

AVAILABLE
FOR SUBLEASE



TOWNE RIDGE

75 WEST TOWNE RIDGE PARKWAY
SANDY, UTAH

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HEADQUARTERS OPPORTUNITY

128,086 SF TOTAL

- Demisable down to 24,911 RSF
- 1st floor - 25,100 RSF
- 2nd floor - 26,002 RSF
- 3rd floor - 26,031 RSF
- 4th floor - 26,042 RSF
- 5th floor - 24,911 RSF

TERM

Sublease term will end February 28, 2027

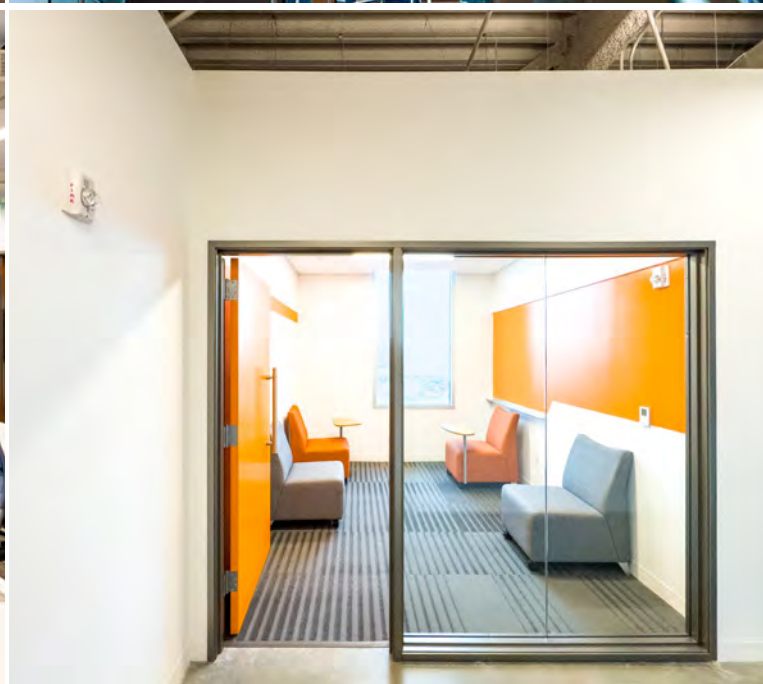
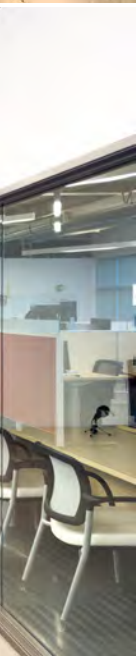
AMENITIES

TURNKEY OFFICE SPACE:

- Fully Equipped with Furnishings, Cabling, and Advanced AV System.
- Five Floors of Interconnected Stairwell
- Convenient access to TRAX Light Rail, Rio Tinto Stadium, Mountain America Exposition Center, and Jordan Commons
- Large Fitness Facility and Clinic
- Rooftop Solar Panels
- Structured Parking with EV Chargers
- 5/1,000 RSF Parking Ratio
- Beautiful Grand Lobby
- Outdoor Patio
- Furniture Available

SUBLEASE RATE - \$25.00 PSF/FS

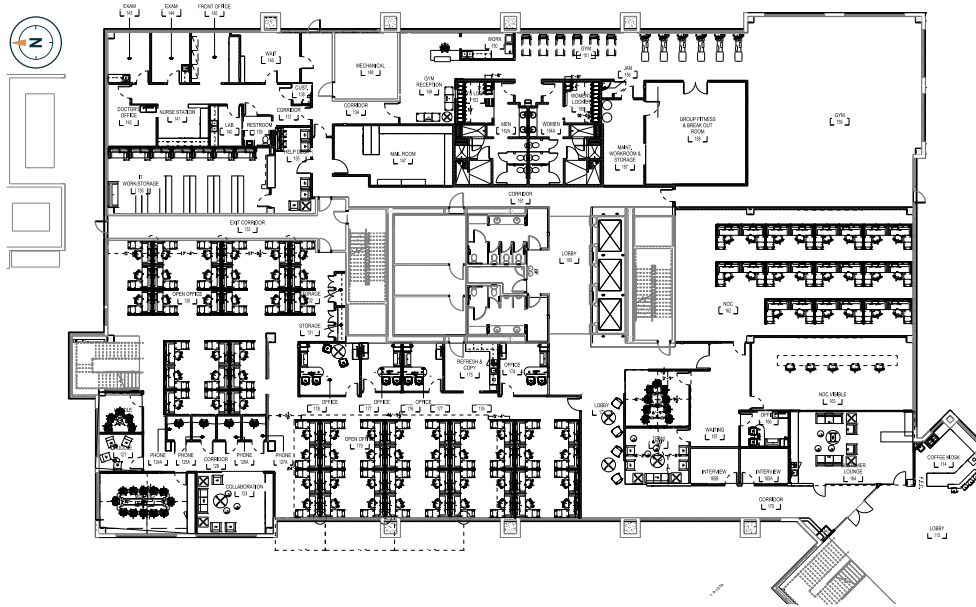




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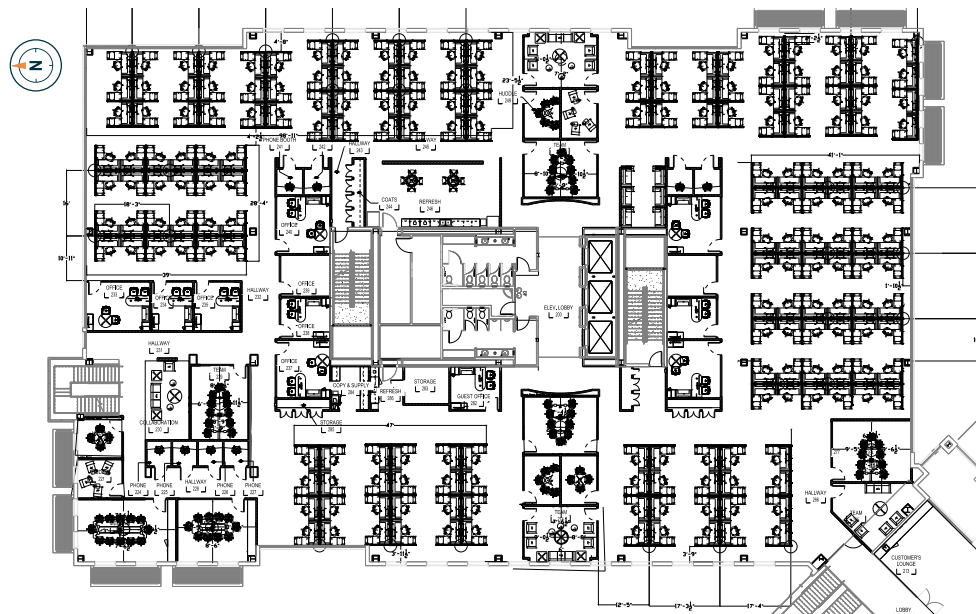
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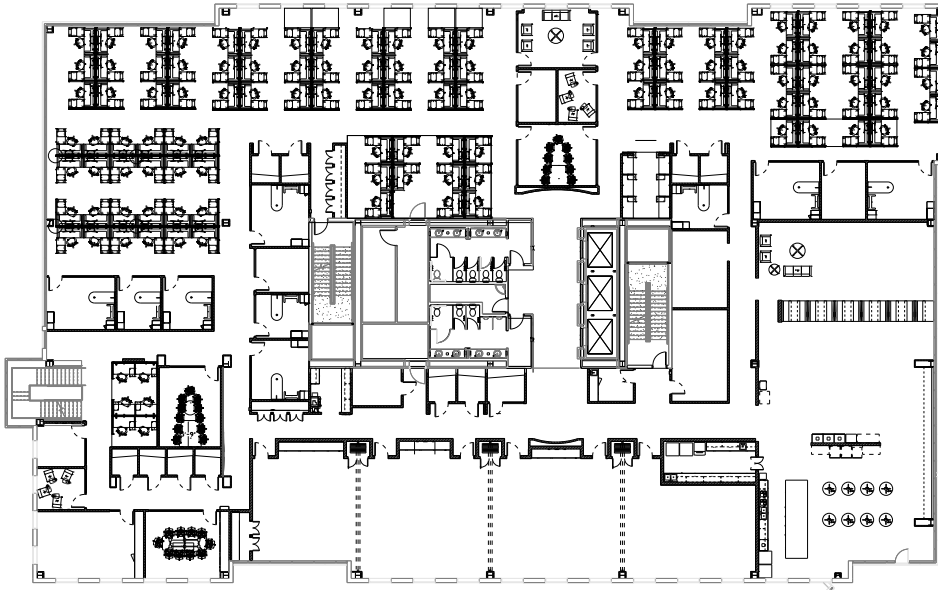
1ST FLOOR

• 25,100 SF



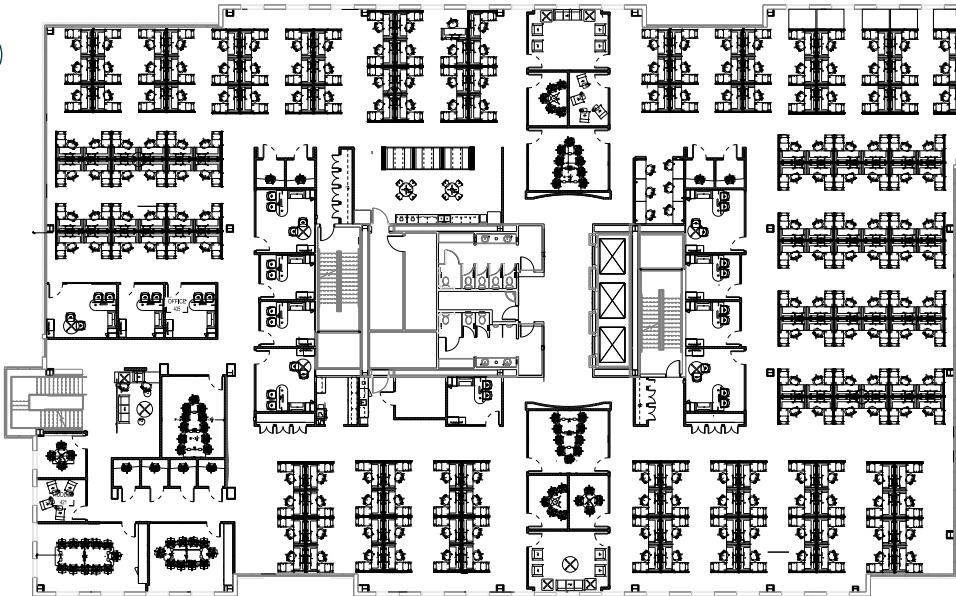
2ND FLOOR

• 26,002 SF



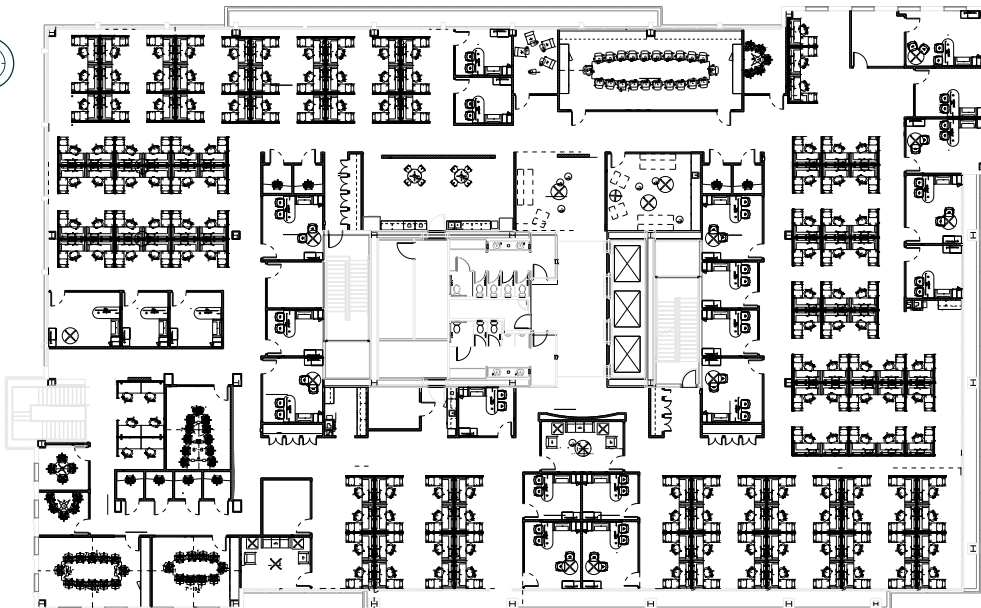
3RD FLOOR

• 26,031 SF



4TH FLOOR

• 26,042



5TH FLOOR

• 24,911

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TOWNE RIDGE



Salt Lake City
International Airport
20 Min / 20.1 Miles

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SOUTH TOWNE MALL

- American Eagle
- Aeropostale
- Buckle
- Ethan Allen
- Foot Locker
- H&M
- Hallmark
- HomeGoods
- JC Penney
- Journeys
- Lens Crafters
- Morgan Jewelers





Downtown Salt Lake City
23 Min / 18.1 Miles

University of Utah
26 Min / 19.2 Miles

SITE

RioTinto stadium

JORDAN COMMONS

MOUNTAIN AMERICA EXPEDITION CENTER

CRISP GREEN

Beans & Brews

ZIMBU

Chick-fil-A

SONIC DRIVE THRU

FIREHOUSE SUB

FLAME

Osja Vida

PEI WEI

CORE LIFE

SLAPFISH

FIVE GUYS

Pepper's

Combish

Olive Garden

POTBELLY

STARBUCKS

Krispy Kreme

Pollo Pico

10600 South

State Street

Pacsun
Round 1
Sephora
Vans
Zumiez

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FOR ADDITIONAL INFORMATION, CONTACT:

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