



# 45TH SOUTH

FOR LEASE



## PROPERTY OVERVIEW

45th Street Office Park features 80,000 square feet ideally positioned along 700 East in the center of the Salt Lake Valley. The office park is comprised of four two-story office buildings, each featuring spacious lobbies and impressive finishes. The east side location provides access to a strong labor pool and the competitive rates offered at 45th Street Office Park make this one of the best values in the Salt Lake market.



**Brandon Fugal**  
+1 801 947 8300  
brandon.fugal@colliers.com

**Josh Smith**  
+1 801 947 8300  
josh.smith@colliers.com

**Angela Kroneberger**  
+1 801 947 8300  
angela.kroneberger@colliers.com

# 4424 SOUTH 700 EAST

MURRAY, UTAH

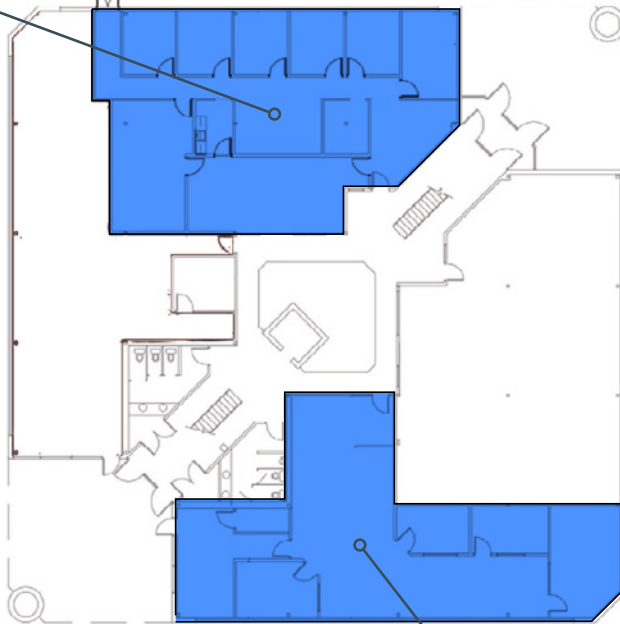


## BUILDING HIGHLIGHTS:

- Suite 120: 2,548 sq. ft.
- Suite 180: 2,866 sq. ft.
- Suite 200: 7,282 sq. ft.
- Lease rate starting at : \$17.75 Per Sq. Ft. / Full Service
- Convenient, Central Location
- Easy I-15 access and great visibility from 700 East
- Utopia, CenturyLink and Multiple Fiber Providers
- Wireless Connectivity
- Building Signage Available
- Updated Landscaping and Common Areas

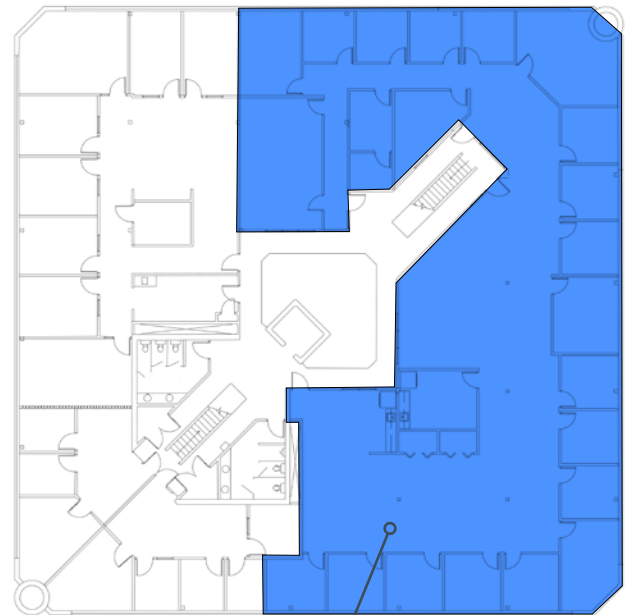
### 1ST FLOOR

SUITE 180  
2,866 SF



SUITE 120  
2,548 SF

### 2ND FLOOR



SUITE 200  
7,282 SF

# 4444 SOUTH 700 EAST

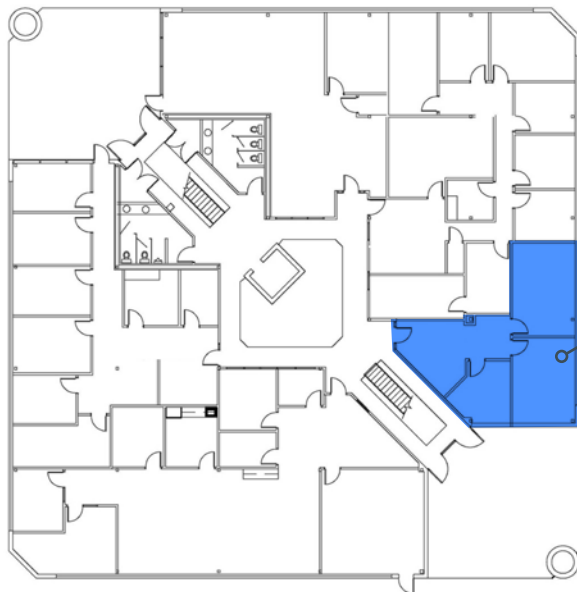
MURRAY, UTAH



## BUILDING HIGHLIGHTS:

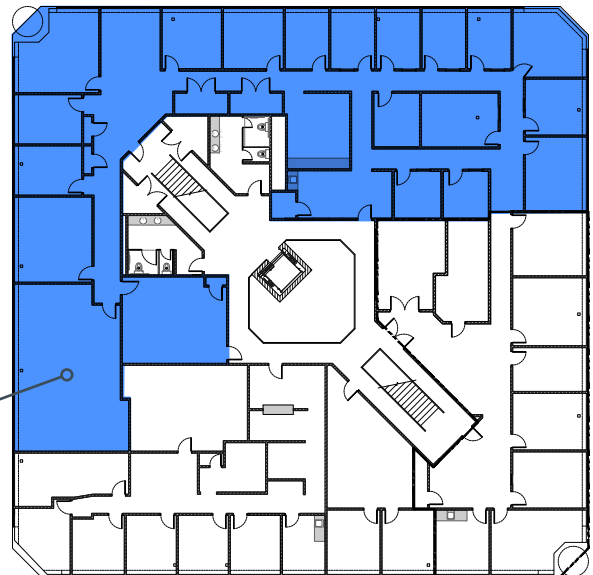
- Suite 106: 987 sq. ft.
- Suite 205: 6,622 sq. ft.
- Lease rate starting at : \$17.75 Per Sq. Ft. / Full Service
- Convenient, Central Location
- Easy I-15 access and great visibility from 700 East
- Utopia, CenturyLink and Multiple Fiber Providers
- Wireless Connectivity
- Building Signage Available
- Updated Landscaping and Common Areas

1ST FLOOR



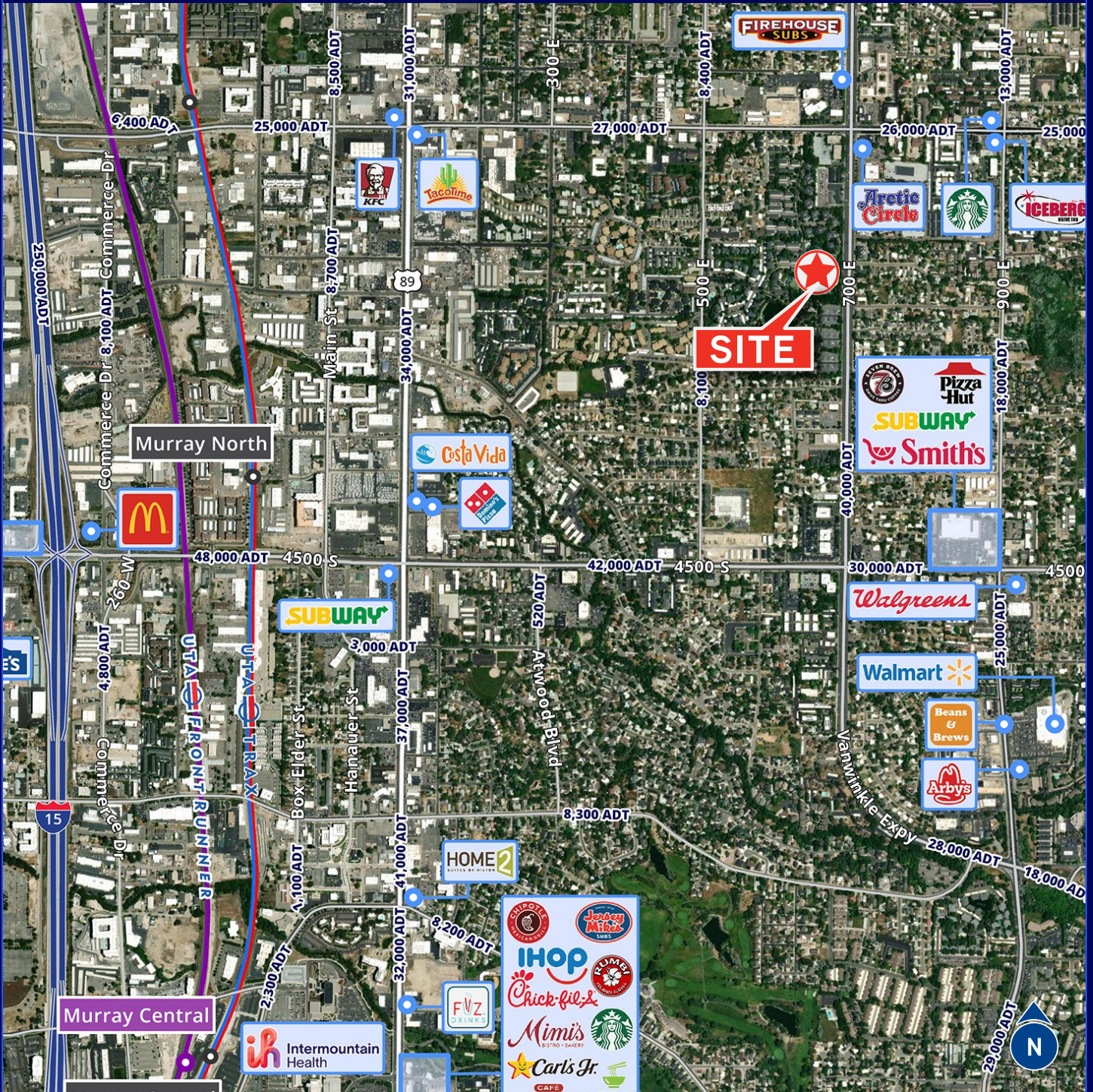
SUITE 106  
987 SF

2ND FLOOR



SUITE 205  
6,622 SF

# AMENITIES



**Brandon Fugal**  
 +1 801 947 8300  
 brandon.fugal@colliers.com

**Josh Smith**  
 +1 801 947 8300  
 josh.smith@colliers.com

**Angela Kroneberger**  
 +1 801 947 8300  
 angela.kroneberger@colliers.com

Colliers 6440 S Millrock Dr Suite 500 Salt Lake City, UT 84121 P: +1 801 947 8300

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved.