heights will prove to be the location of choice for corporate tenants in Utah.

Union Heights offers unmatched onsite amenities and services, including the new 16-screen Century Theater complex and numerous restaurants, such as Iggy's Sports Grill, Bajio, Gold Medal Pizza, Tsunami Sushi and Scoopology. Various amenities surround the new office tower at Union Heights, providing the ultimate office experience.

Close proximity to major transportation arterials is yet another compelling benefit offered at Union Heights, with easy access to I-215 and the entire valley. Downtown and the Salt Lake International Airport is only 20 minutes away.

BUILDING STANDARDS AND INFRASTRUCTURE:

- The most upscale HVAC/mechanical system has been designed and provided for the building, allowing for optimal comfort and efficiency
- Class A finishes, featuring granite lobbies, parabolic lighting, upgraded carpet, and the finest hardware.
- Expandable proximity card reader system for increased security and controlled access
- Covered/structured parking adjacent to the building

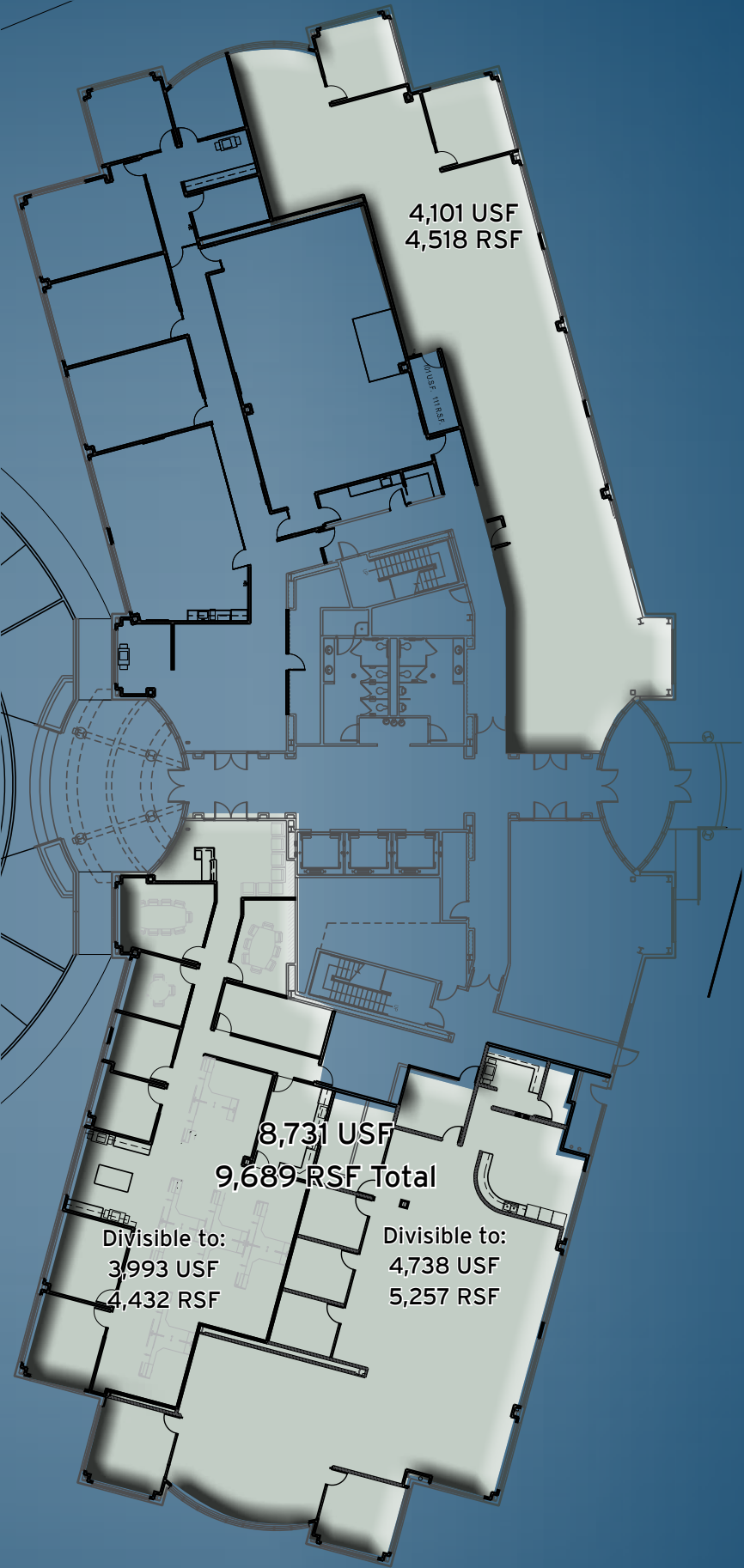
Total Building Size:	Approx. 148,000 RSF
Floor Plates:	Approx. 23,500 SF
SPACE AVAILABLE:	
1st Floor	9,689 RSF and 4,518 RSF
Lease Rate:	\$27.50/RSF full service
Tenant Improvements:	Negotiable
Parking Ratio:	6/1000 USF
(Attached, structured parking)	

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1ST FLOOR



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