

# STUDIO BUSINESS PARK

5089 West 11800 South | Herriman, Utah

**FOR SALE - CLASS A OFFICE CONDOS**

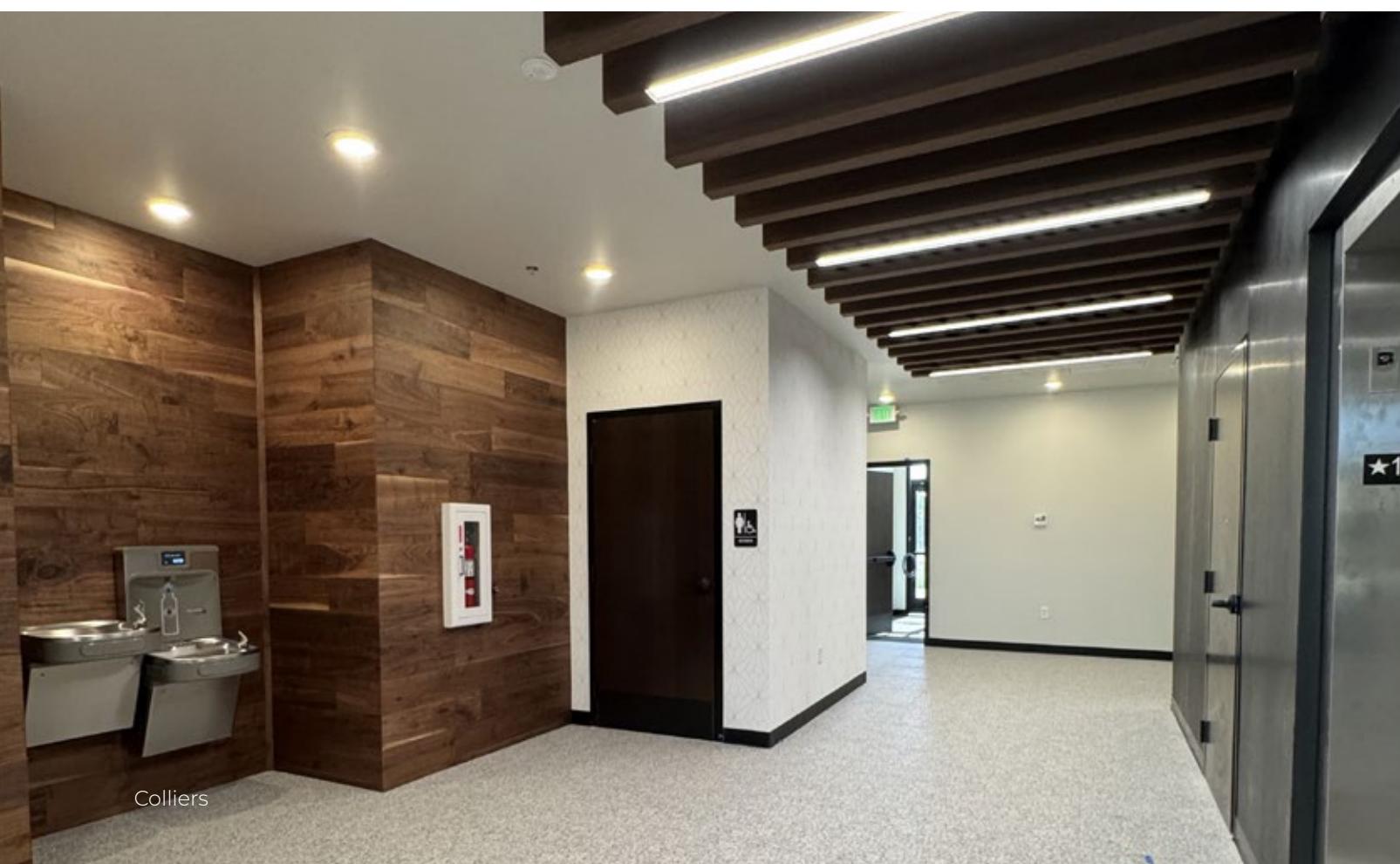


Colliers

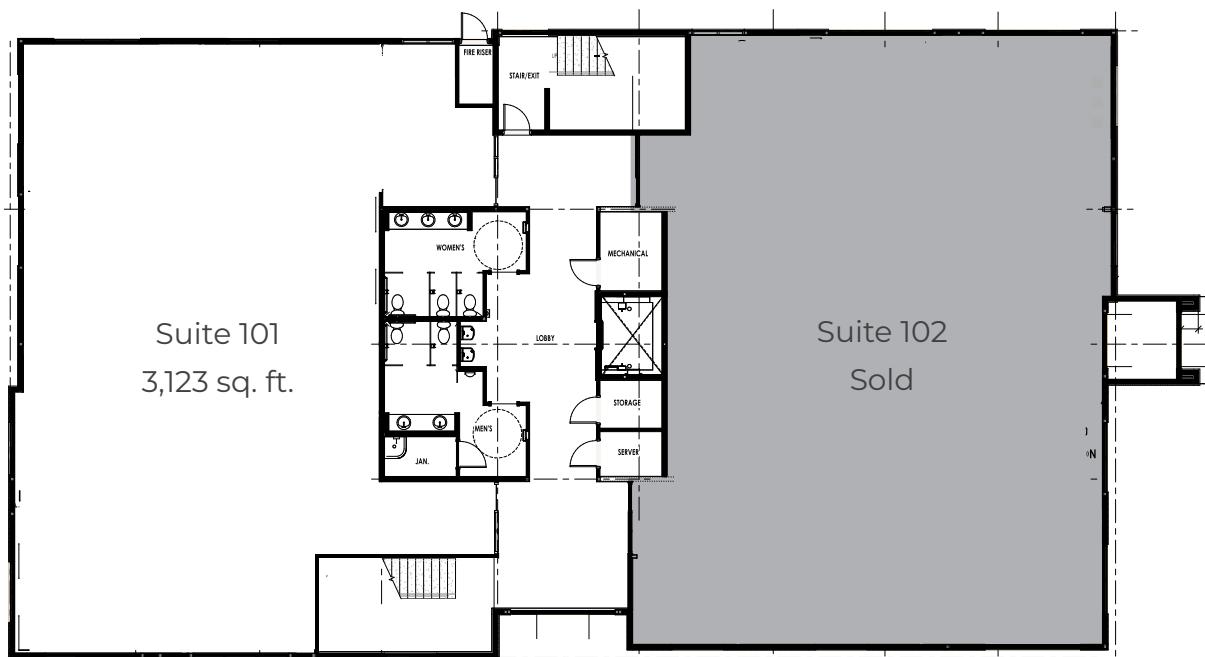
# Property Highlights

New Class A Professional Building, Ready for Occupancy on Mountain View Corridor – Ideal for Purchase on a Condo Basis

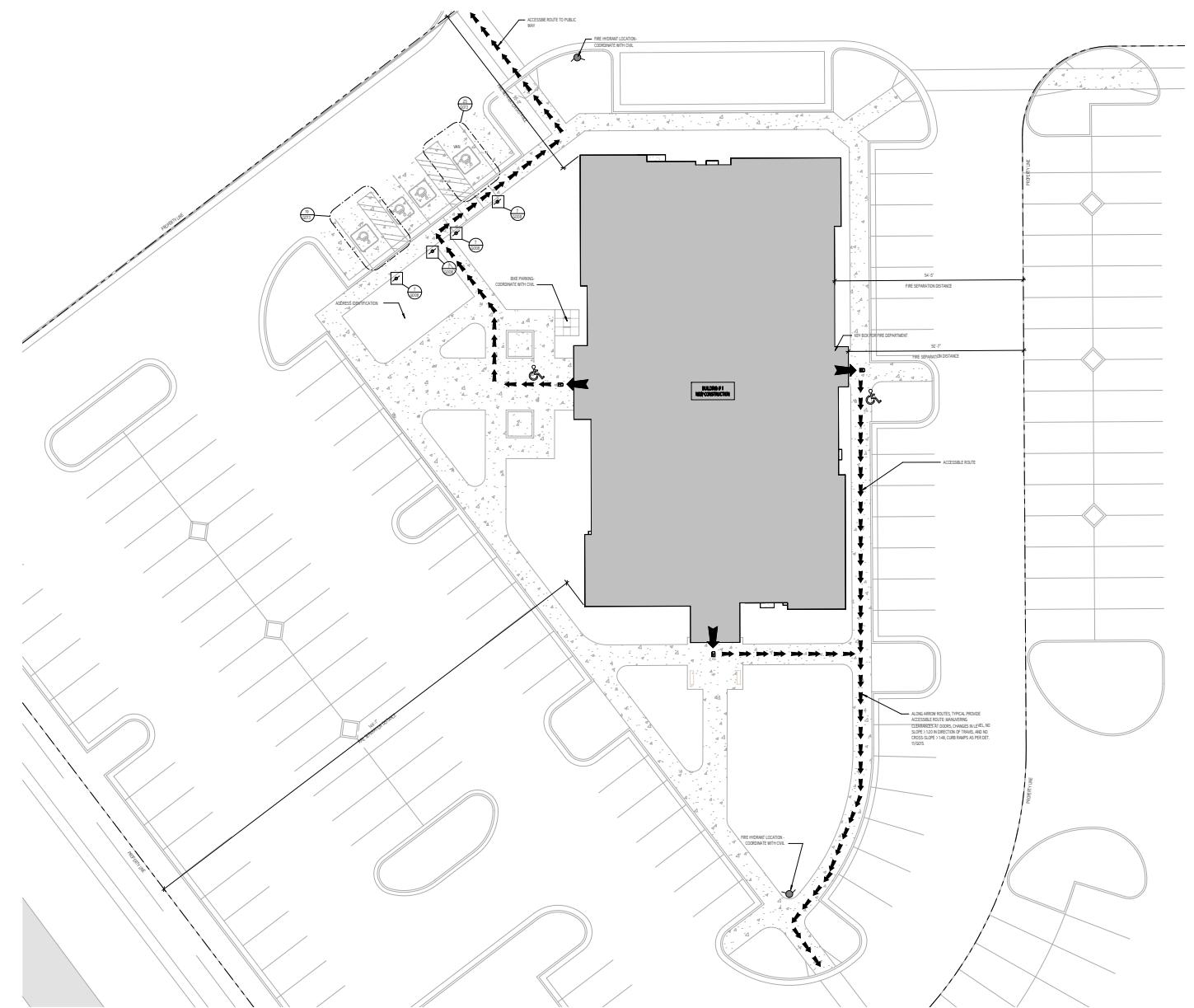
- 3,123 sq. ft. to 10,253 sq. ft. Available
- Two-Story Upscale Destination Address
- Pricing from \$385 per Sq. Ft.
- \$85 per Rentable Square Foot Allowance Included
- Class A Finishes
- Highest-Growth Area in Market – Ideal Location
- Generous Tenant Improvement Allowance
- Close Proximity to Numerous Services



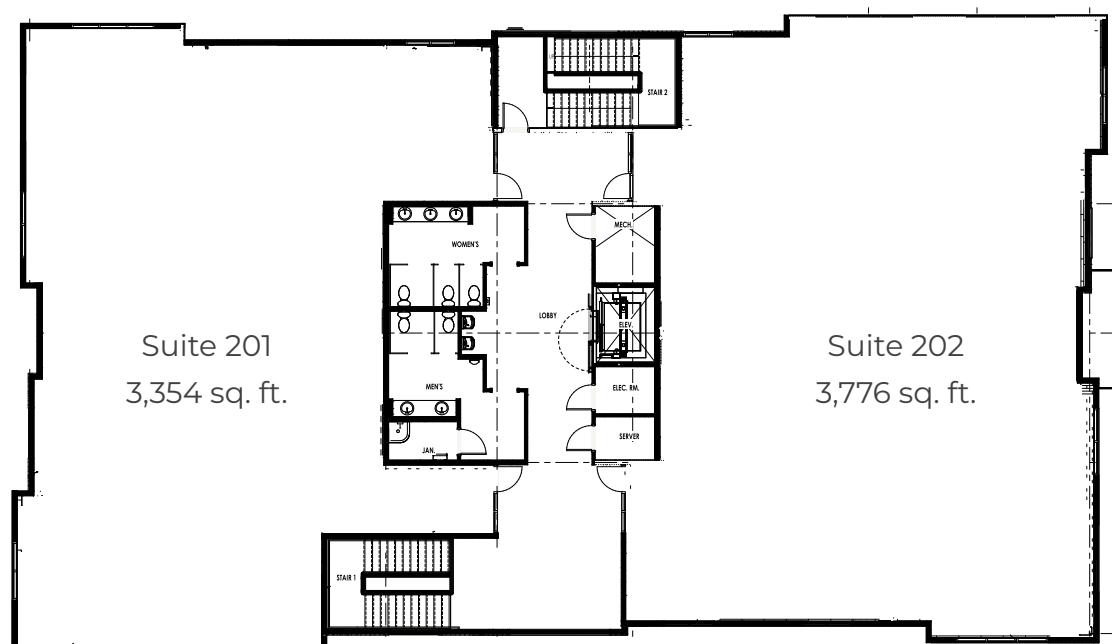
1st Floor - 3,123 Square Feet



Building 1

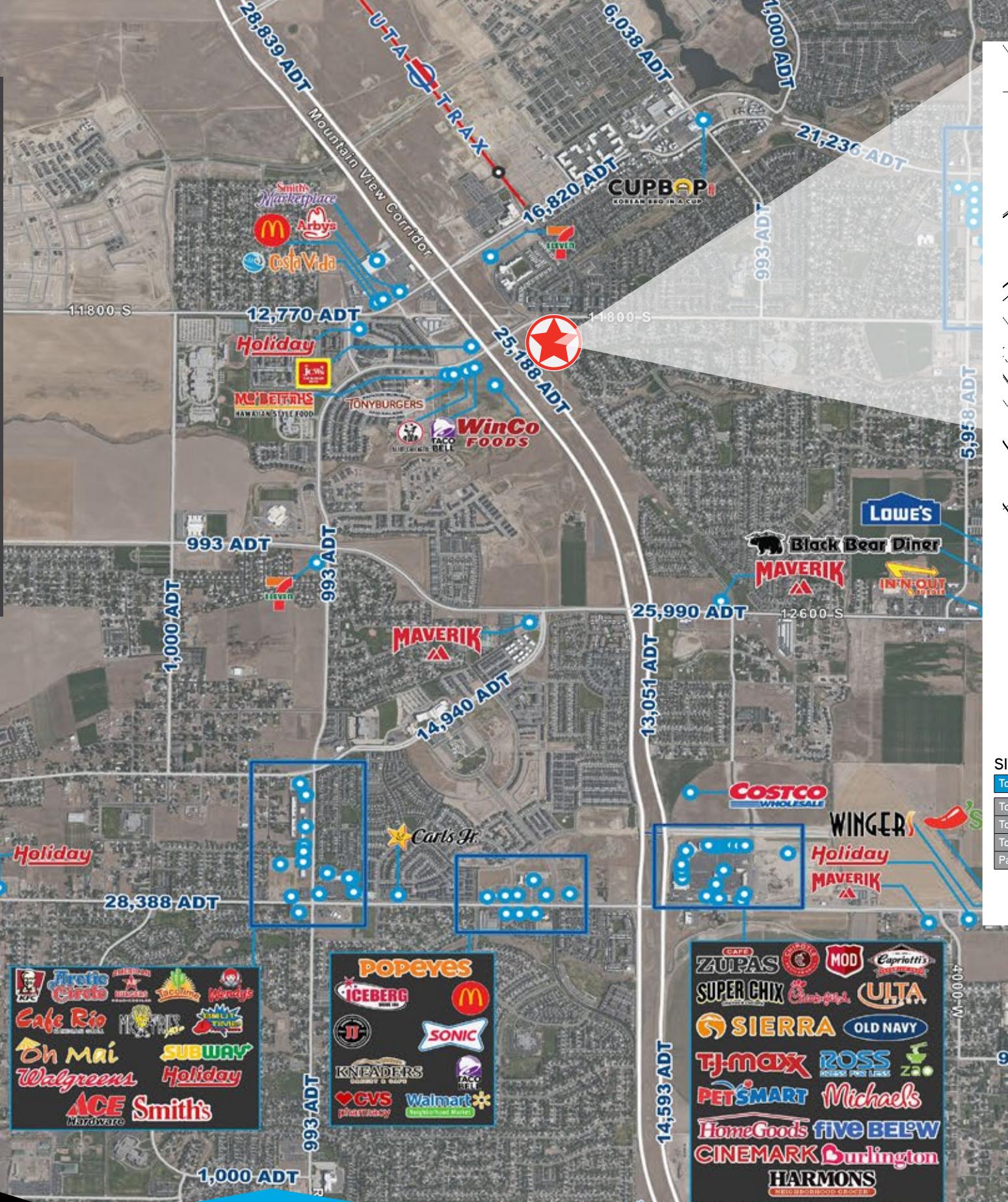


2nd Floor - 7,130 Square Feet



## CONNECTED TO IT ALL

- POINT OF THE MOUNTAIN 10 MINUTES
- INTERNATIONAL AIRPORT 20 MINUTES
- DOWNTOWN SLC 25 MINUTES
- UNIVERSITY OF UTAH & UTAH VALLEY UNIVERSITY 25 MINUTES
- SKI AREAS 25 MINUTES





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## CONTACT:

**Brandon Fugal**  
+1 801 947 8300  
brandon.fugal@colliers.com

**Tim Simonsen**  
+1 801 580 0969  
tim.simonsen@colliers.com

**Josh Smith**  
+1 801 947 8300  
josh.smith@colliers.com

**Angela Kroneberger**  
+1 801 947 8300  
angela.kroneberger@colliers.com



6440 S. Millrock Dr., Suite 500  
Salt Lake City, UT 84121  
Main: +1 801 947 8300  
colliers.com

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