

FOR SALE

VIEW WITH



1225 E. FORT UNION BOULEVARD

COTTONWOOD HEIGHTS, UT 84047

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Colliers

Accelerating success.

Freestanding Fort Union Office Building

1225 E. FORT UNION BLVD
COTTONWOOD HEIGHTS, UT 84047

FOR SALE

\$7,476,260 (\$220 PSF)

Investment/Owner/User Opportunity

Building Size: 33,983 SF | Lot Size: 1.22 AC

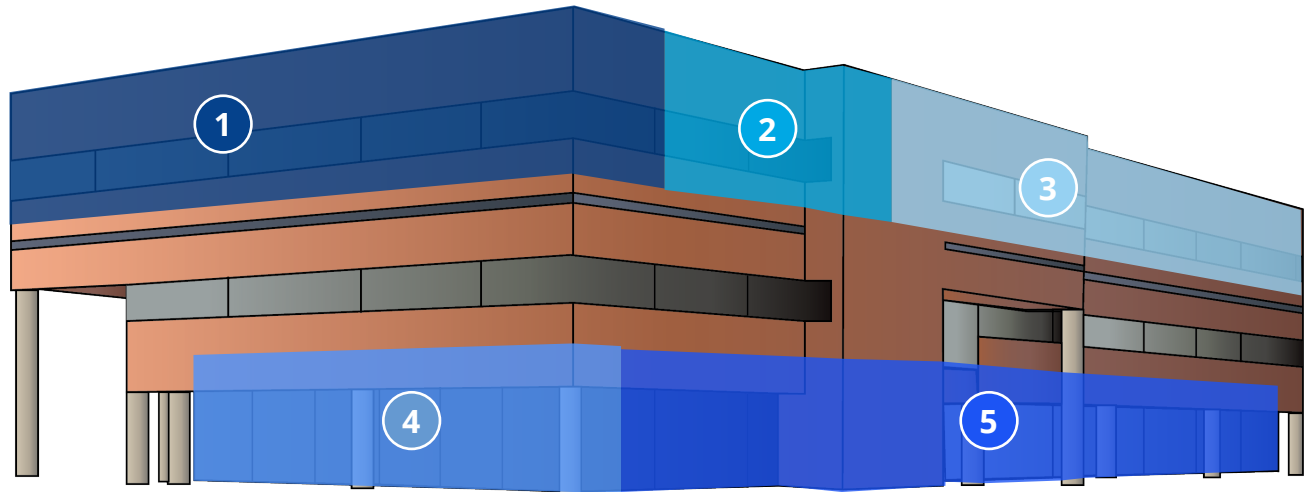
Parcel: 22-20-481-002-0000

PROPERTY SUMMARY

- Opportunity to occupy full second floor - 11,707 RSF
- 71% Leased
- Updated common area finishes
- New lobby directory and artwork
- Refreshed restrooms
- Parking lot resurface
- Monument/Crown Signage







1



JD Medical Supply

6,513 RSF (16.2%)

Medical Supplies

JQ Medical supplies healthcare professional with many products like insulin pumps and glucose monitoring devices.

2



Enhance Ai

1,927 RSF (4.8%)

Technology

Enhanced Ai creates no-code Ai workflows for businesses.

3



One Financial Advisors

4,023 RSF (10%)

Financial Services

They provide professional services in retirement planning, investments, and wealth management.

4



Foundation Physical Therapy

3,673 RSF (9.1%)

Physical Therapy

Foundation Physical Therapy focuses on sports medicine, postsurgical therapy, and neurological rehabilitation.

5



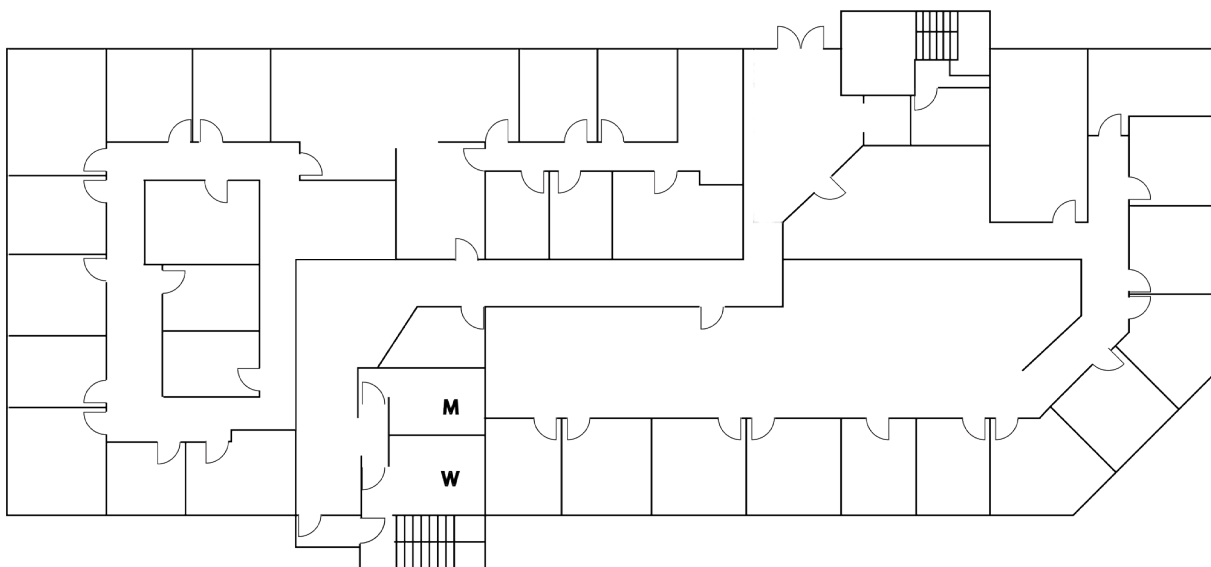
South Valley Ear, Nose & Throat

6,712 RSF (16.7%)

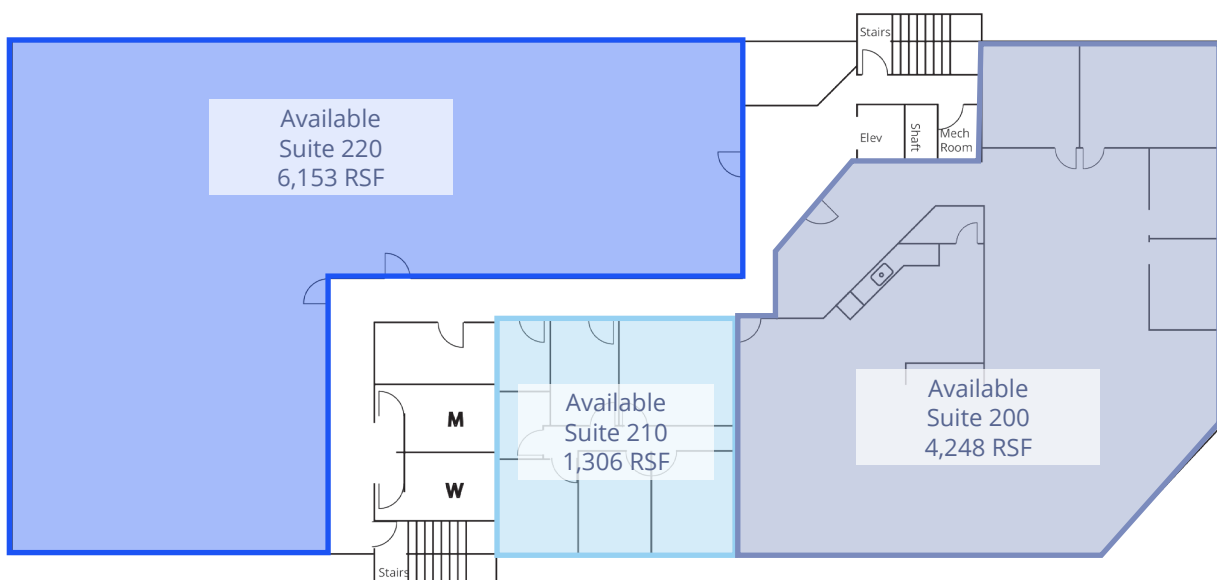
Specialty Medical

South Valley Physicians provide comprehensive care for all ear, nose and throat conditions.

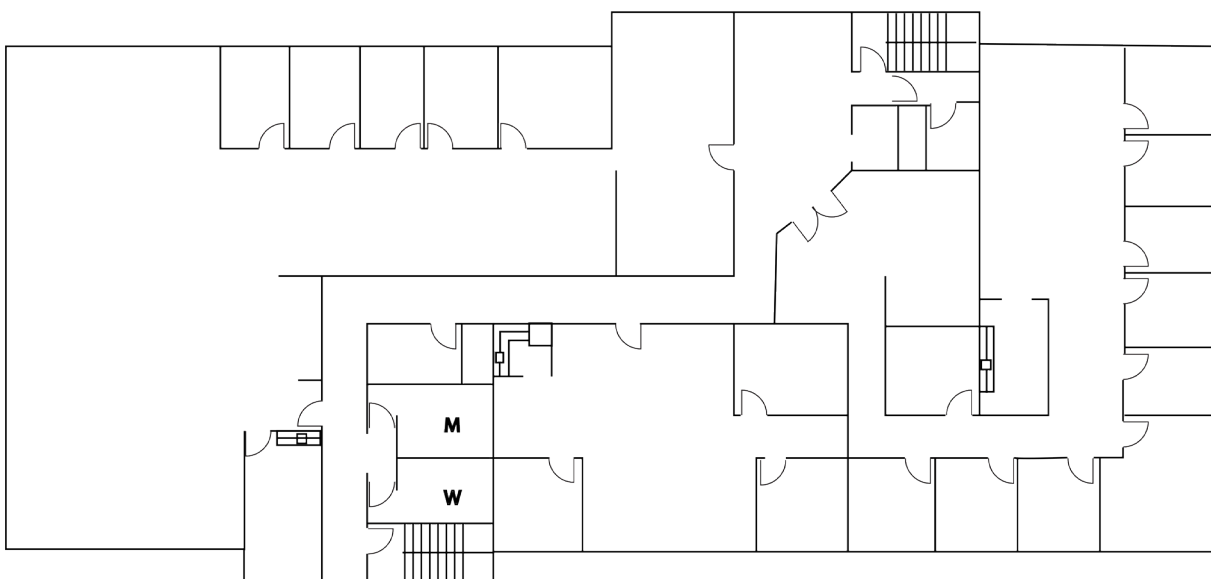
1ST FLOOR



2ND FLOOR



3RD FLOOR







Area Overview

Cottonwood Heights

Cottonwood Heights is located in the southeast corner of Salt Lake County, nestled on the bench of the Wasatch Mountains. The suburb ranges from quaint condos and ranch homes to mansions with expansive properties, housing a mixture of young professionals, large families and educated retirees. It offers walkable outdoor shopping and dining options and easy access to downtown Salt Lake City, the University of Utah and outdoor recreation in nearby canyons that are home to several excellent ski resorts and national forest areas.

2026 DEMOGRAPHICS COTTONWOOD HEIGHTS



Population

33,180



Average Household Income

\$174,846



2031 Projected Population

33,219



Median Household Income

\$133,331



Median Age

40.1



Households

13,119

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