

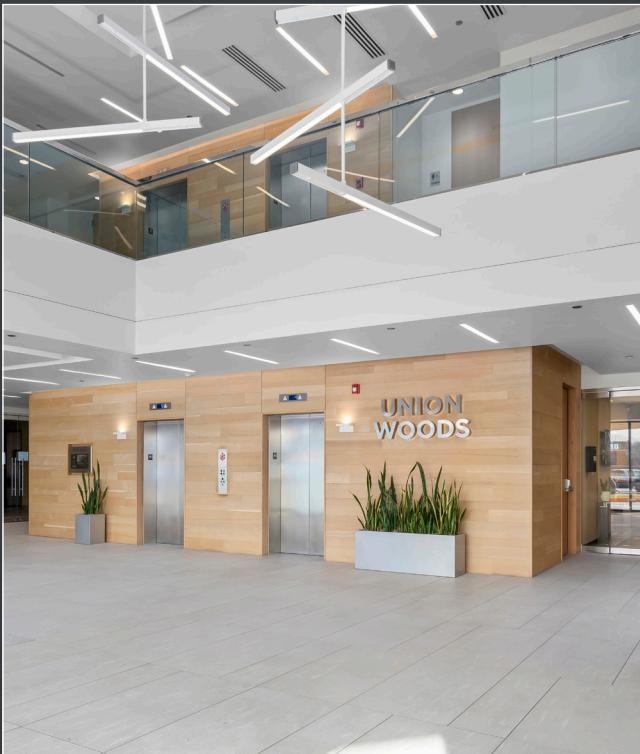
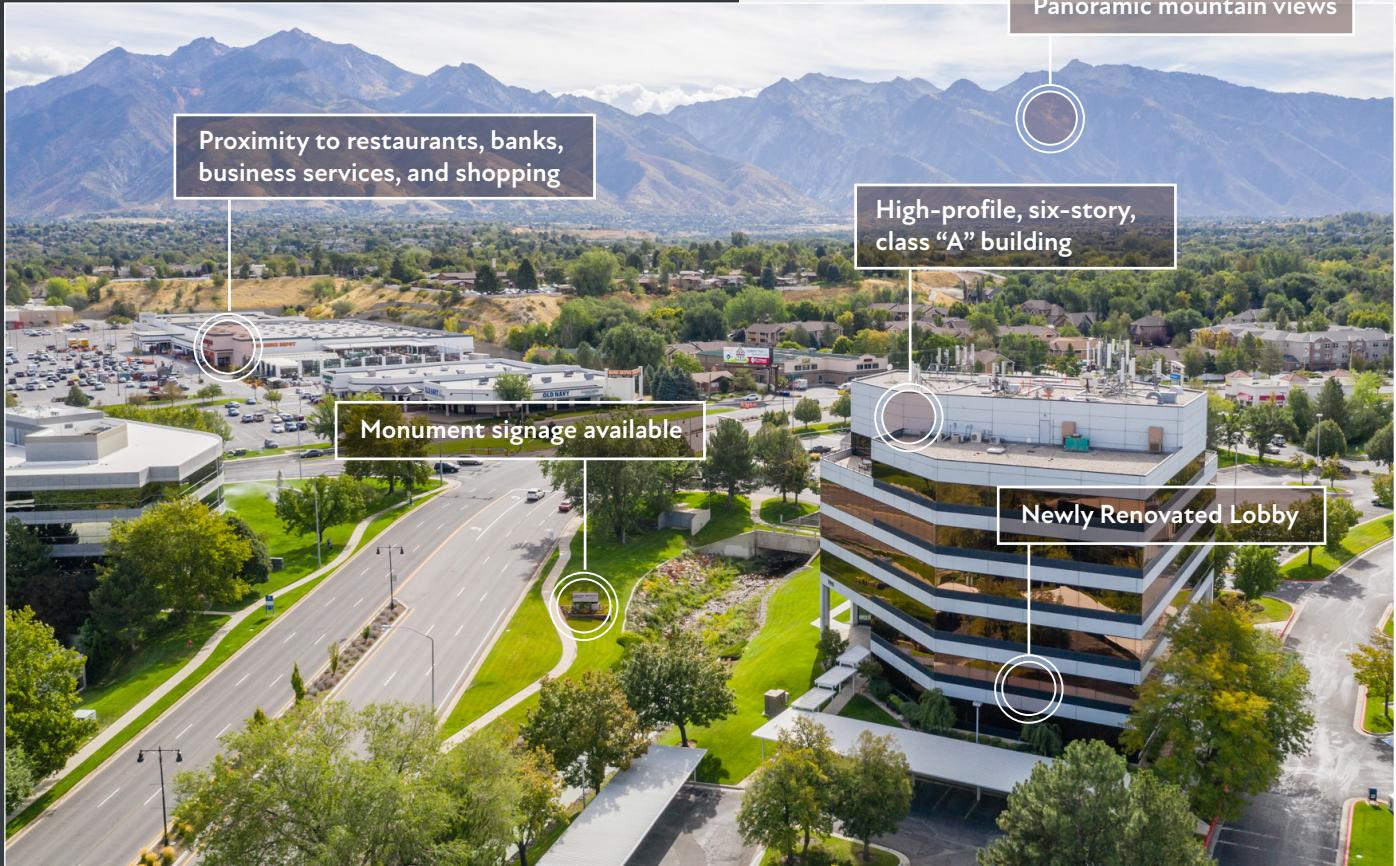
# UNIONWOODS

7090 SOUTH UNION PARK AVENUE  
UNION HEIGHTS, UTAH



CLASS A OFFICE SPACE | FOR LEASE

# PANORAMIC VIEWS



## PROPERTY HIGHLIGHTS

**\$27.50/RSF, full service lease rate**

- + Outstanding location with private entrance with lighted intersection
- + Full-time building engineer
- + Immediate access to I-215
- + 4/1,000 parking ratio
- + Fiber providers Utopia, First Digital, Spectrum Fiber, CenturyLink/Integra, Windstream and Verizon



**Union Woods** is located in the highly decorated Union Heights area and ideally positioned between downtown Salt Lake City and “Silicon Slopes”. Positioned on 3.1 acres of land, the property is surrounded by impeccable views. It is a short drive to various ski resorts and surrounding hiking trails. Union Woods also provides retail shopping within walking distance and a short 2-minute drive to retail shops and restaurants.



This location is WELL Health-Safety Rated, a building standard that encompasses the concepts below supporting safety, wellness and productive working spaces.

#### Cleaning and Sanitation Procedures



#### Emergency Preparedness Programs



#### Health Service Resources



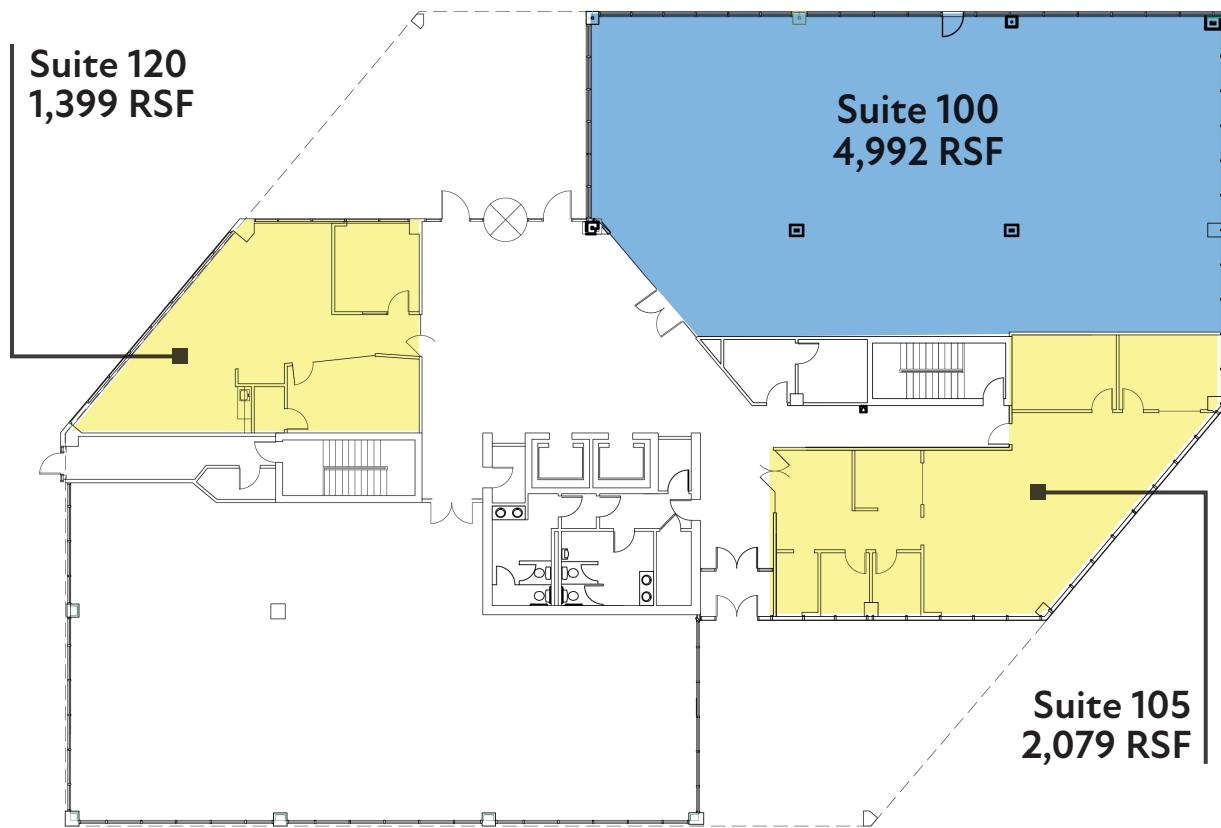
#### Air and Water Quality Management



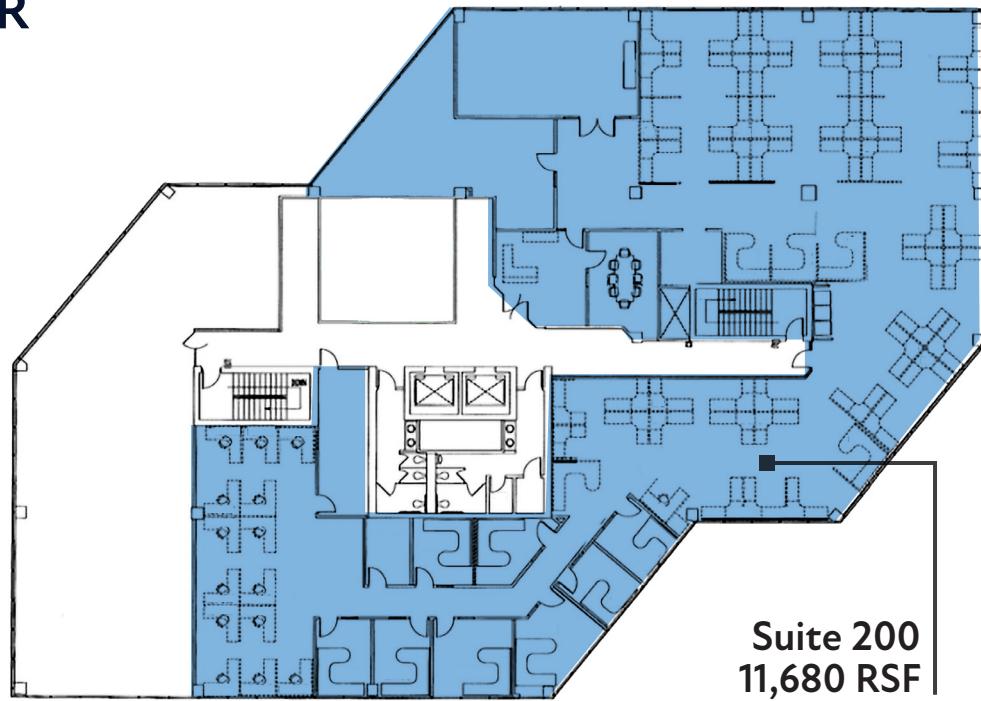
#### Stakeholder Engagement and Communication



# FLOOR PLAN: 1ST FLOOR



# 2ND FLOOR



# FLOOR PLAN: 3RD FLOOR

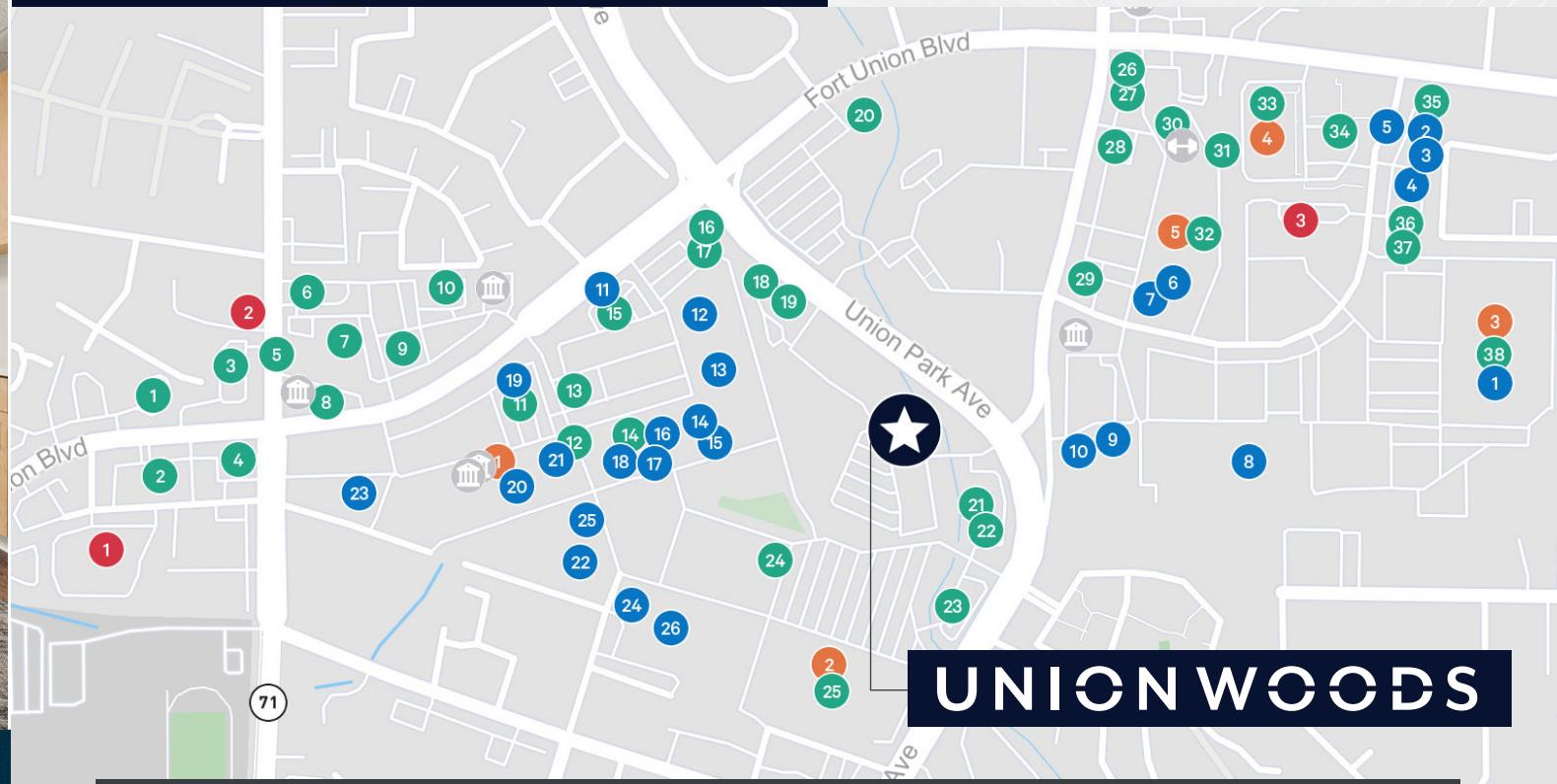


SPEC SUITES  
AVAILABLE

SUITE 310  
SUITE 320



# AREA AMENITIES



## UNION WOODS

### FOOD

- 1. Sonic
- 2. Thai Spice Restaurant
- 3. McDonald's
- 4. Hoppers
- 5. Wienerschnitzel
- 6. Wendy's
- 7. Buca Di Beppo
- 8. Jimmy John's
- 9. LongHorn Steakhouse
- 10. Buffalo Wild Wings
- 11. Firehouse Subs
- 12. J Dawgs
- 13. Chili's Grill and Bar
- 14. Nagoya Sushi Restaurant
- 15. Chick-fil-A
- 16. MOD Pizza
- 17. Five Guys
- 18. Which Wich
- 19. Cold Stone Creamery
- 20. Famous Dave's
- 21. Einstein Brothers
- 22. Starbucks
- 23. In-N-Out Burger
- 24. Jamba Juice
- 25. Subway
- 26. Noodles and Company
- 27. Greek Broiler
- 28. Carl's Jr.
- 29. Denny's
- 30. Subway
- 31. Chipotle Mexican Grill
- 32. Cafe Rio

### SHOPPING

- 1. CVS
- 2. T-Mobile
- 3. GameStop
- 4. Skechers
- 5. AT and T Store
- 6. T.J. Maxx
- 7. Payless ShoeSource
- 8. The Home Depot
- 9. Barnes and Noble
- 10. Old Navy
- 11. DSW
- 12. Ross Stores
- 13. Michaels Stores
- 14. Kirkland's
- 15. Deseret Book
- 16. Lane Bryant
- 17. Petco
- 18. GNC
- 19. Verizon Wireless
- 20. ULTA
- 21. Sally Beauty Supply
- 22. Dollar Tree
- 23. Mattress Firm
- 24. MR MAC

### GROCERY

- 1. Smith's Food and Drug Stores
- 2. Walmart
- 3. Target
- 4. World Market
- 5. Trader Joe's

### HOTELS

- 1. Homewood Suites
- 2. Super 8
- 3. Hawthorn Suites by Wyndham

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## FOR MORE INFORMATION, CONTACT:

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CBRE

GRIFFIN  
PARTNERS

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