



Office For Lease

Asking Price:  
**\$31.50**  
PSF, Full Service

Contact:

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**Colliers**  
6440 S. Millrock Dr., Suite 500  
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Main: +1 801 947 8300  
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# Regence Building

2890 E Cottonwood Parkway  
Cottonwood Heights, UT 84121

### Property Highlights

- Up to 151,144 contiguous RSF, can demise to 2,500 SF
- 4.1:1,000 SF parking ratio with covered parking structure, electric charging stations and bicycle parking
- Class A office building located at the base of the Wasatch Mountains
- Centralized location to workforce with immediate access to I-215
- Close proximity to Old Mill Golf Course, 6 world class ski resorts, countless paved and mountain trails for walking/running/hiking/cycling, premier restaurants & hotels, and numerous other retailers/support services
- Beautiful panoramic mountain views
- 2-story atrium lobby with abundant natural light
- Crown Signage Potential



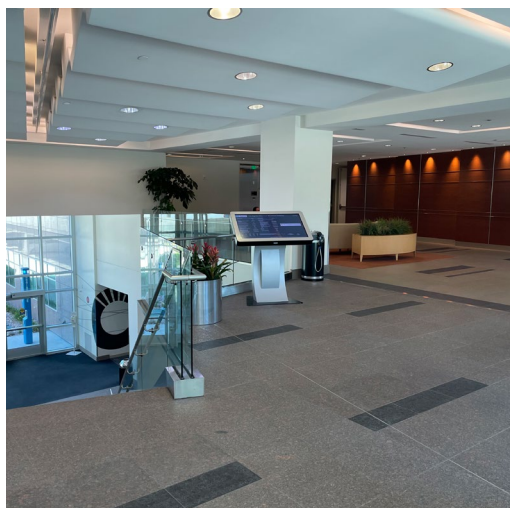
# AMENITIES

- Fitness center with showers and lockers
- 105 seat conference/training center with direct access to outdoor patio area with seating and grill
- Property management
- Childcare services
- Micro-market / food service
- Catering services

Fiber Connectivity

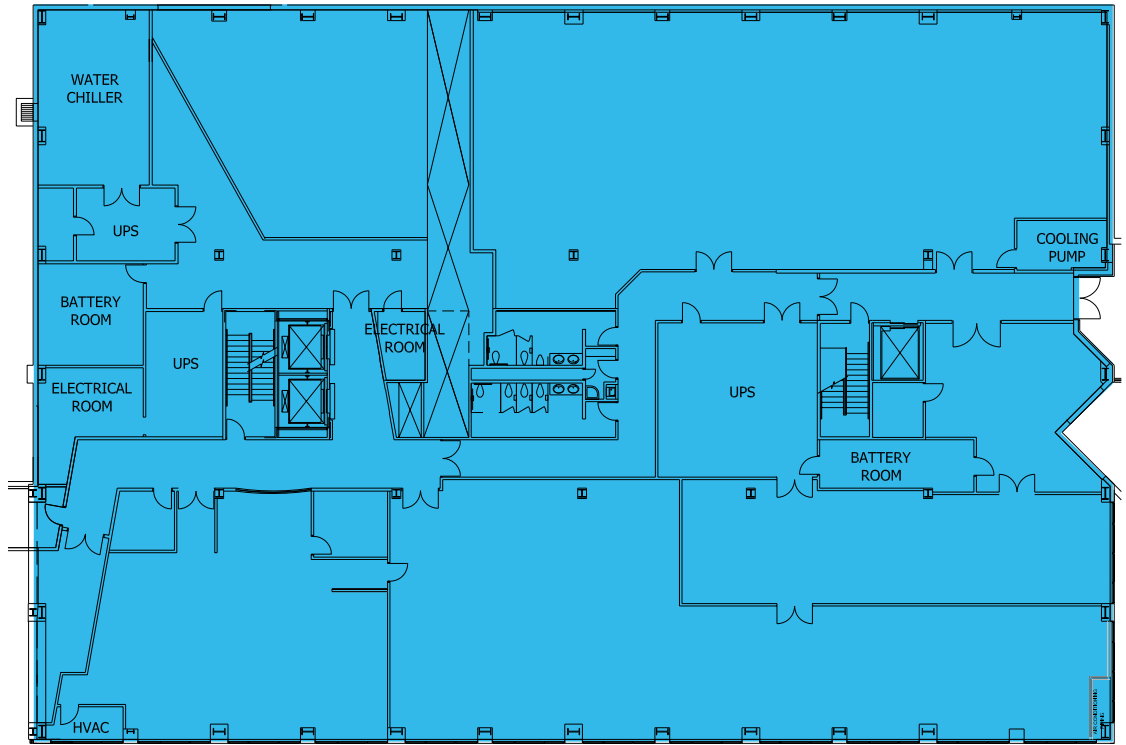
**zayo**

**LUMEN**

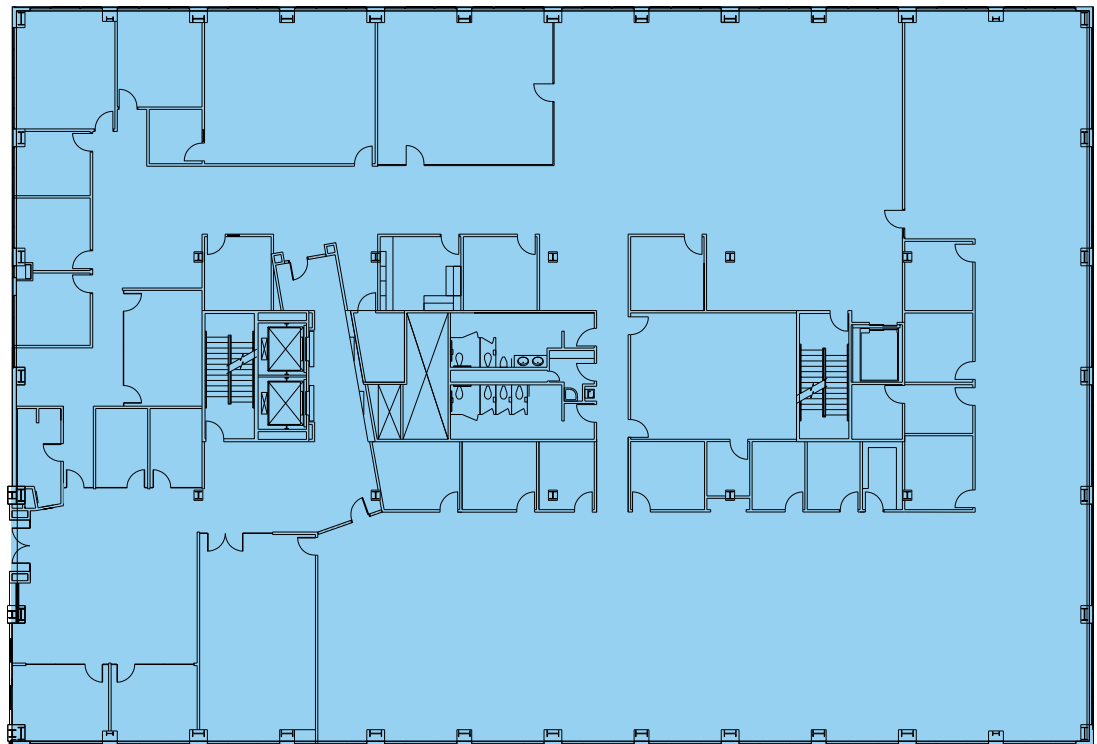


# EAST BUILDING

Total East Building Available - 89,886 RSF



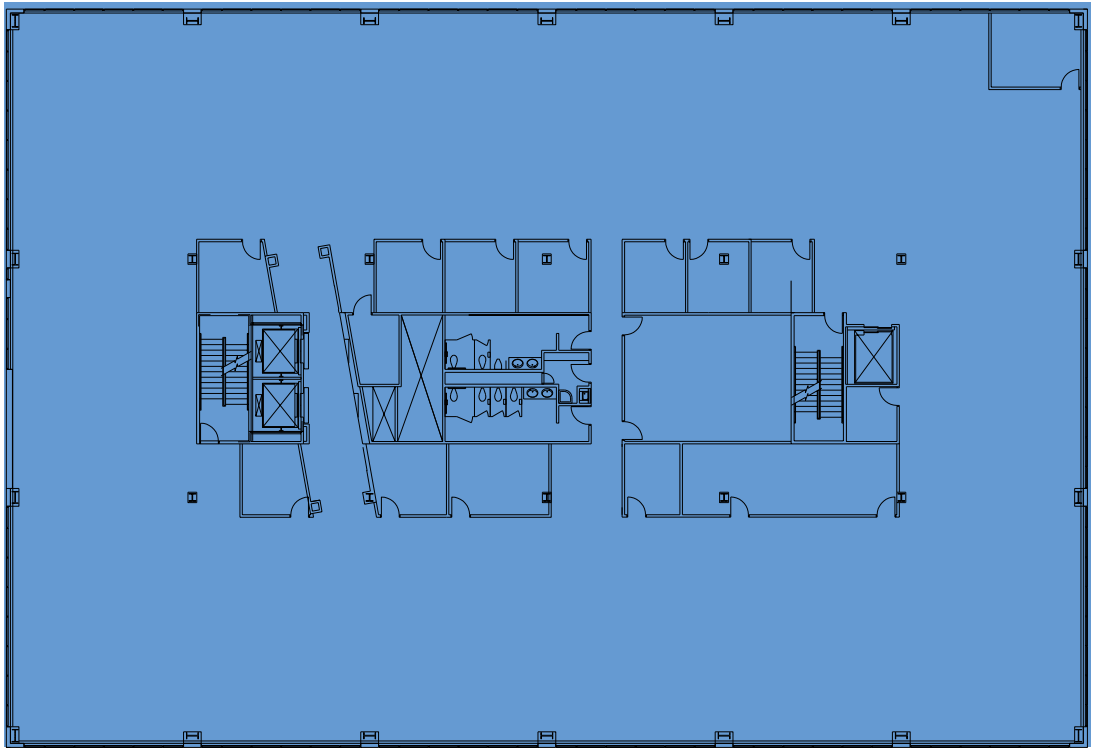
1st floor - 20,511 RSF



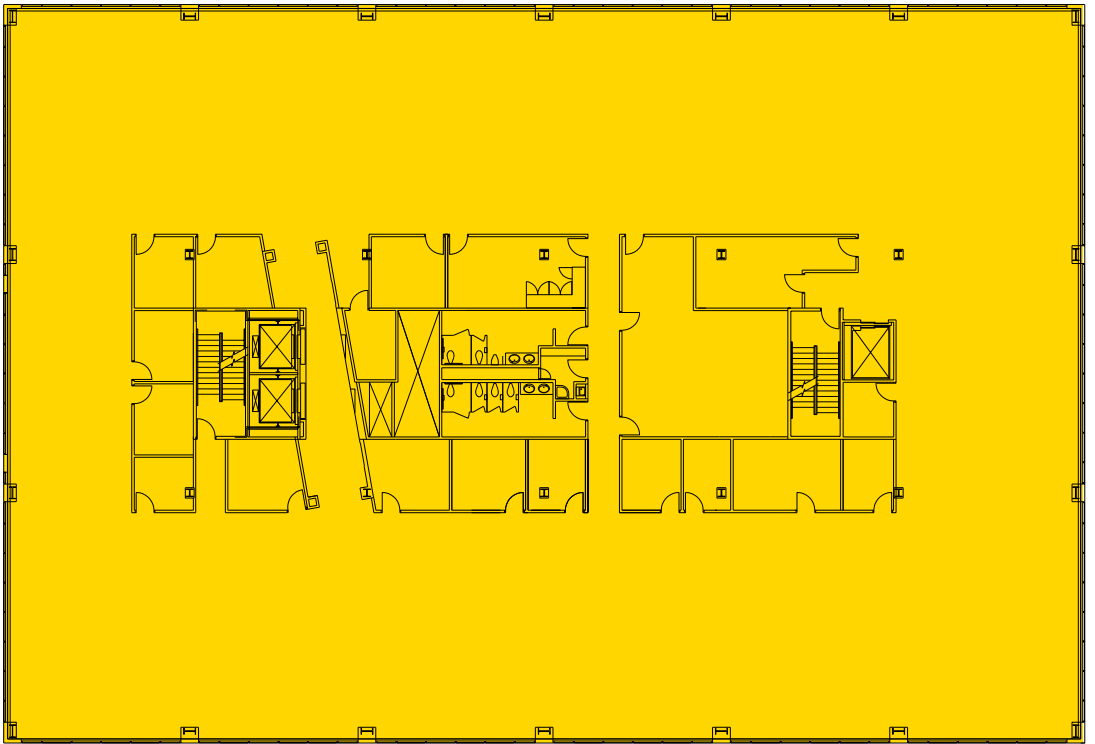
2nd floor - 23,100 RSF

# EAST BUILDING

Total East Building Available - 89,886 RSF



3rd floor - 23,129 RSF



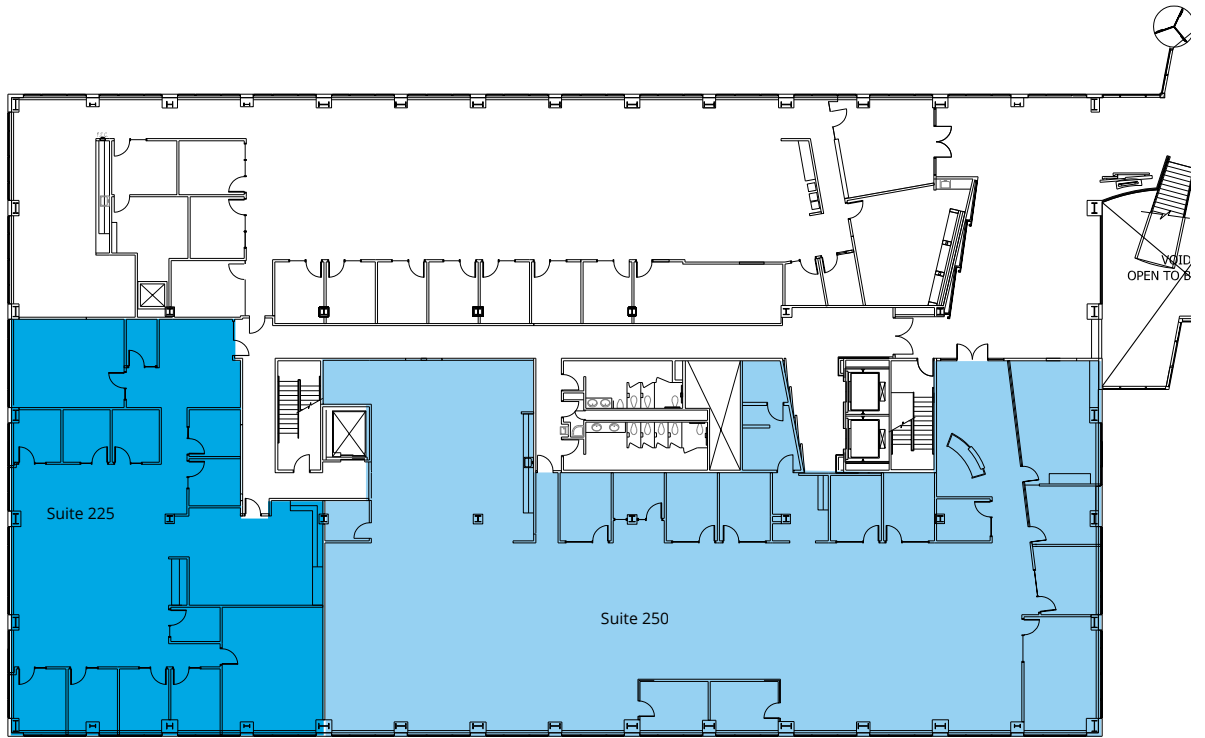
4th floor - 23,146 RSF



# WEST BUILDING

## 2ND FLOOR

Total West Building Available - 61,258 RSF



Suite 225 - 5,188 RSF



Suite 250 - 11,391 RSF



Suite 225



Suite 250



Suite 225

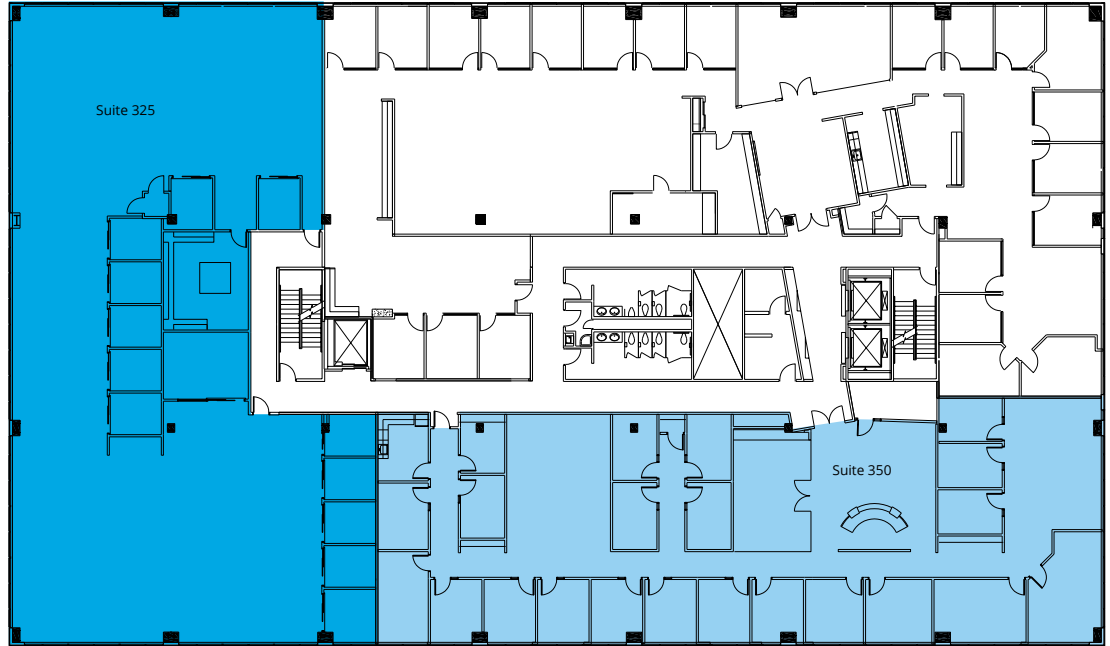


Suite 250

# WEST BUILDING

## 3RD FLOOR

Total West Building Available - 61,258 RSF



Suite 325 - 7,541 RSF



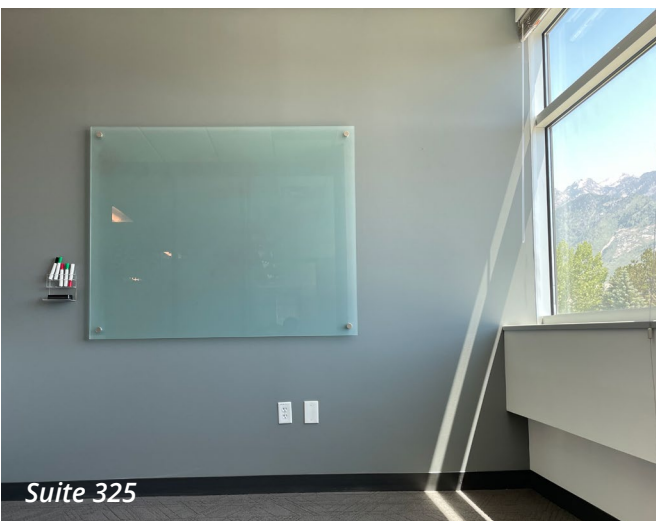
Suite 350 - 9,205 RSF



Suite 325



Suite 350



Suite 325



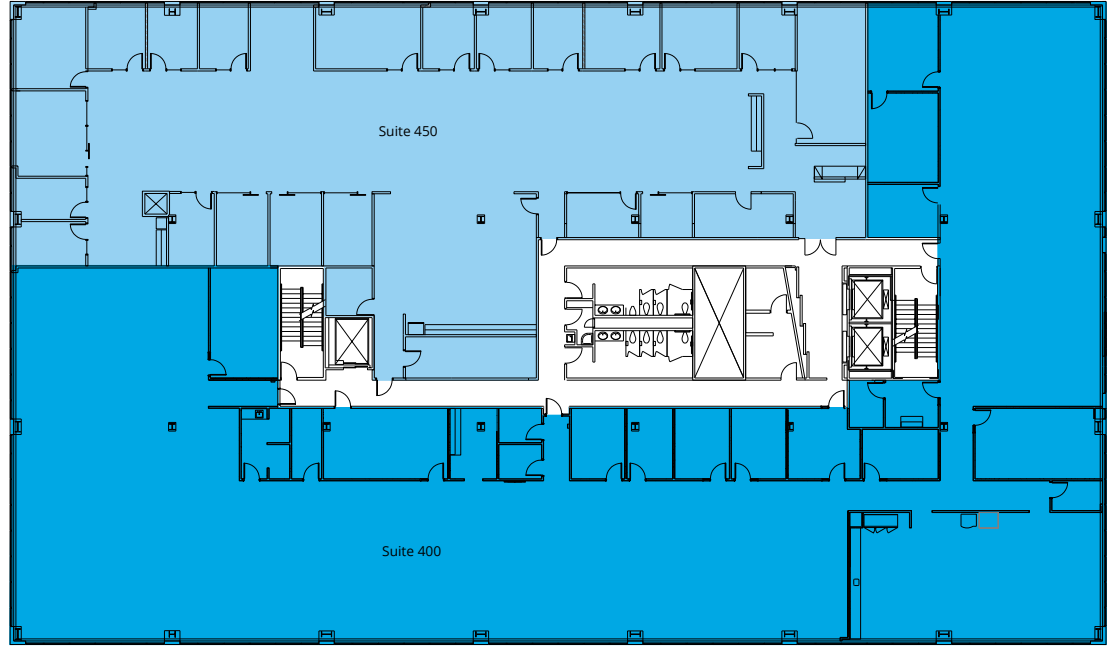
Suite 350




# WEST BUILDING

## 4TH FLOOR

Total West Building Available - 61,258 RSF



 Suite 400 - 17,399 RSF  
Sublease Expiration - 8/31/25

 Suite 450 - 10,534 RSF  
Sublease Expiration - 8/31/25



Suite 400





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