

SANDY COMMERCE SUBLEASE



\$19.75 PER SQ. FT. SUBLEASE RATE

9490 SOUTH 300 WEST | SANDY, UTAH

Colliers



SANDY COMMERCE

- Suite 300: 25,000 RSF Available
- Suite 400: 25,000 RSF Available
- Lease rate: \$19.75 / sq. ft. full service
- Lease end date: 2/29/28
- Fully furnished plug and play ready



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)



Central to numerous amenities - including dozens of restaurants, thousands of hotel rooms and other services.



Fiber optic connectivity, and infrastructure for redundant power



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



Abundant parking 5/1,000 ratio



Breathtaking mountain views

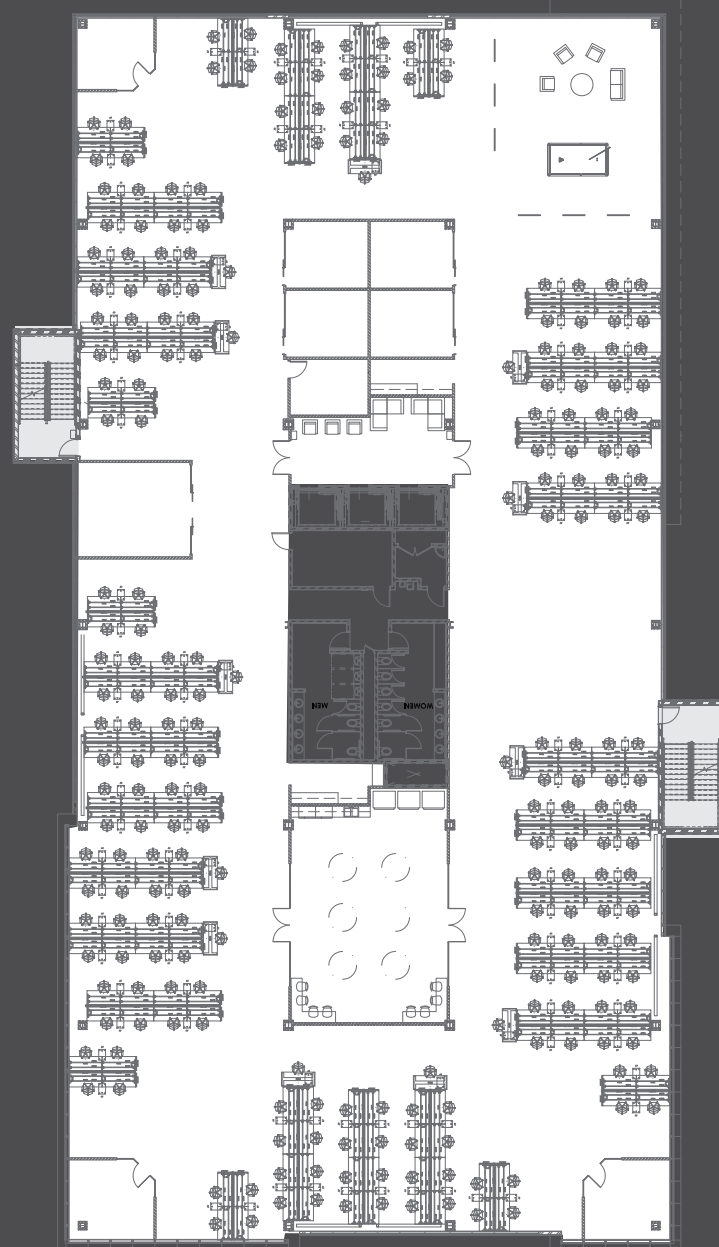


Shower facilities

THIRD FLOOR PLAN

25,000 SQ. FT.

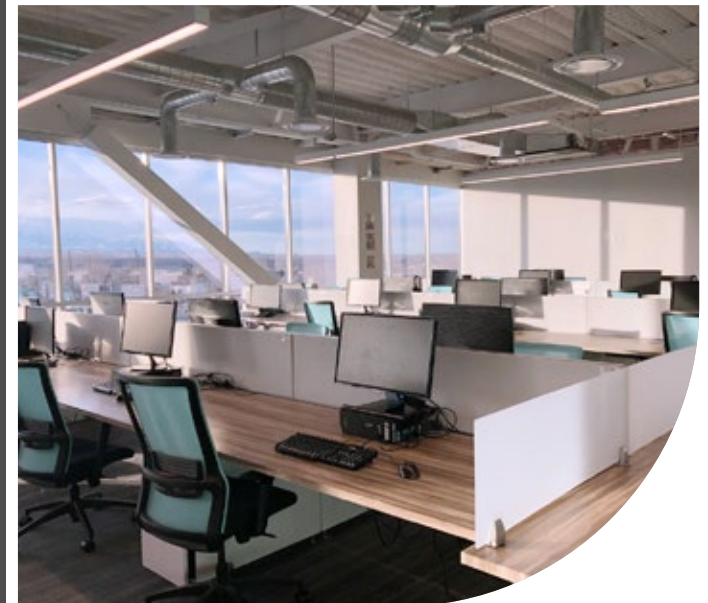
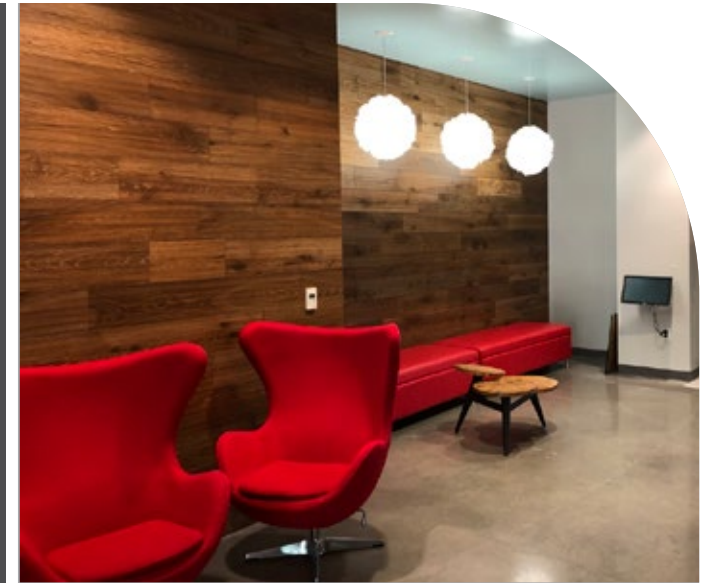
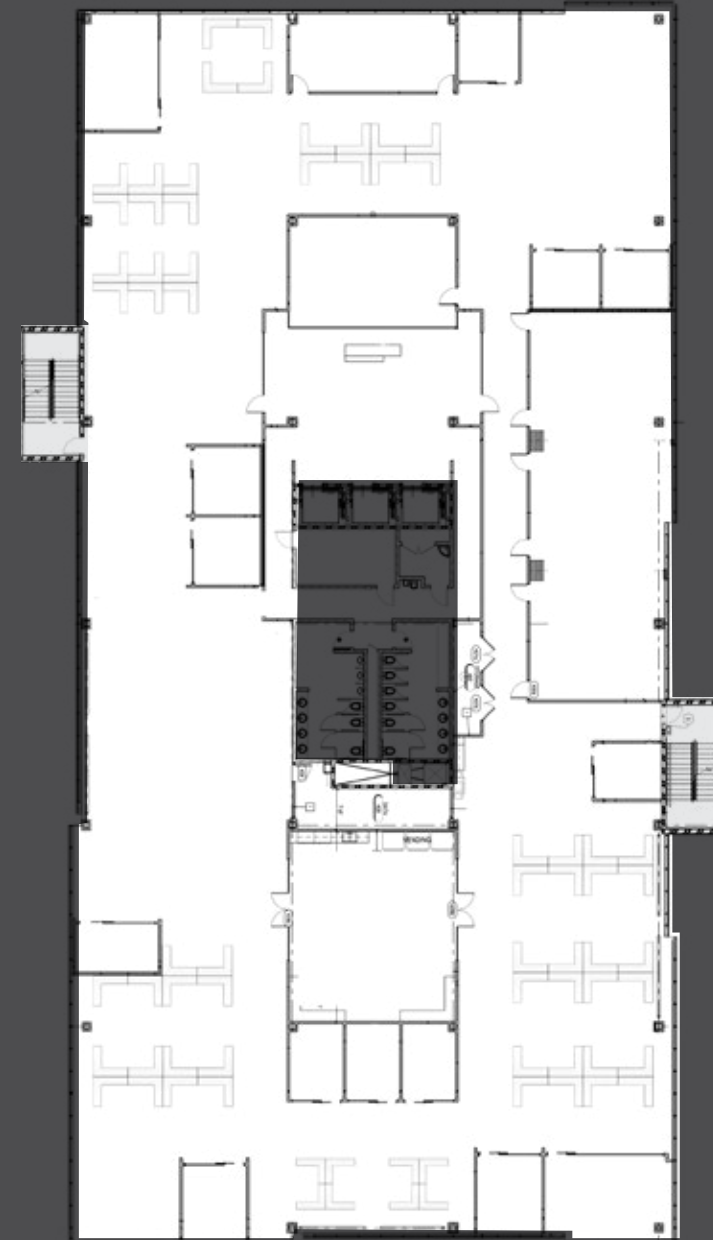
- 259 workstations
- 4 offices
- 4 conference rooms
- 1 large break room



FOURTH FLOOR PLAN

25,000 SQ. FT.

- 123 workstations
- 12 offices
- 2 conference rooms
- 2 team rooms
- 1 large training room
- 1 large break room



AMENITIES




HOSPITALITY / SERVICES

1. HYATT HOUSE
2. MARRIOTT
3. HILTON GARDEN INN
4. HOME2 SUITES
5. SLEEP INN
6. HAMPTON INN
7. LIFETIME FITNESS
8. THE SHOPS AT SOUTH TOWN
9. HALE CENTRE THEATRE

QUICK SERVICE FOOD

1. MO BETTAH'S
2. KNEADERS
3. CAIRNS CAFÉ
4. VESSEL KITCHEN
5. STARBUCKS
6. POTBELLY
7. NOODLES & COMPANY
8. PEI WEI
9. CORE LIFE EATERY
10. FIREHOUSE SUBS
11. COSTA VIDA
12. RUMBI
13. SLAPFISH
14. FIVE GUYS
15. CHIPOTLE
16. R&R BBQ
17. JCWS
18. CAFÉ ZUPAS
19. SHAKE SHACK
20. VILLAGE BAKER
21. ZAO ASIAN CAFÉ

LEGEND:

-  SITE
-  MASS TRANSIT STATION
-  BUS STOP

MAJOR TENANTS

1. COMCAST
2. SOLERA
3. LUCID
4. INMOMENT
5. ORACLE
6. ETRADE
7. MACU
8. CONNEXION POINT
9. AMERICAN EXPRESS
10. ULTRADENT
11. MORGAN STANLEY
12. ADVANCEDMD
13. CORNERSTONE
14. IVANTI
15. AETNA
16. CASTLIGHT HEALTH
17. NICE INCONTACT
18. AVIDXCHANGE

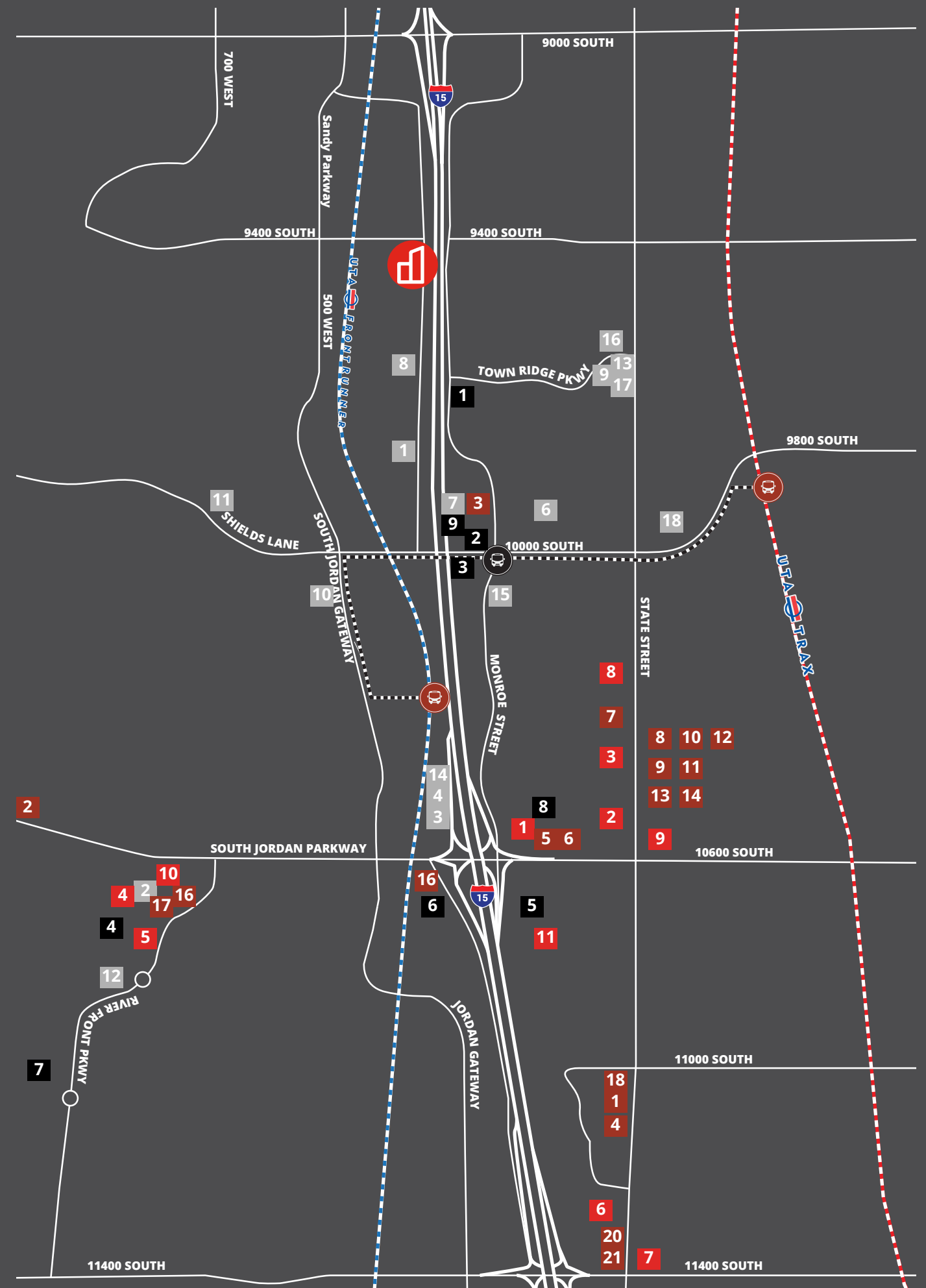
DINING

1. TEXAS ROADHOUSE
2. OLIVE GARDEN
3. CHILI'S
4. MARKET STREET GRILL
5. TSUNAMI
6. BUFFALO WILD WINGS
7. ORIGINAL PANCAKE HOUSE
8. SLACKWATER PIZZA
9. LOS CUCOS MEXICAN CAFÉ
10. GECKOS
11. CARVERS STEAK & SEAFOOD

 TRAX LINE

 FRONTRUNNER LINE

 BUS ROUTE





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