

Plug & Play
Immediately Available



Exit 295
9000 South



261,000 ADT
Off Ramp to 9000 S.

On Ramp to I-15

UTA FRONTRUNNER



9000 South - 44,000 ADT

Sandy Parkway - 6,000 ADT



Office For Lease or Sale

Danbury Corporate Park

8851-8911 S. Sandy Parkway | Sandy, Utah 84070

Available

- Building A: 6,246 RSF, 2nd Floor, Suite 220
14,353 RSF, 1st Floor, Suite 100
Available for purchase
- Building B: 5,033 RSF, 1st Floor, Suite 100
- Building C: 15,258 RSF, 2nd Floor

Property Highlights

- Move-in ready
- Furnishings available.
- Unparalleled central valley location with immediate I-15 access at 9000 South
- Fiber optic connectivity
- Floor to ceiling glass windows
- Parking ratio: 4.5/1,000

Building A

6,246 RSF
14,353 RSF

Building B

5,033 RSF

Building C

15,258 RSF

Lease Rate:

\$18.50 - \$19.50/RSF
Full Service (Less Janitorial)

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8851 S. Sandy Parkway | Sandy, UT

Danbury Corporate Park A



Suite 100



Suite 100



Suite 100



Suite 100

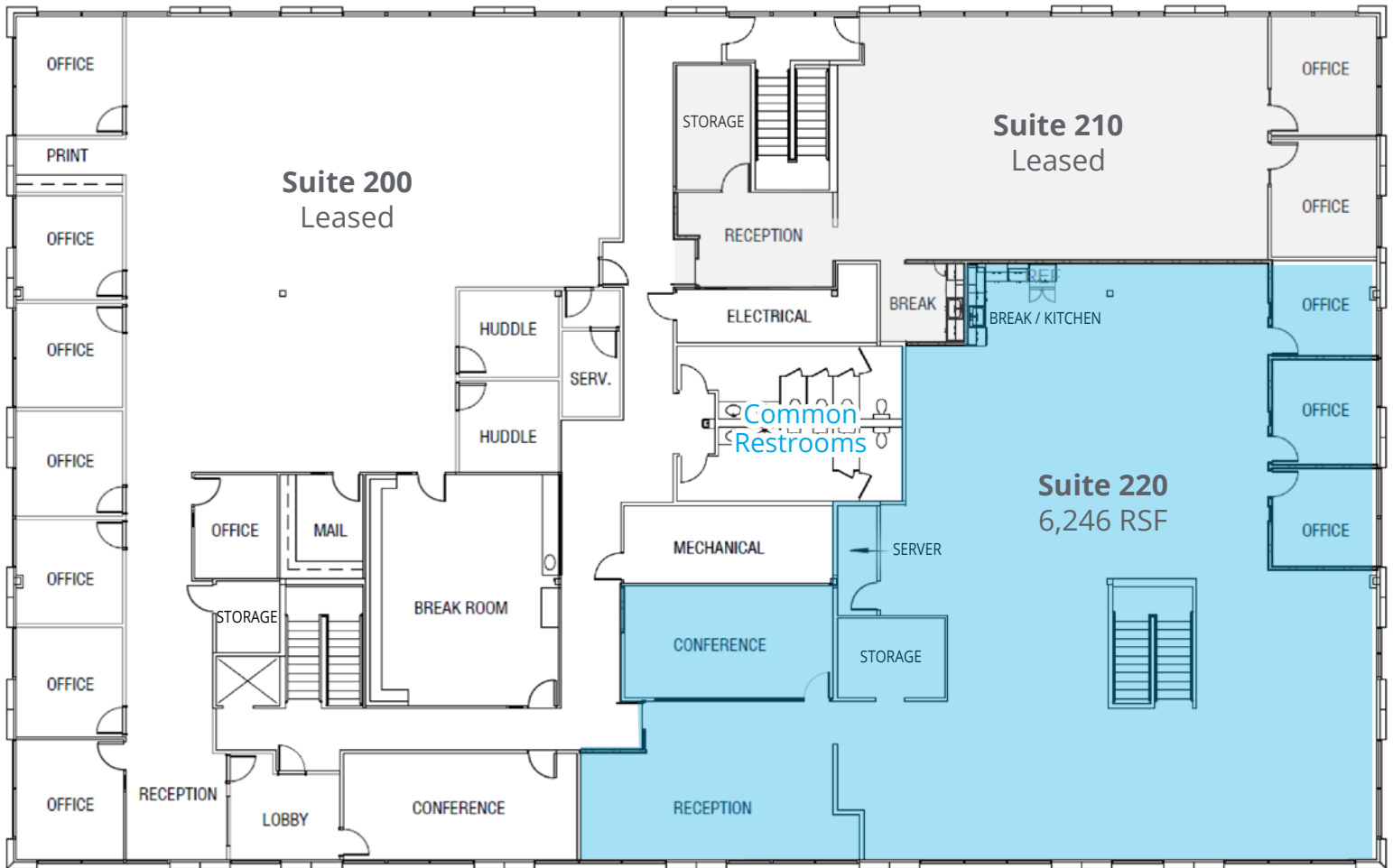


Building A

Floor Plan

Building A: 2nd Floor, Suite 220

6,246 RSF Available



Suite 220



Suite 220

8851 S. Sandy Parkway | Sandy, UT

Danbury Corporate Park A



Suite 220



Suite 220



Suite 220



Suite 220

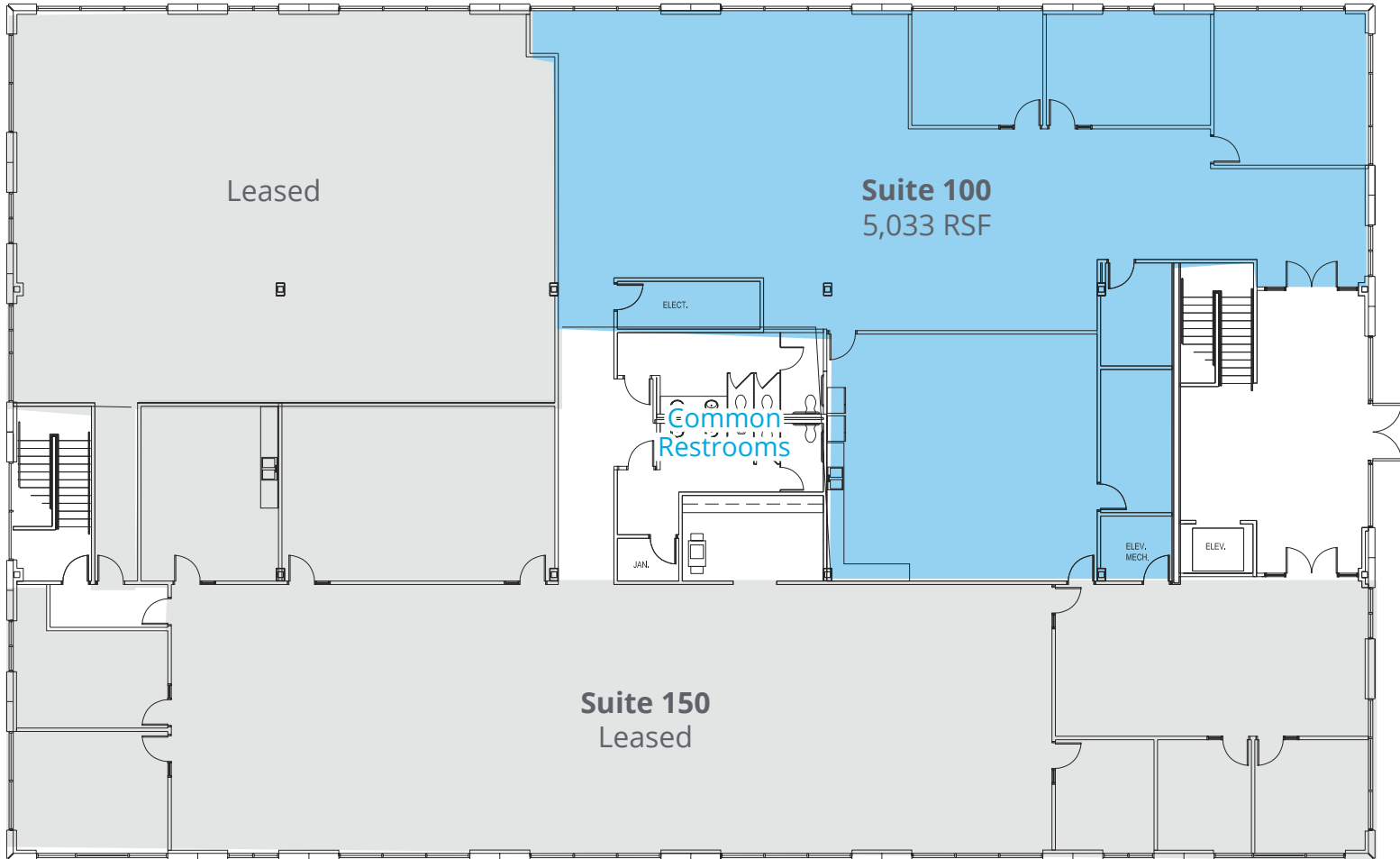


Building A

Floor Plan

Building B: 1st Floor, Suite 100

5,033 RSF Available



Suite 100



Suite 100

8851 S. Sandy Parkway | Sandy, UT

Danbury Corporate Park B



Suite 100



Suite 100



Suite 100



Suite 100

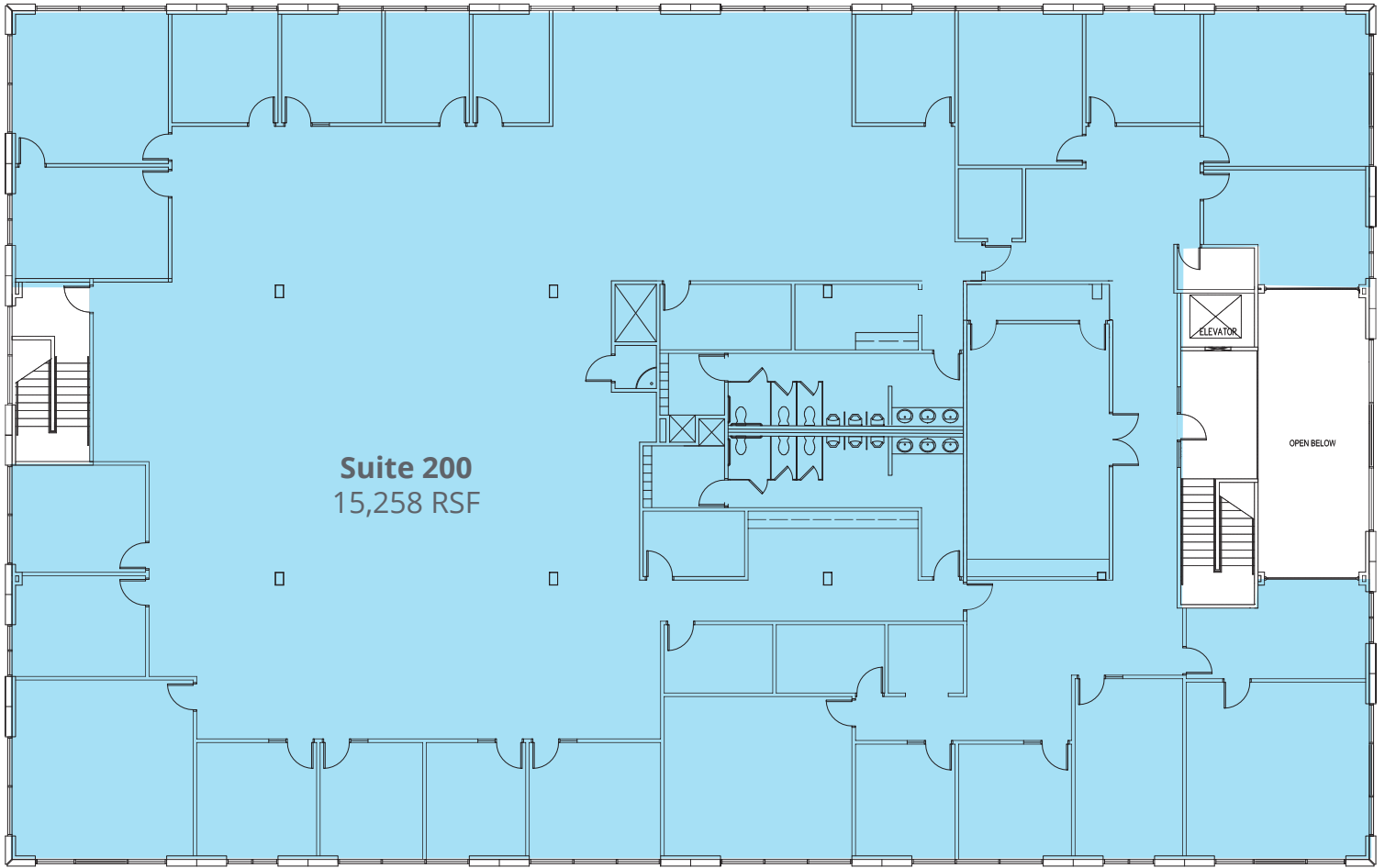


Building B

Floor Plan

Building C: 2nd Floor

15,258 RSF Available

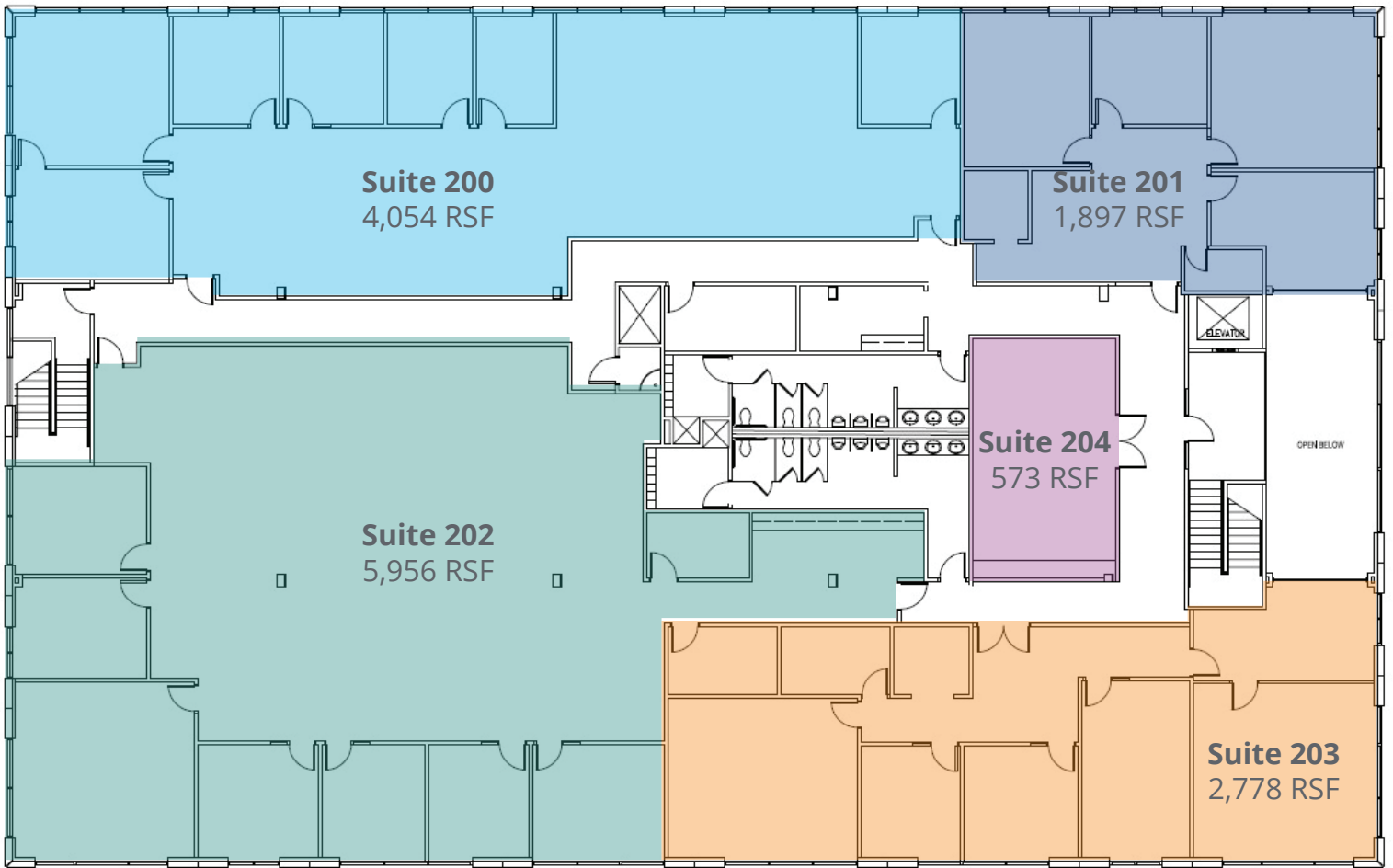


Multi-Tenant Floor Plan

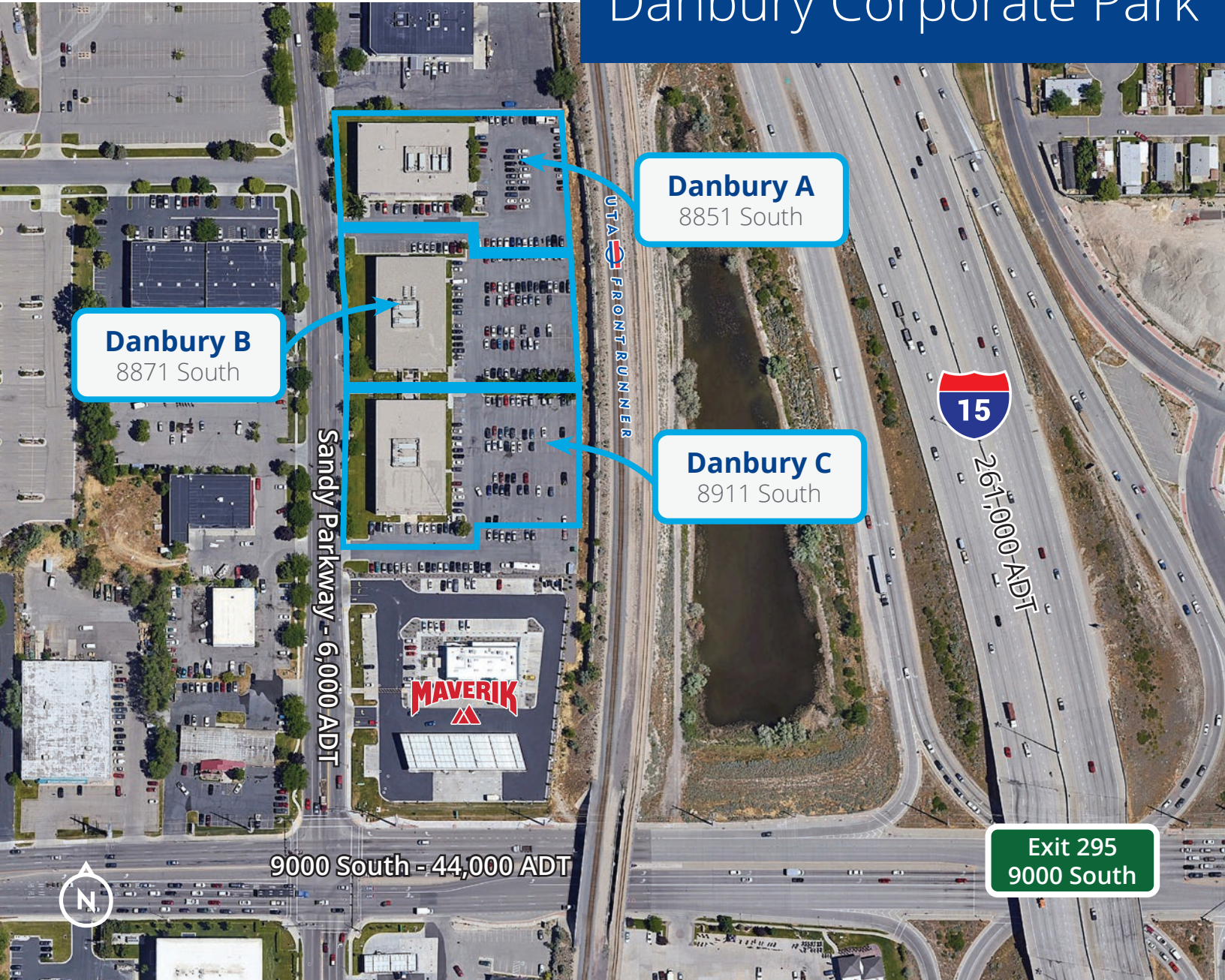
Building C: 2nd Floor

15,258 RSF Available

Potential Multi-Tenant Configuration



Danbury Corporate Park





8851 S. Sandy Parkway | Sandy, UT

Danbury Corporate Park



SITE

**Exit 295
9000 South**

MAVERIK

EconoLodge

**BANK OF THE WEST
BNP PARIBAS**

Sizzler



**Historic
Sandy -
9000 South**

46,000 ADT

25,000 ADT

1,400 ADT

44,000 ADT

Arby's

Holiday

**DISCOUNT
TIRE**

SUBWAY

at home

jiffylube



MEGAPLEX

**JOE'S
CRAB SHACK**

**Sandy Expo -
9400 South**

UTA FRONT-RUNNER

8,500 ADT

2,700 ADT

10,000 ADT

1,700 ADT



194,000 ADT



35,000 ADT

**COLD STONE
CREAMERY**

**MOUNTAIN
AMERICA
EXPOSITION CENTER**

**Salt Lake
Community
College**

**Towne
Ridge
Center**



11,000 ADT

500 ADT



**Jordan
Valley Tech
Center**

Hale Centre Theatre

**Residence
INN
Hilton
Garden Inn**



**Sandy Civic
Center -
10000 South**

16,000 ADT

**CVS
pharmacy**



**Centennial
Plaza**

**Chick-fil-
e**

SONIC

**BURGER
KING**

17,000 ADT

**EMBASSY
SUITES
by HILTON**

BARNES & NOBLE

**buybuy
BABY**

**South
Towne
Center**

**oranjetheory
FITNESS**

KeyBank

snowbird 



9000 South

A

B

C

Sandy Parkway

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