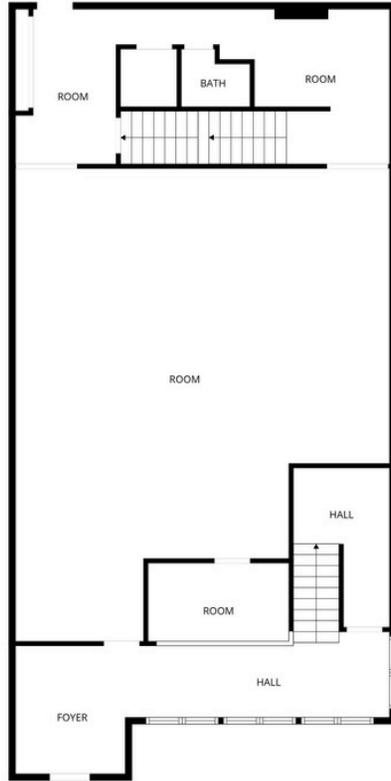
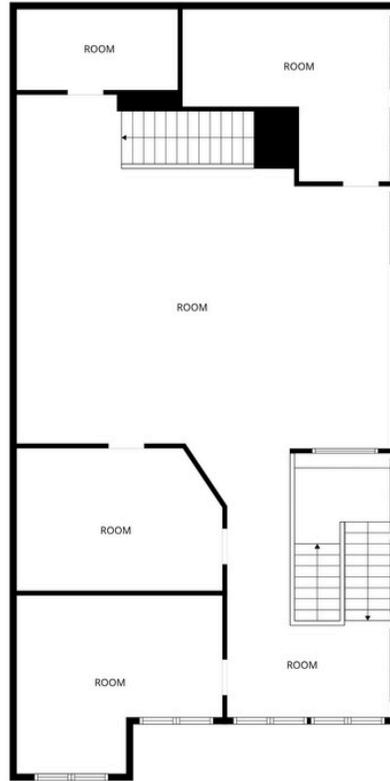


Basement 1



1st floor



2nd floor

FOR SALE

OWNER/USER OFFICE

644 E. Union Square
Sandy, UT 84070

THOMAS FOLWER
Thomas@acresutah.com
801.631.9272

ALIGN
COMPLETE REAL ESTATE SERVICES



PROPERTY SUMMARY

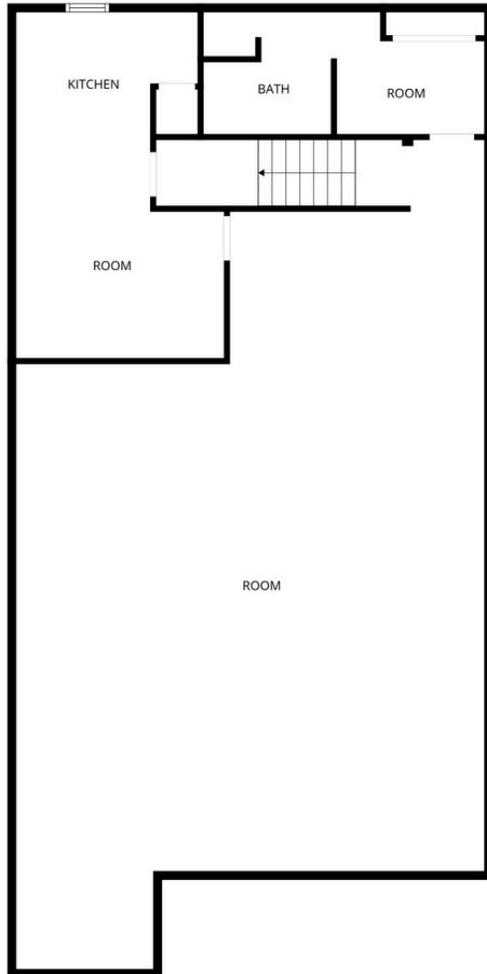
±5,000 SF office/retail building ideally suited for an owner-user in the highly desirable Union Square area of Sandy. The functional layout includes three private offices, a reception area with a front desk, an open bullpen space, two restrooms, and multiple kitchenettes.

Located in a strong commercial corridor with excellent visibility and access, the property is surrounded by retail, dining, and major transportation routes. A turnkey opportunity perfect for professional, medical, or retail users seeking long-term occupancy in a premier location.

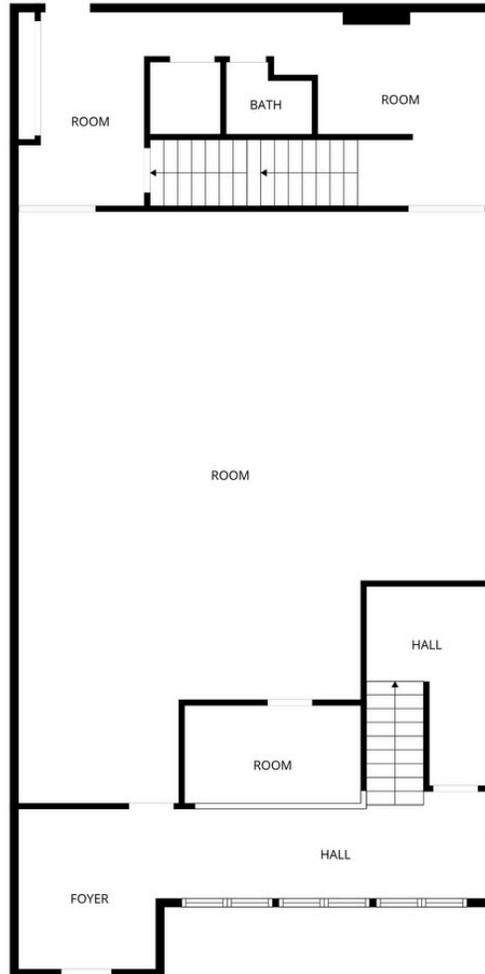
HIGHLIGHTS

- ±5,000 SF
- Three Private Offices
- Two Bathrooms
- Front desk/reception area
- COA Monthly Fee: \$272.50

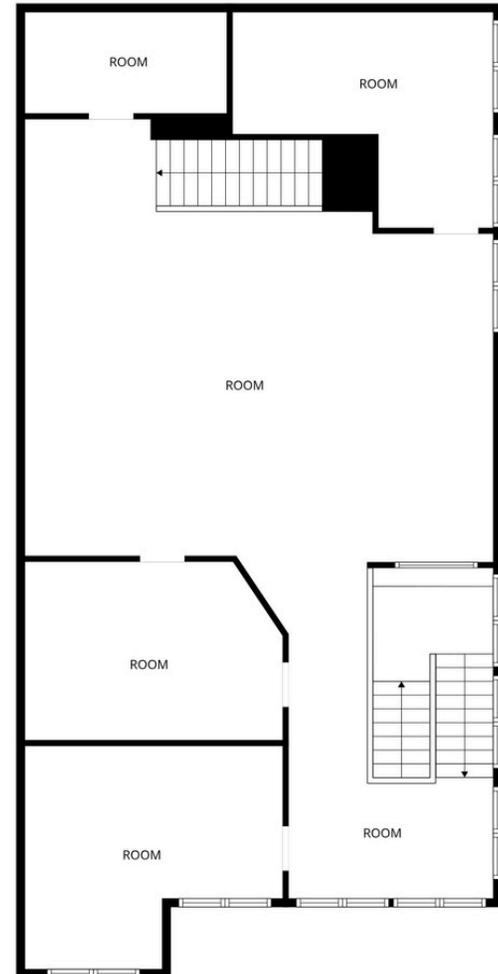
PROPERTY FLOORPLAN



Basement



First Floor



Second Floor

NEARBY AMENITIES



644 E. UNION SQUARE
SANDY, UT 84070

