



HIGH POINT FREESTANDING OFFICE BUILDING

1220 East 7800 South, Sandy, Utah 84094

PROPERTY DESCRIPTION :

- Entire Building Available for Owner-User or Investor
- Well Maintained Class-A Office Property
- Backup Generator for Entire Building
- Property Includes a Private Parking Garage Featuring a Total of 134 Parking Spaces: 67 Covered Stalls & 67 Upper-Level Stalls
- Surrounded by Union Height & Fort Union Retail Amenities
- Close Freeway Access to I-215
- Approximately 4.5 / 1,000 On-Site Parking Ratio

SALE PRICE :

\$10,400,000

LEASE RATE :

\$15.00 - 23.00 SF/YR (FS)

PROPERTY DETAILS :

49,589 SF

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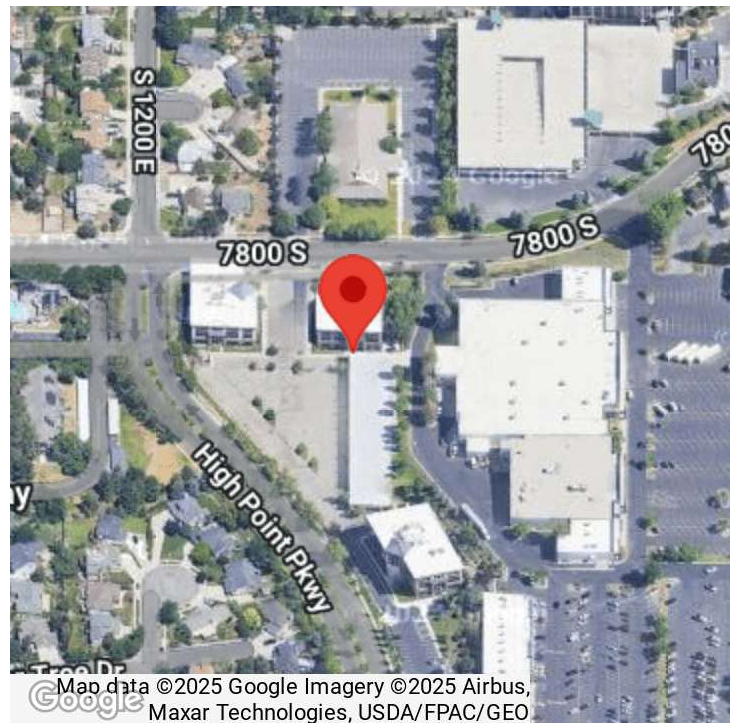
ADDITIONAL HIGHLIGHTS

- Google Fiber Connected to Building
- Plug and Play with Office Furniture Available
- Private Fenced Outdoor Patio Space
- Locker Room and Showers in Basement Level

OFFERING SUMMARY

Sale Price:	\$10,400,000
Size:	49,589 SF Building on 1.44 Acres
Construction Type:	Concrete & Steel
Parking Ratio:	4.5/1,000

FLOOR	FULL-SERVICE RATE	FLOOR SIZE
Basement Level	\$15.00 SF/yr	12,077 SF
First Level	\$21.00 SF/yr	11,493 SF
Second Level	\$21.00 SF/yr	13,115 SF
Third Level	\$23.00 SF/yr	12,904 SF



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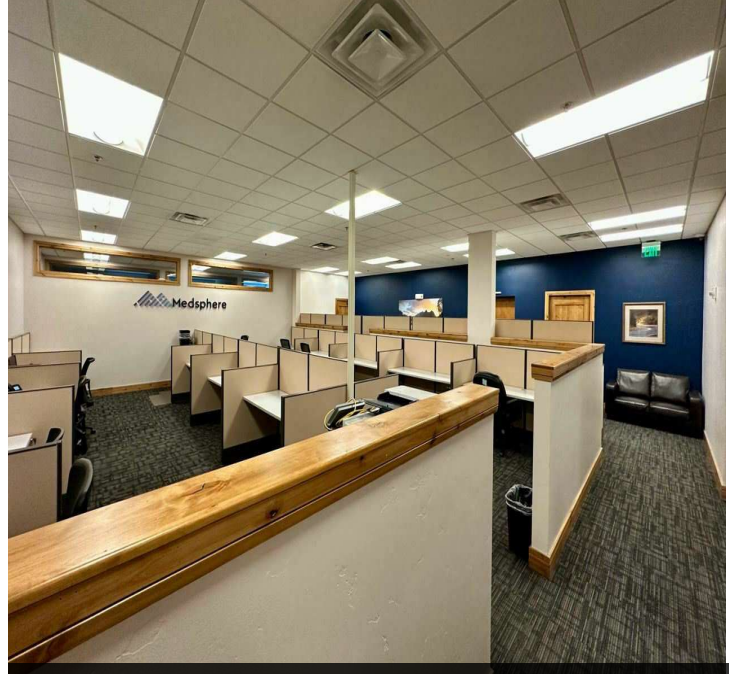
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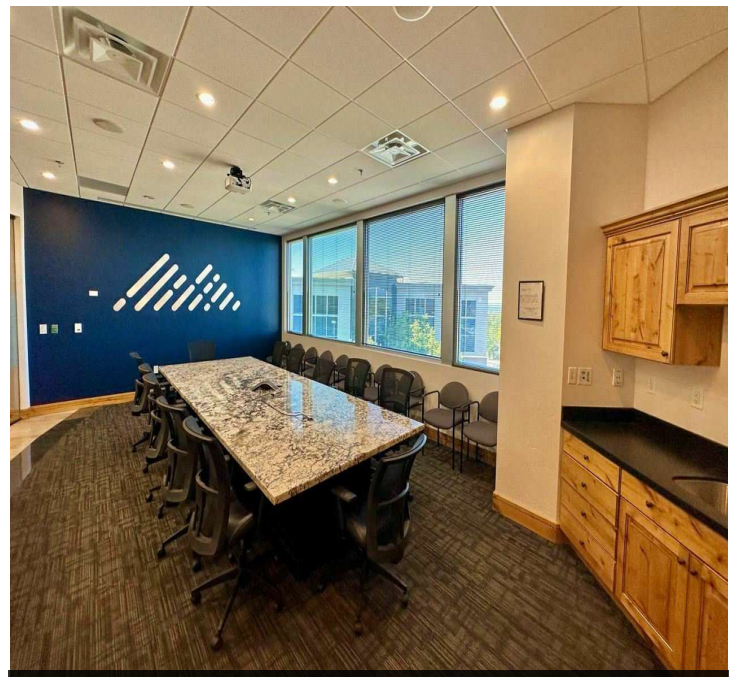
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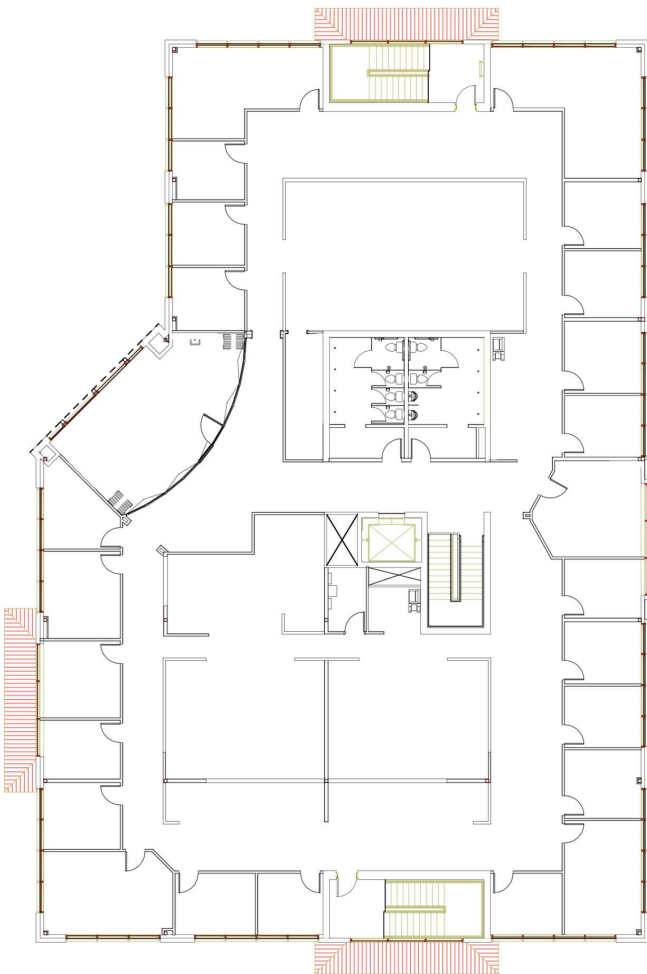
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Third Floor Interior



Conference Room



Third Level Floor Plan

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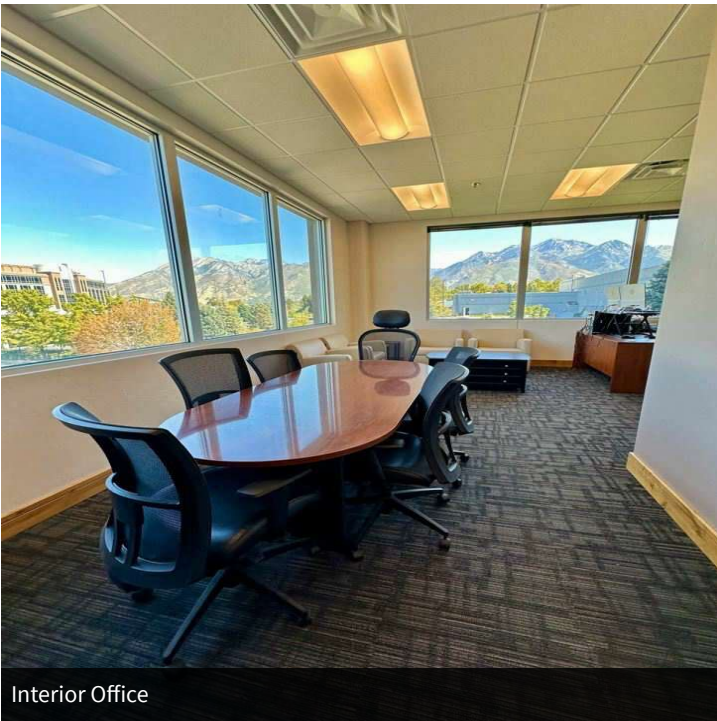
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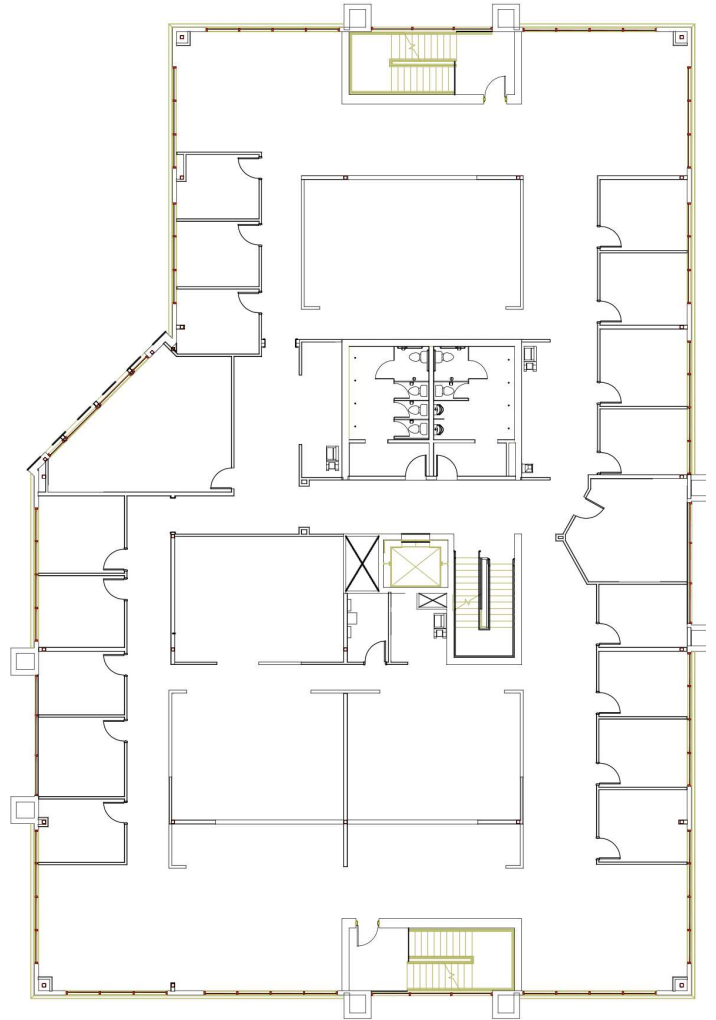
FOR SALE AND LEASE



Interior Common Area



Interior Office

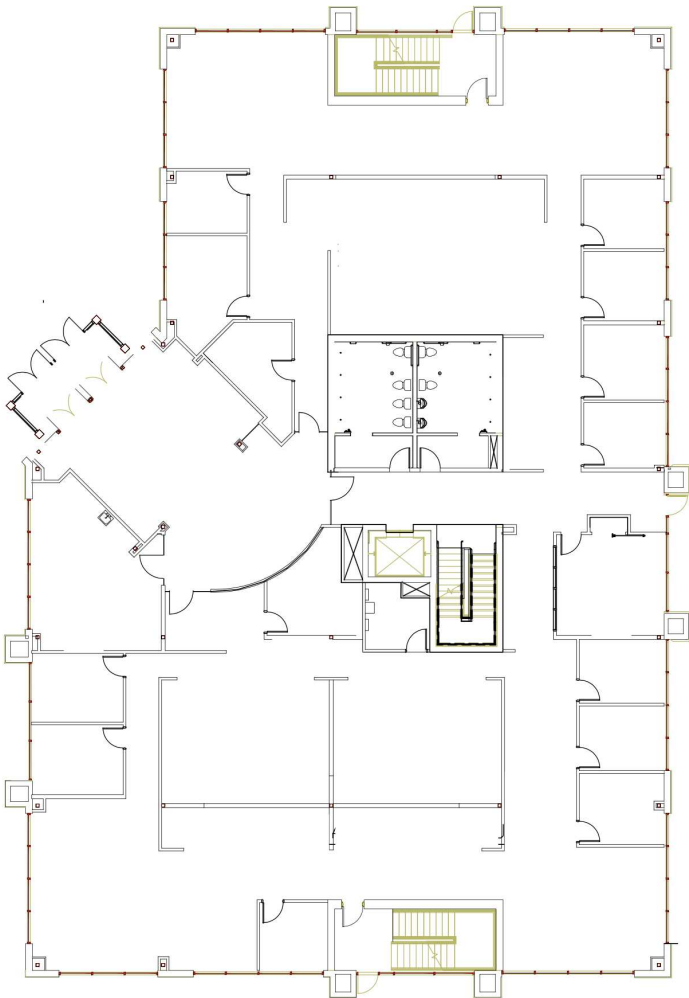


Second Level Floor Plan

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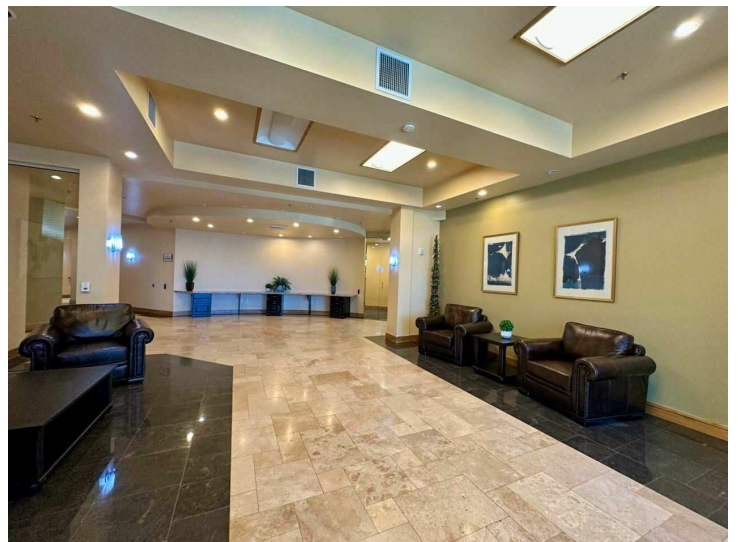
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First Level Floor Plan



First Level Interior



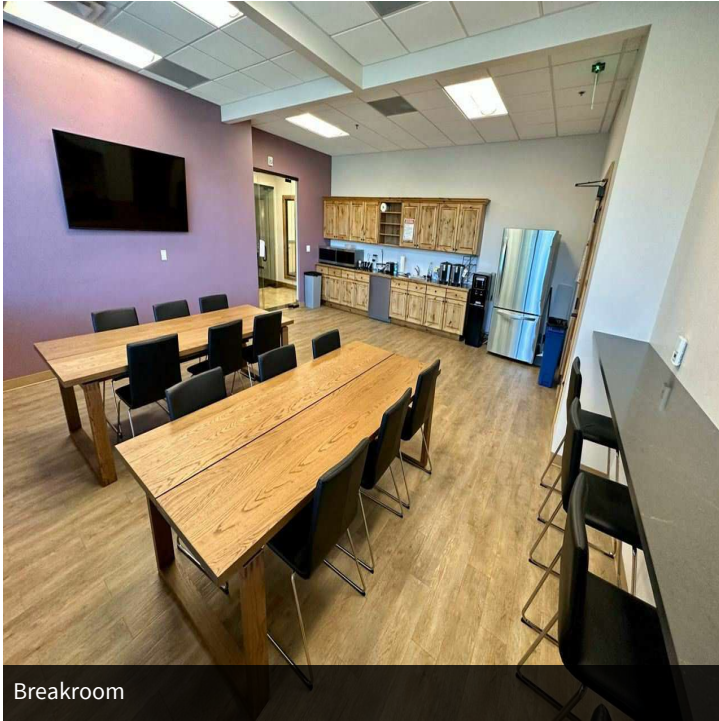
Lobby

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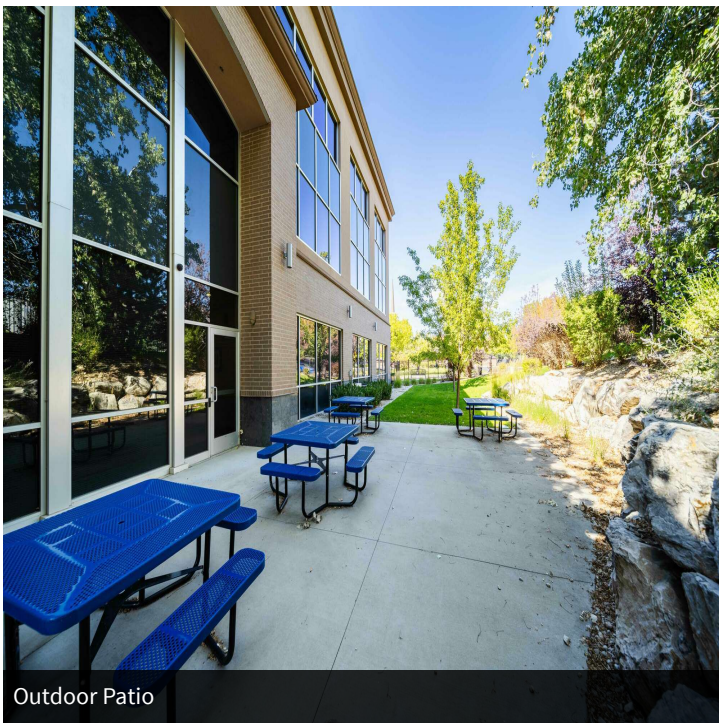
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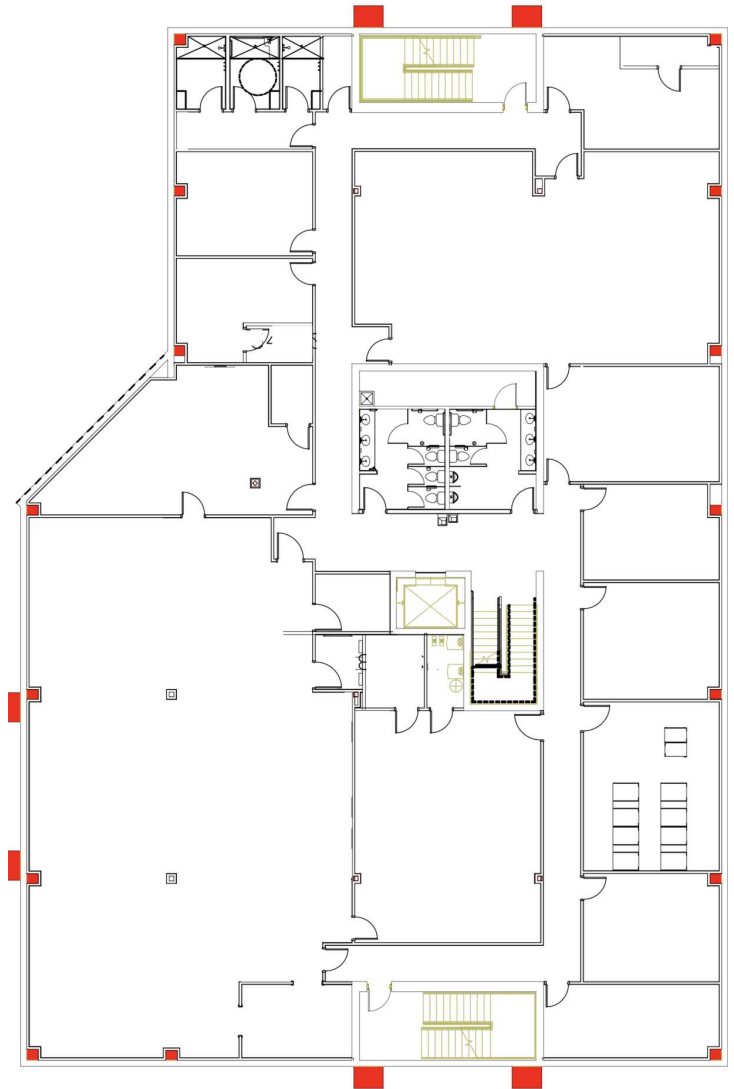
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Breakroom



Outdoor Patio



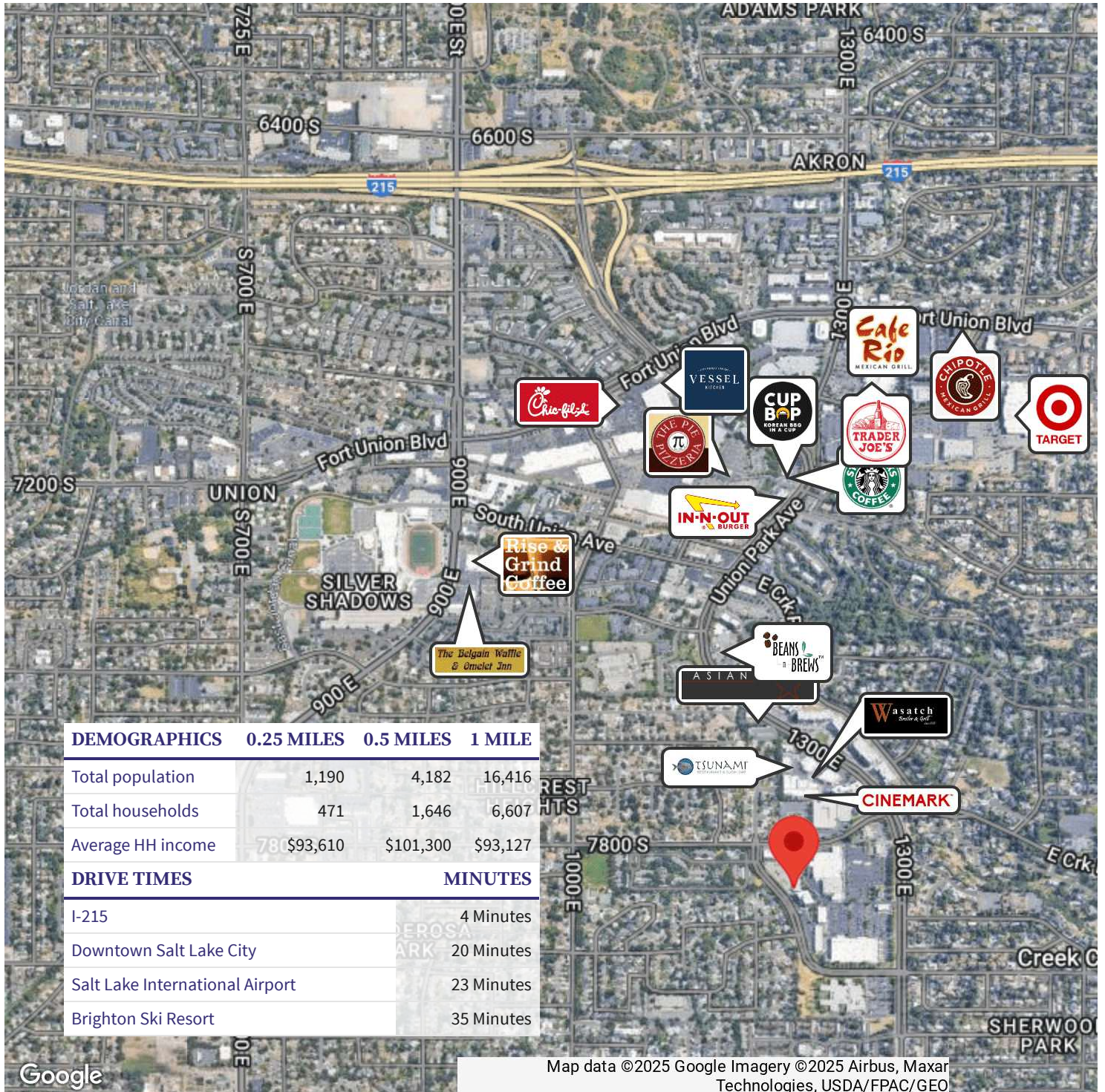
Basement Level Floor Plan

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FOR SALE AND LEASE



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	1,190	4,182	16,416
Total households	471	1,646	6,607
Average HH income	78 \$93,610	\$101,300	\$93,127
DRIVE TIMES		MINUTES	
I-215			4 Minutes
Downtown Salt Lake City			20 Minutes
Salt Lake International Airport			23 Minutes
Brighton Ski Resort			35 Minutes

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