

HIGH POINT OFFICE

FOR LEASE

7927 High Point Parkway
Union Park | Sandy, UT 84094



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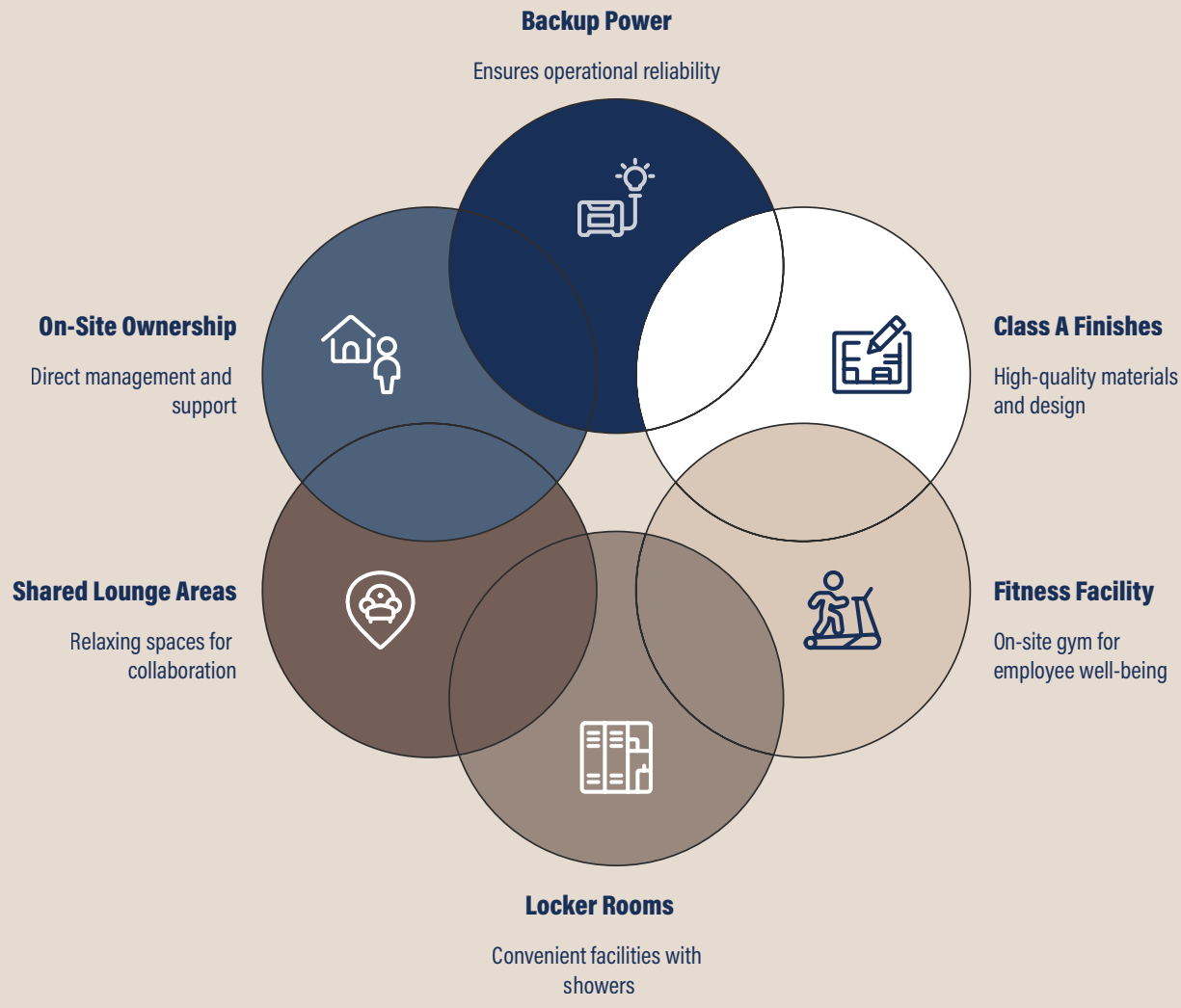
LEGEND
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A Standout Office Environment in Sandy's Union Park

High Point Office offers a well-maintained, amenity-rich workspace designed to support both productivity and employee experience. The building combines Class A-quality finishes with a full-scale fitness facility, locker rooms with showers, and shared lounge areas, creating a balanced and functional work environment.

Supported by on-site ownership and backup power infrastructure, the property provides a level of usability and operational reliability not commonly found within the submarket.



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High-Quality Finishes

Ensures a luxurious and comfortable environment.



Fitness Facility

Offers collegiate-level equipment for all fitness levels.



Locker Rooms & Showers

Provides essential amenities for convenience and comfort.



Break & Lounge Areas

Offers comfortable spaces for relaxation and social interaction.



Secure Building Access

Enhances safety and peace of mind for all users.



Designed for the Workplace Experience

The building supports a practical, day-to-day work environment while offering amenities that enhance usability beyond the typical office setting.

- Class A-quality finishes throughout
- Full fitness facility with collegiate-level weight equipment
- Locker rooms and showers
- Shared break and lounge areas
- Secure building access

These features provide tenants with an environment that supports both productivity and employee convenience.

Building Infrastructure

High Point Office benefits from key infrastructure components that support long-term operational reliability:

- Backup generator supporting building operations
- Covered parking options
- Well-maintained common areas
- Consistent building upkeep through active ownership

These features provide tenants with an environment that supports both productivity and employee convenience.



ADDRESS	7927 High Point Pkwy, Sandy, UT 84094
YEAR BUILT	2013
TOTAL BUILDING SIZE	33,451 SF
LOAD FACTOR	24%
WALK SCORE	63
LEASE RATE	\$23-\$25 PSF Full Service (Gross)
BUILDING HOURS	24/7 Key Access
PARKING	4/1,000 Overall Parking Ratio



Location & Connectivity

Located in the Union Park submarket, the property offers direct access to one of the most established office corridors in the Salt Lake Valley.

- Immediate access to I-215
- Connectivity to Fort Union Boulevard
- Close proximity to retail, dining, and daily services

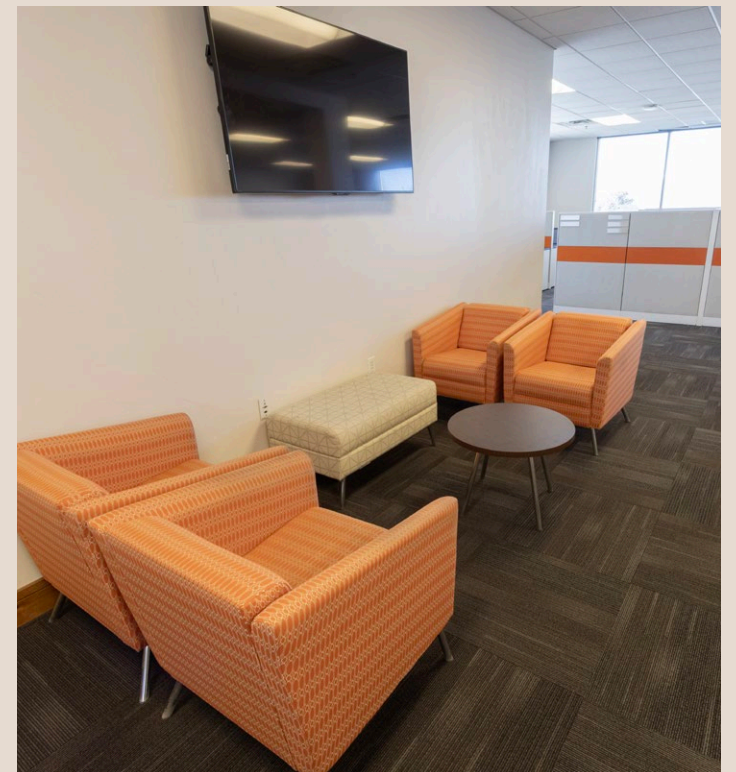
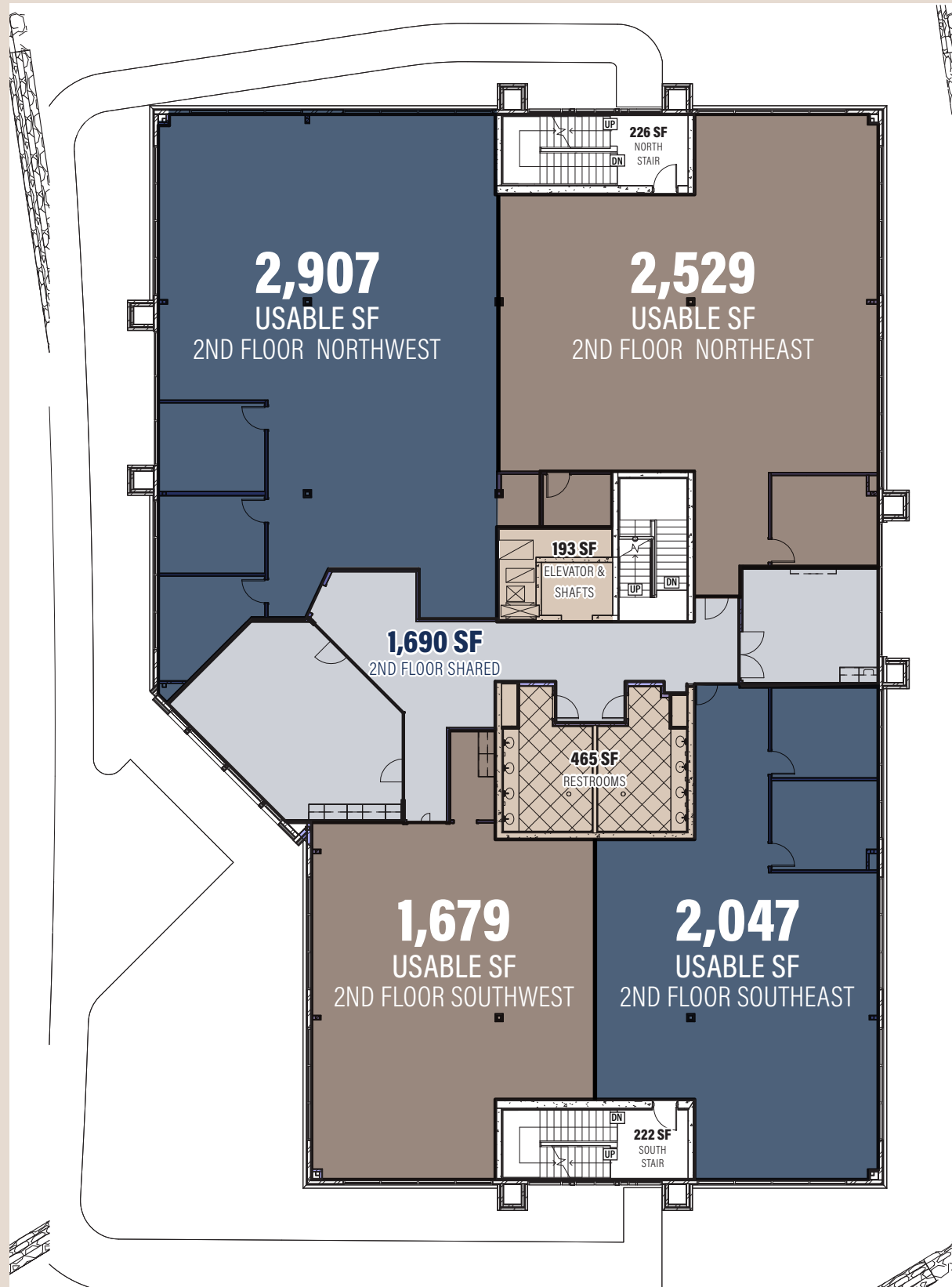
The location supports both employee accessibility and client convenience.



- 1 Éclair French Pastry
- 2 Sunset Coffee Company
- 3 Thai Mango
- 4 FiiZ Drinks
- 5 McAlister's Deli
- 6 Outback Steakhouse
- 7 GR Kitchen
- 8 Hoof & Vine
- 9 UT Craft Ramen
- 10 Napoli's Italian Restaurant
- 11 Tsunami Restaurant
- 12 VASA Fitness
- 13 Cinemark Century

Floor Plan

SECOND FLOOR



Interior Photos

SECOND FLOOR



Ownership & Management

On-site ownership provides a direct and responsive approach to building operations, allowing for:

- Efficient communication
- Ongoing attention to property condition
- Alignment with tenant needs over time



Lease Structure

Full Service (Gross)

Full Floor - \$23/SF

Suite - \$25/SF

Offered on an As-is basis

The lease structure provides a clear and efficient path to occupancy while remaining competitive within the Union Park and surrounding office markets.



Available Space

Flexible suite configurations available
Office, medical, and professional users considered



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