

PRIME SANDY OFFICE SPACE

7430 S CREEK ROAD

SUITE 304C, SANDY, UTAH

PROFESSIONAL. ACCESSIBLE. CENTRAL.

Position your business in the established
Union Park / Cottonwood Heights professional corridor.

NOW OFFERED AT

\$27.50

SF/YR - NNN

3,346 SF

PROFESSIONAL OFFICE
THIRD-FLOOR SUITE



RECEPTION



CONFERENCE ROOM



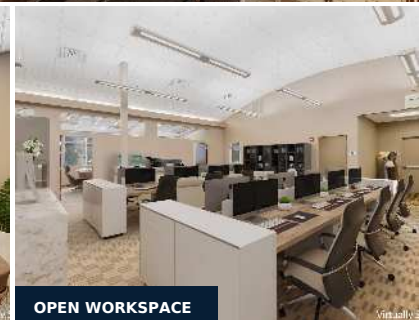
PRIVATE OFFICE



MEETING ROOM



EXECUTIVE OFFICE



OPEN WORKSPACE

PROPERTY HIGHLIGHTS

- + 3,346 SF professional office suite
- + Total NNN rate: \$27.50/SF/YR
- + Approx. \$7,668 per month
- + Class B professional office building
- + Flexible layout; expansive windows
- + Kitchen and private restroom
- + Elevator and ADA-accessible entry
- + Ample surface parking
- + Available approx. three weeks after lease execution
- + Showings by appointment only

IDEAL FOR PROFESSIONAL USERS

- P** Financial, legal, healthcare, consulting, beauty and wellness, and other professional services, subject to applicable approvals.

PRIME SANDY / UNION PARK LOCATION

Established Union Park / Cottonwood Heights business corridor with convenient regional access and nearby business services.

I-215

REGIONAL ACCESS

I-15

VALLEY CONNECTION

SR-190

EAST-WEST ACCESS

CLEAR CURRENT OCCUPANCY COST

Taxes, building insurance and association fees included in \$27.50.

Operating expenses subject to annual reconciliation and adjustment.

PLEASE DO NOT DISTURB TENANT

- !** Suite is occupied. All inquiries and private showings must be coordinated in advance with the listing agent.



MAJDA SCOFIELD

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Tenant pays utilities and routine interior maintenance as defined in the lease.