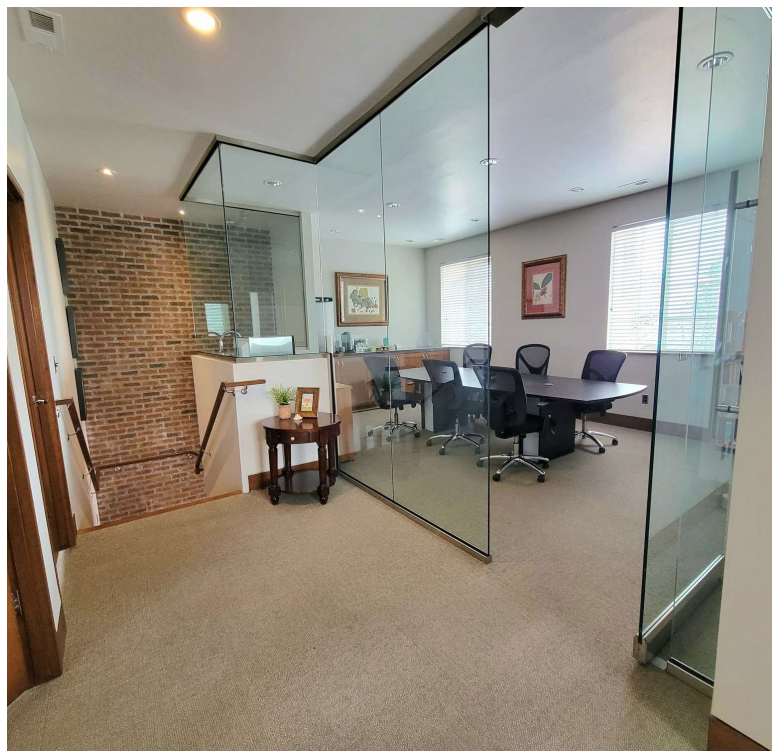


OFFICE BUILDING FOR LEASE

# 1100 SOUTH UNION AVE – MIDVALE, UT

1100 E South Union Ave, Midvale, UT 84047



## Property Description

**Spacious & Thoughtfully Designed:** This mid-century modern, updated suite features a raw exposed brick wall in the waiting area, organic accents, two floors, and a conference/break room. The office has two windows for natural light and a large whiteboard neatly hidden behind a wood frame.

### Why You'll Enjoy It Here

**Professional Community:** Join a group of like-minded therapists trained in evidence-based modalities, including ketamine-assisted therapy, EMDR, IFS, etc. While we each have our own private practices, we value a collaborative and supportive environment.

## Offering Summary

<b>Lease Rate:</b>	\$895 - \$1,907 (Full Service)
<b>Number of Units:</b>	2
<b>Available SF:</b>	216 - 1,040 SF
<b>Building Size:</b>	3,120 SF

## Demographics

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	644	2,129	7,832
<b>Total Population</b>	1,368	4,715	18,472
<b>Average HH Income</b>	\$104,775	\$99,378	\$107,092

**CHRISTIE DAUGHERTY, CCIM**

Associate Broker 702.400.1022  
christiedaugherty@gmail.com

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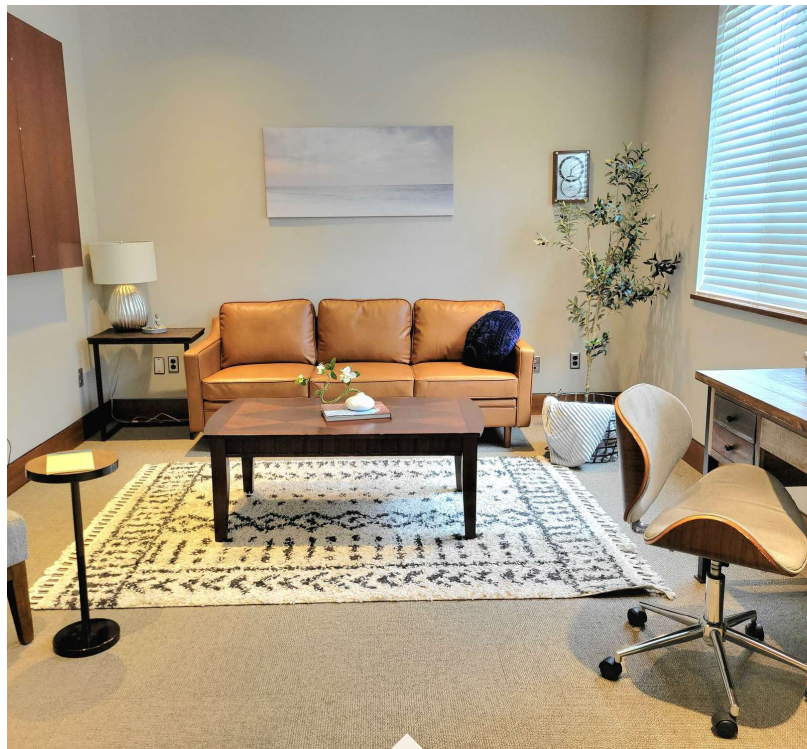


<b>Building Name</b>	1100 South Union Ave - Midvale, UT
<b>Property Type</b>	Office
<b>Property Subtype</b>	Office Building
<b>APN</b>	22292580030000
<b>Building Size</b>	3,120 SF
<b>Building Class</b>	B
<b>Year Built</b>	2000
<b>Number of Floors</b>	2
<b>Number of Buildings</b>	1

**Spacious & Thoughtfully Designed:** This mid-century modern, updated suite features a raw exposed brick wall in the waiting area, organic accents, two floors, and a conference/break room. The office has two windows for natural light and a large whiteboard neatly hidden behind a wood frame.

**Convenience & Amenities:** Rent includes utilities, HOA, and common spaces such as waiting area, conference room (by appointment), and bathrooms on every floor.

**Location:** Just 5 minutes from I-215 and I-15, this office is centrally located between Midvale, Sandy, Cottonwood Heights, and Murray, making it easily accessible for both therapists and clients. Located in a quiet, professional building. Perfect for private practice, telehealth, group therapy etc.



- Just 5 minutes from I-215 and I-15,
- Centrally located between Midvale, Sandy, Cottonwood Heights, and Murray.
- Easily accessible for both therapists and clients.
- Located in a quiet, professional building.
- Perfect for private practice, telehealth, group therapy etc.

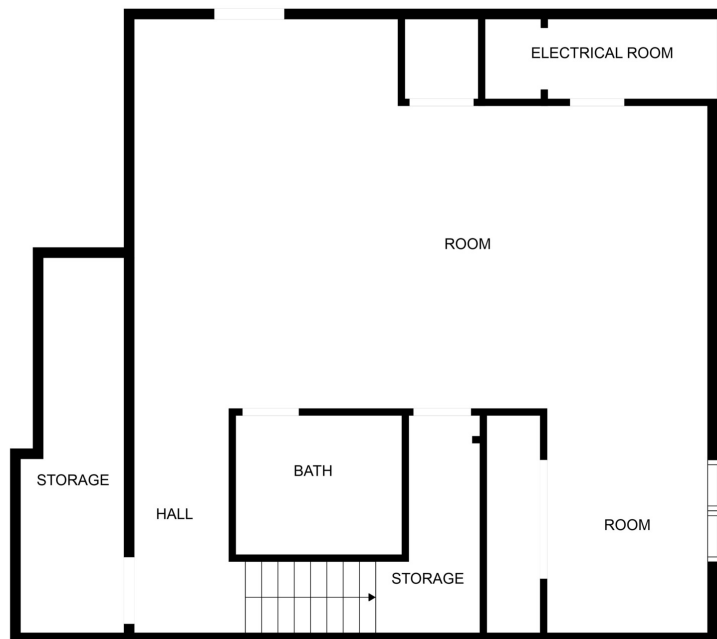
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FLOOR PLAN CREATED BY CUBICASA APP; MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



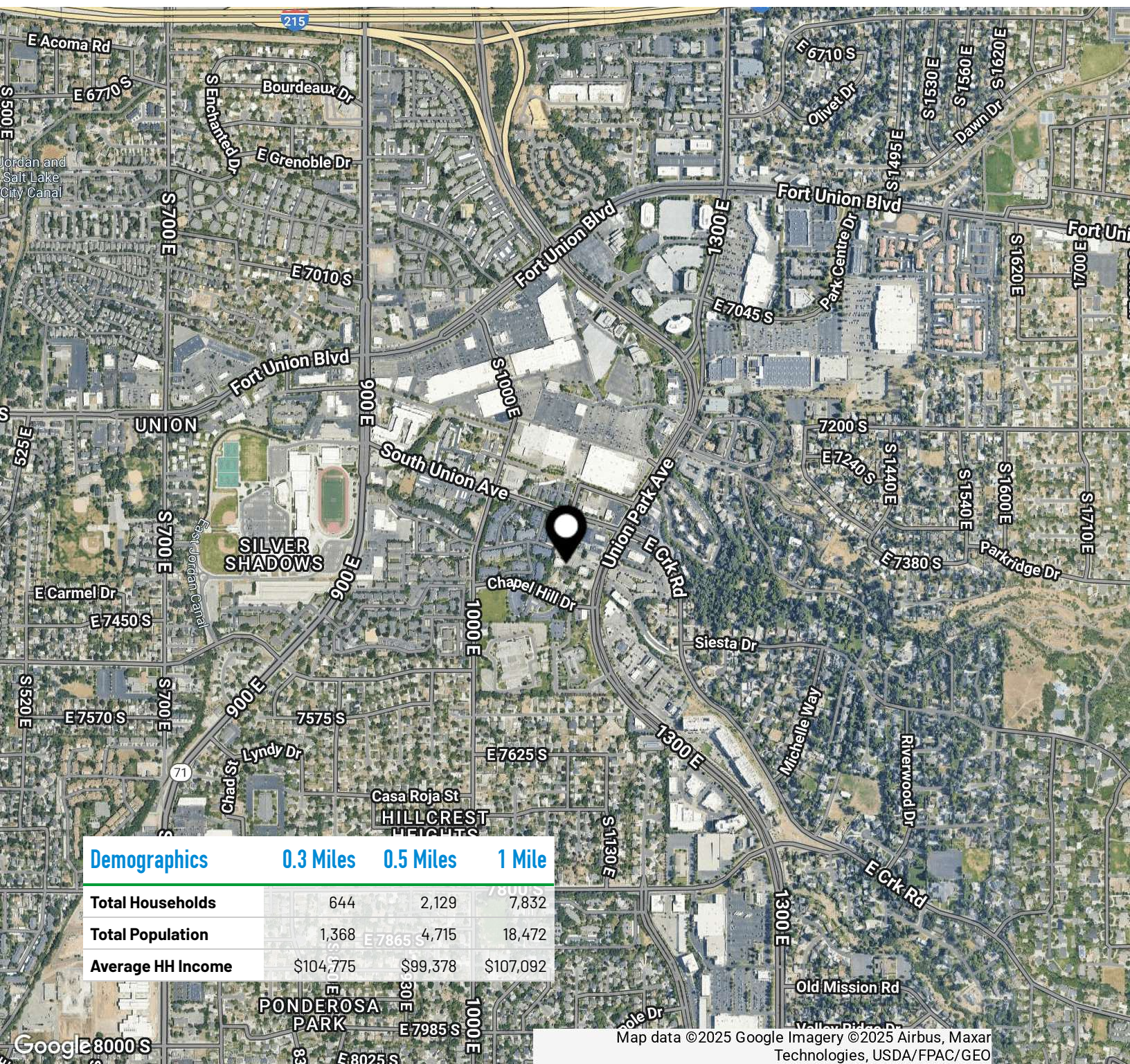
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