



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 :

\$11,250,000

LEASE RATE :

\$15.00 - 23.00 SF/YR (FS)

PROPERTY DETAILS :

49,589 SF

CHRIS METOS
801.879.7870
chris@iproperties.com

NICO PRISKOS
801.413.8902
nico@iproperties.com

51 East 400 South Suite 210
Salt Lake City, UT 84111
801.355.0600 | iproperties.com



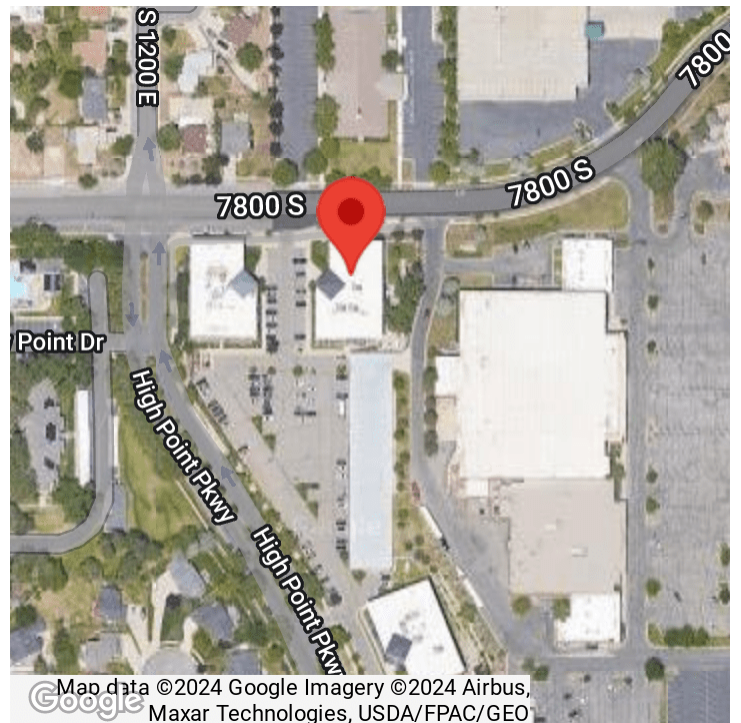
ADDITIONAL HIGHLIGHTS

- 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:	\$11,250,000
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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FOR SALE AND LEASE



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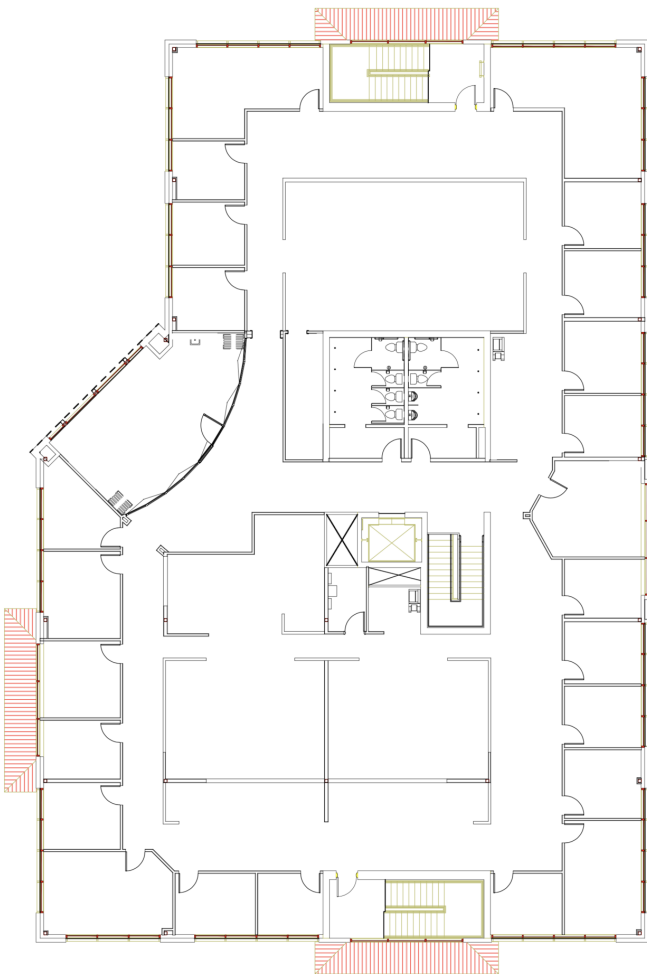
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Salt Lake City, UT 84111
801.355.0600 | ipropties.com



Third Floor Interior



Conference Room



Third Level Floor Plan

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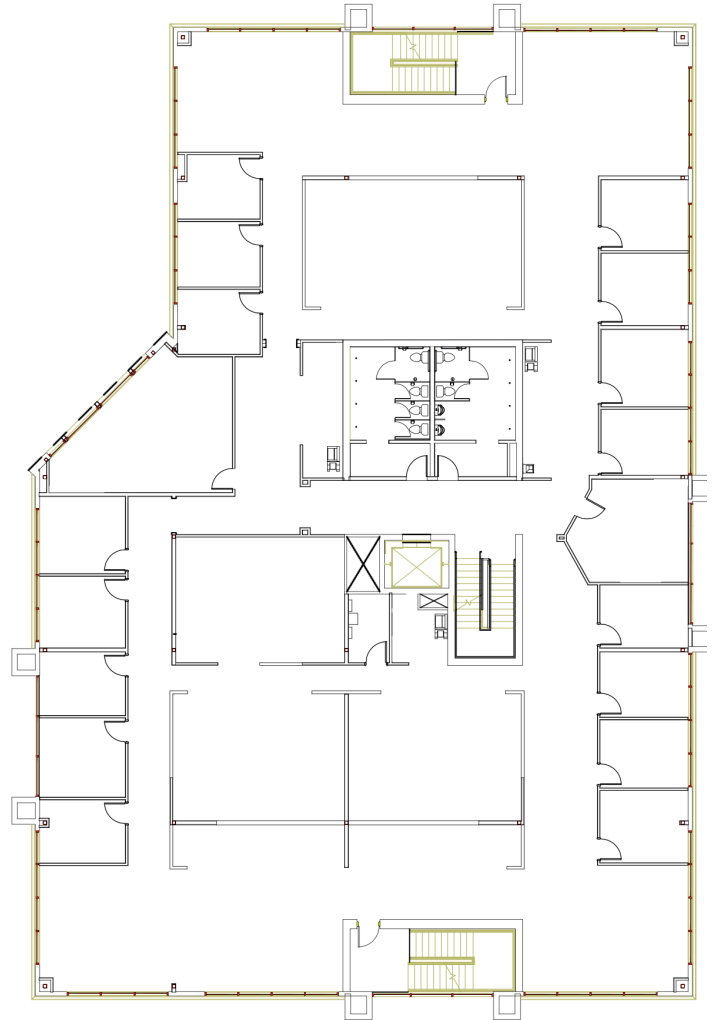
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Interior Common Area



Interior Office

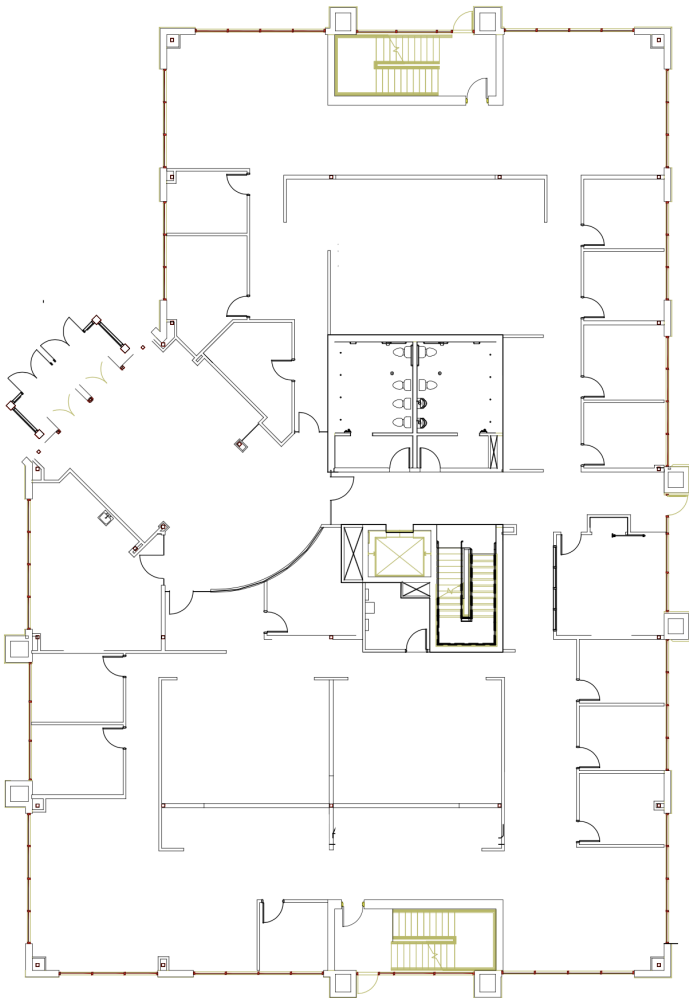


Second Level Floor Plan

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801.879.7870
chris@ipropties.com

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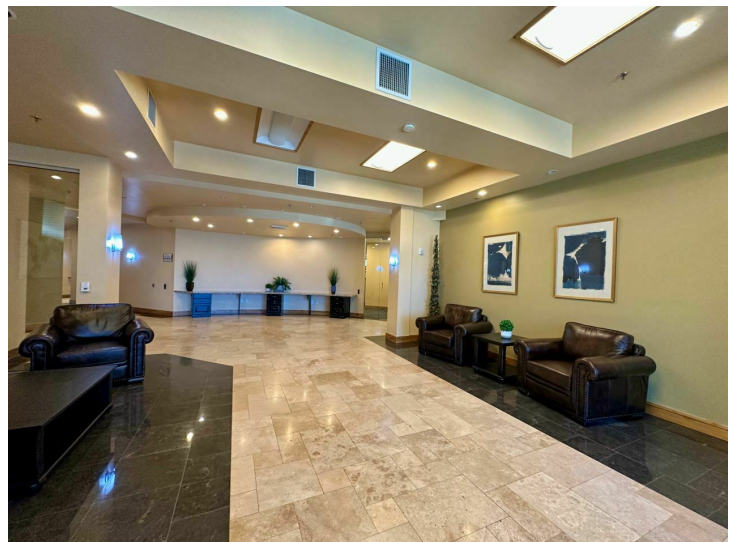
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First Level Floor Plan



First Level Interior



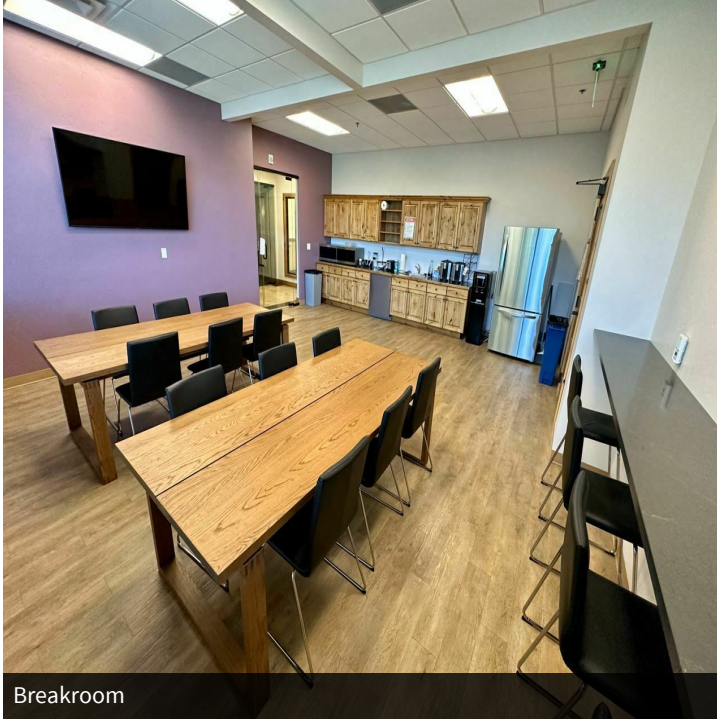
Lobby

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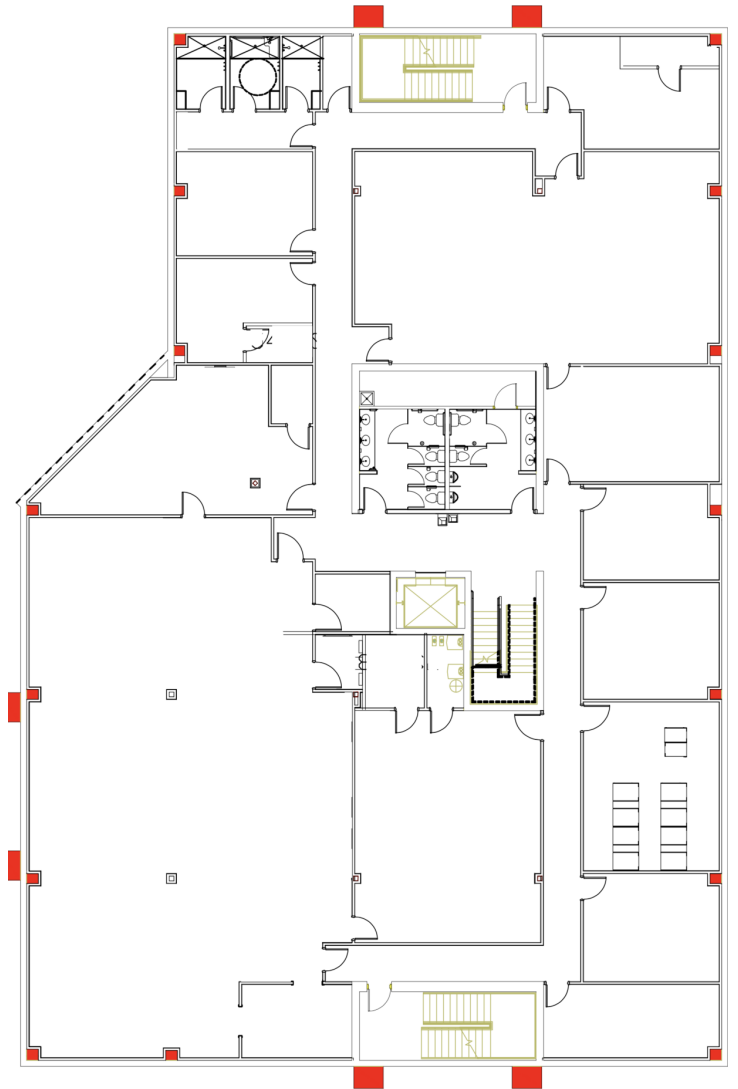
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Breakroom



Outdoor Patio



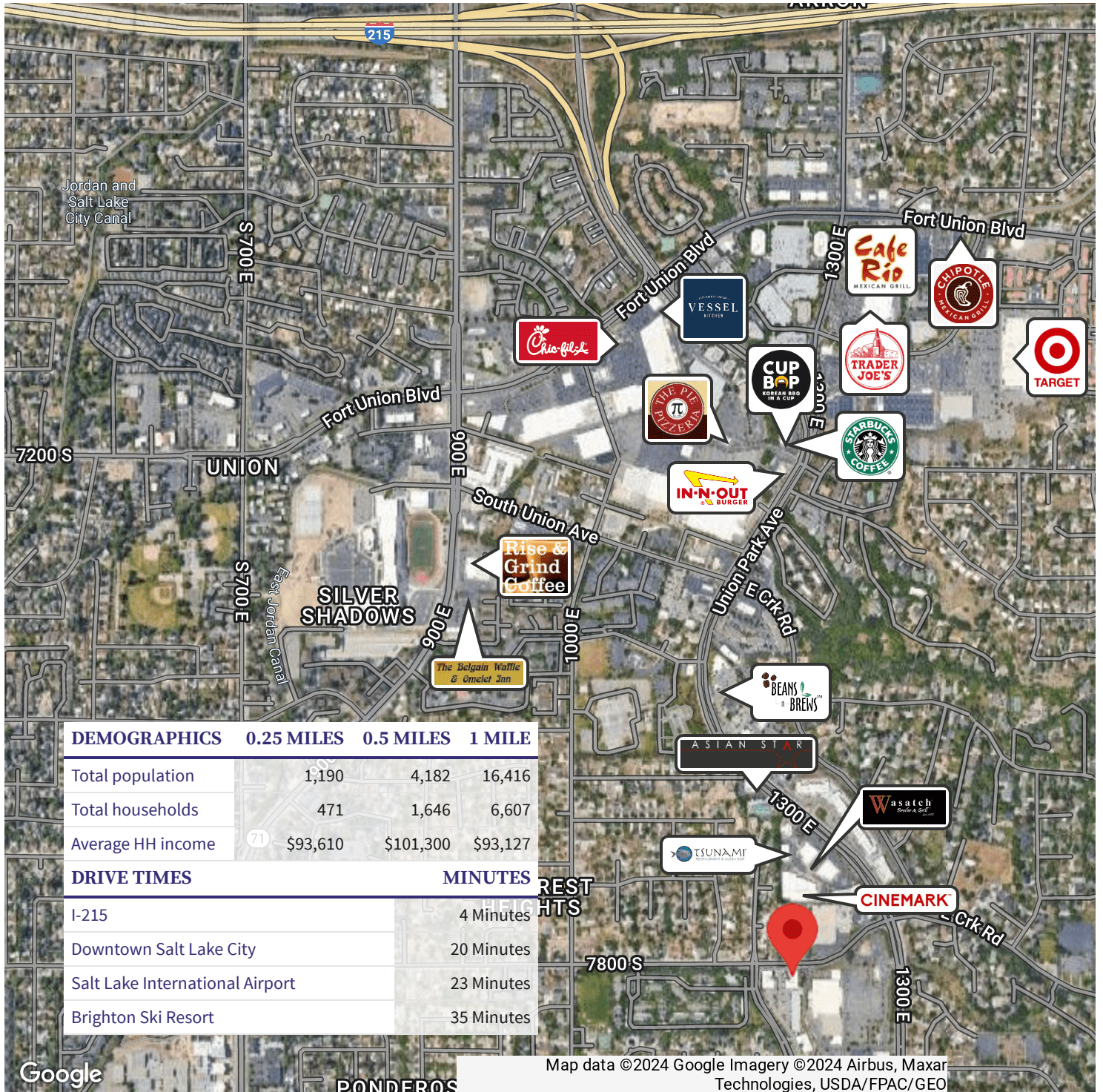
Basement Level Floor Plan

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