

Colliers



Office for lease

Asking Price:

\$27.50 PSF

Full Service

Contact:

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Union Heights

7730 S Union Park Avenue
Midvale, UT 84047

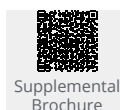
For Lease

- 63,000 SF available, 1,100 - 40,000 Contiguous SF
- 5.45 Stalls/1000 RSF with 55% covered parking
- Unimpeded views of the mountains and SLC valley
- Easily identifiable/accessible building off of the I-215 Freeway

Lease to Own (Fractional Ownership Opportunities)

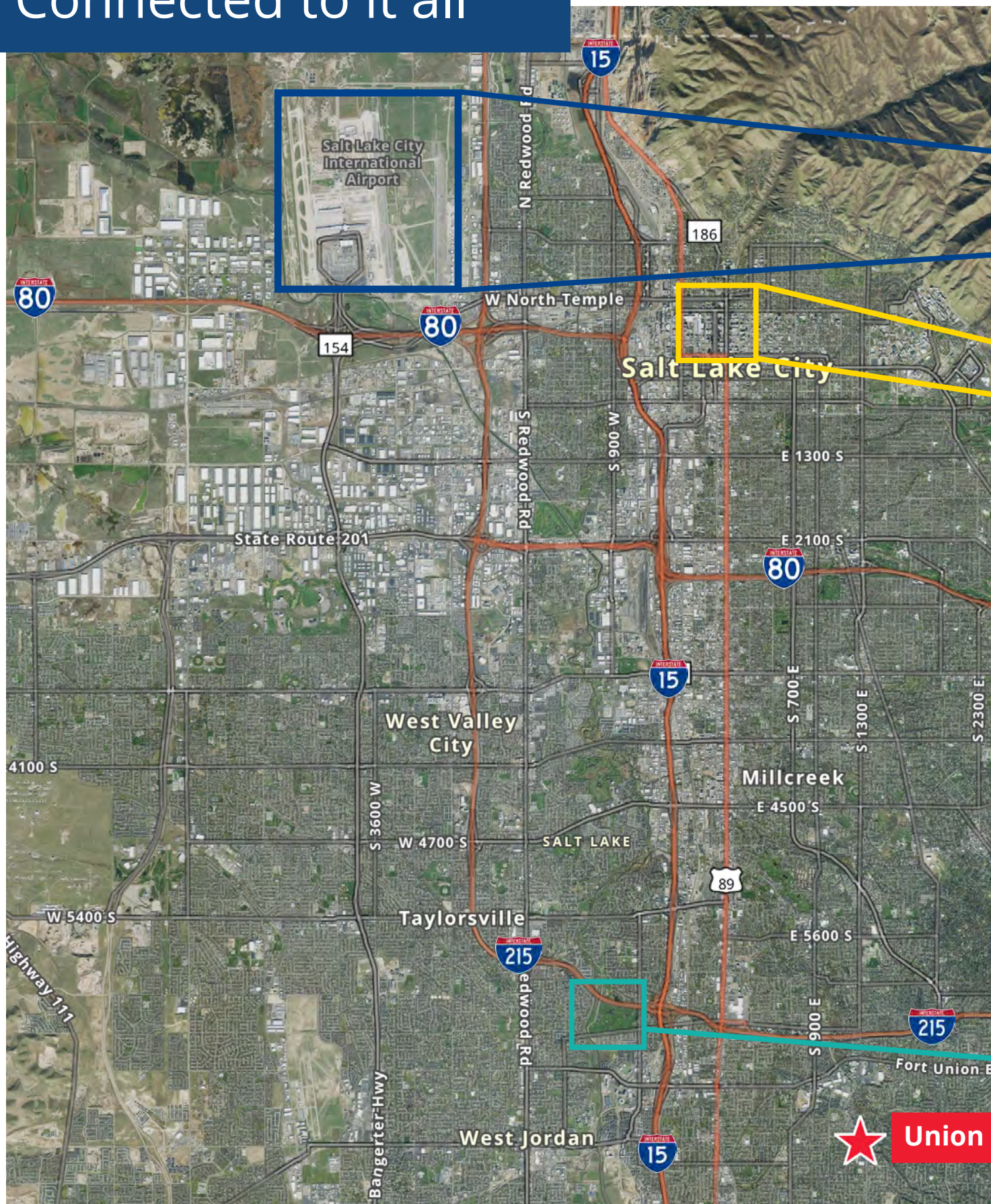
- 3.08% Equity position in the project for entering into a 10-year lease for minimum 10,000 SF at market rates **including tenant improvements and rental abatement.** Additional equity provided for increase in leased square footage.
- **No up front or additional capital requirements throughout lease term.**
- Planned upgraded building common areas, including business center, gym and showers *subject to minimum occupancy requirements, call agents for details.

Accelerating success.

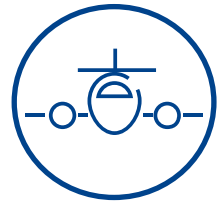


Supplemental
Brochure

Connected to it all



20 Minutes



Salt Lake International Airport

19 Minutes



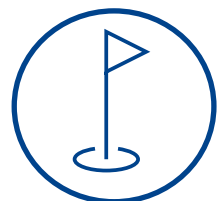
Salt Lake City Downtown and Utah County

25 Minutes



World Class Ski Resorts

12-14 Minutes



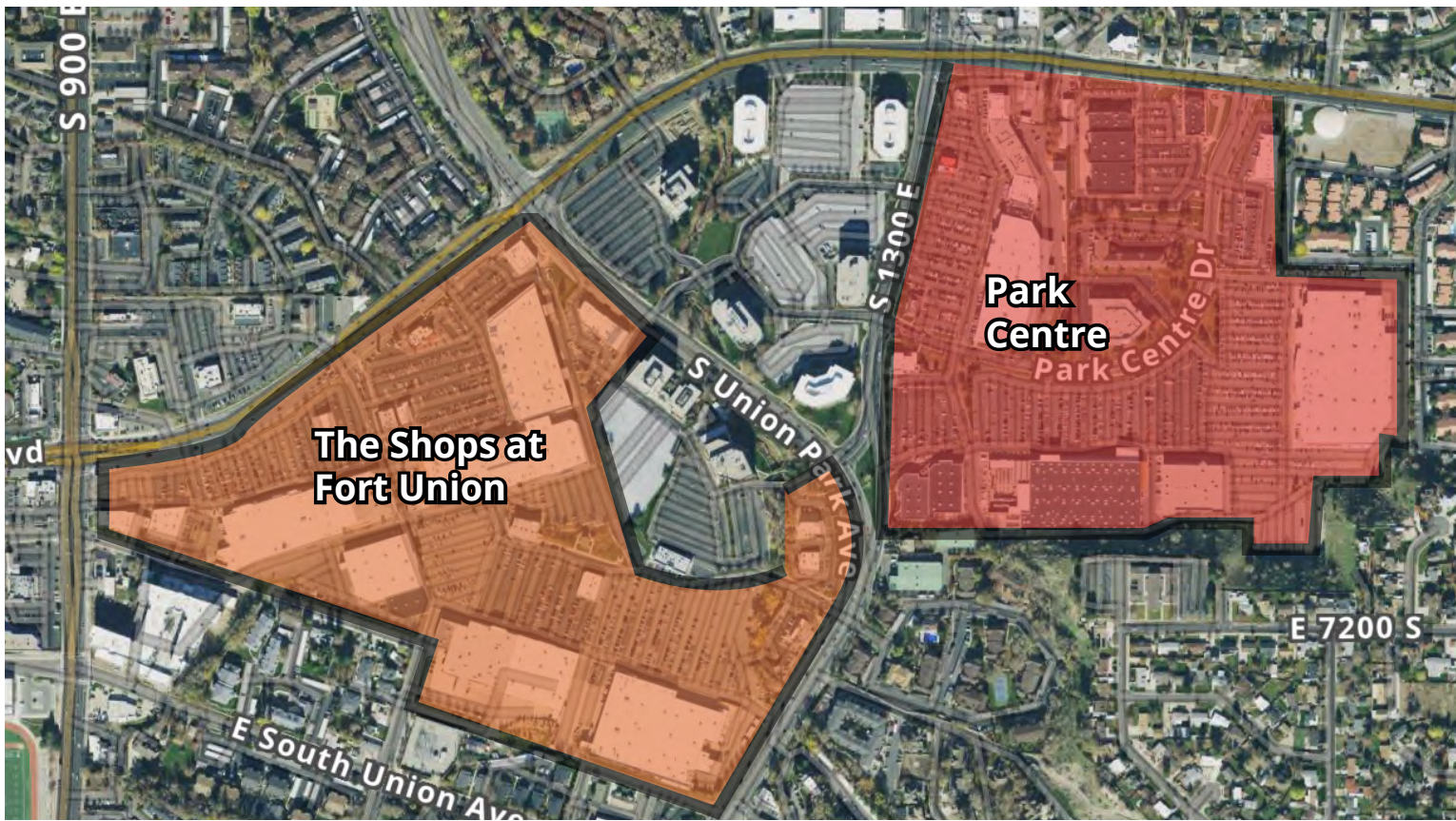
Golf Course



Heights

Nearby Amenities

Colliers



The Shops at Fort Union

Park Centre



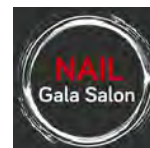
On-Site and Walkable Amenities



Union Heights

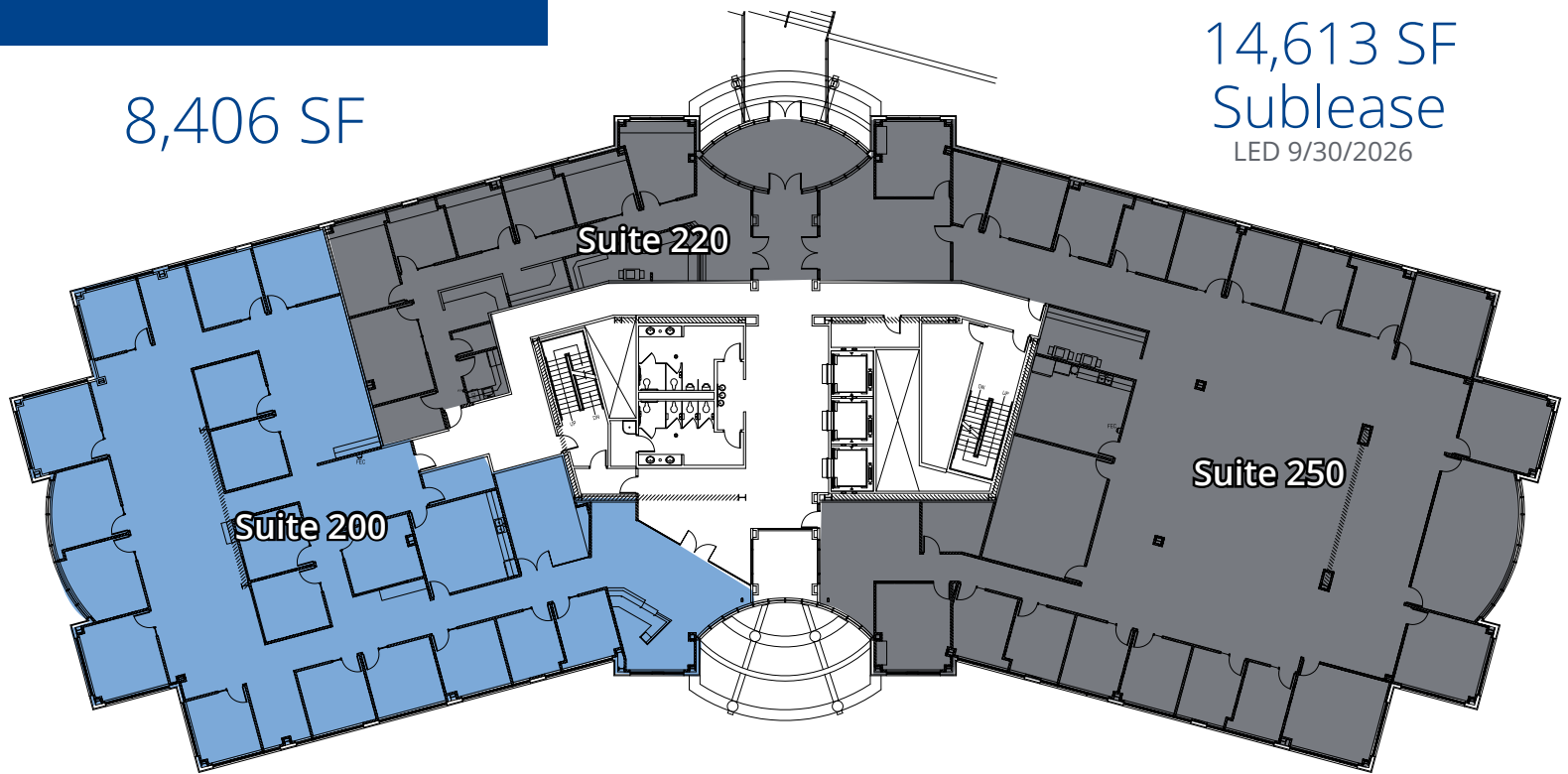
The image is an aerial photograph of a suburban area. A blue-shaded region in the upper left is labeled 'Union Heights'. A yellow-shaded region in the lower right is labeled 'High Point Center'. A vertical road running through the center of the yellow region is labeled 'Union Park Ave'.

High Point Center



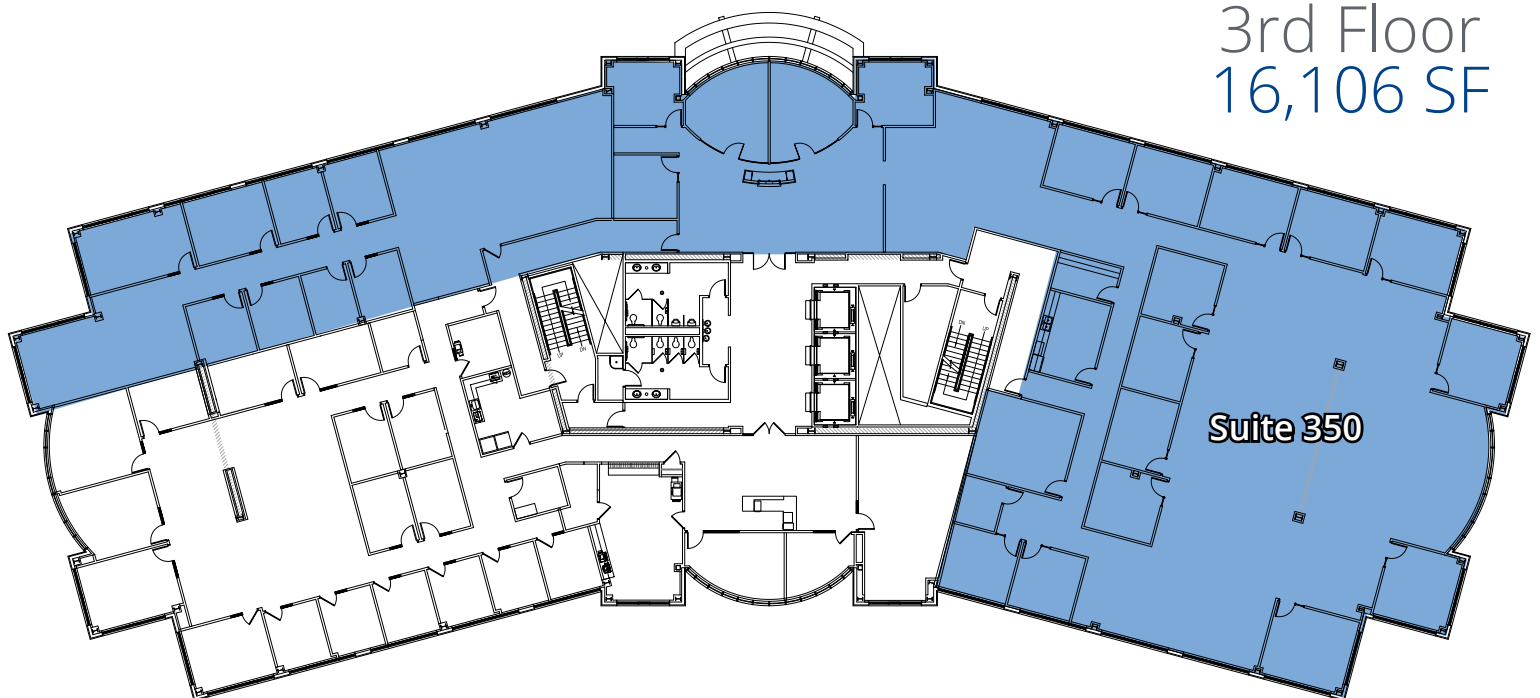
Floor Plans

8,406 SF



2nd Floor
14,613 SF
Sublease

LED 9/30/2026

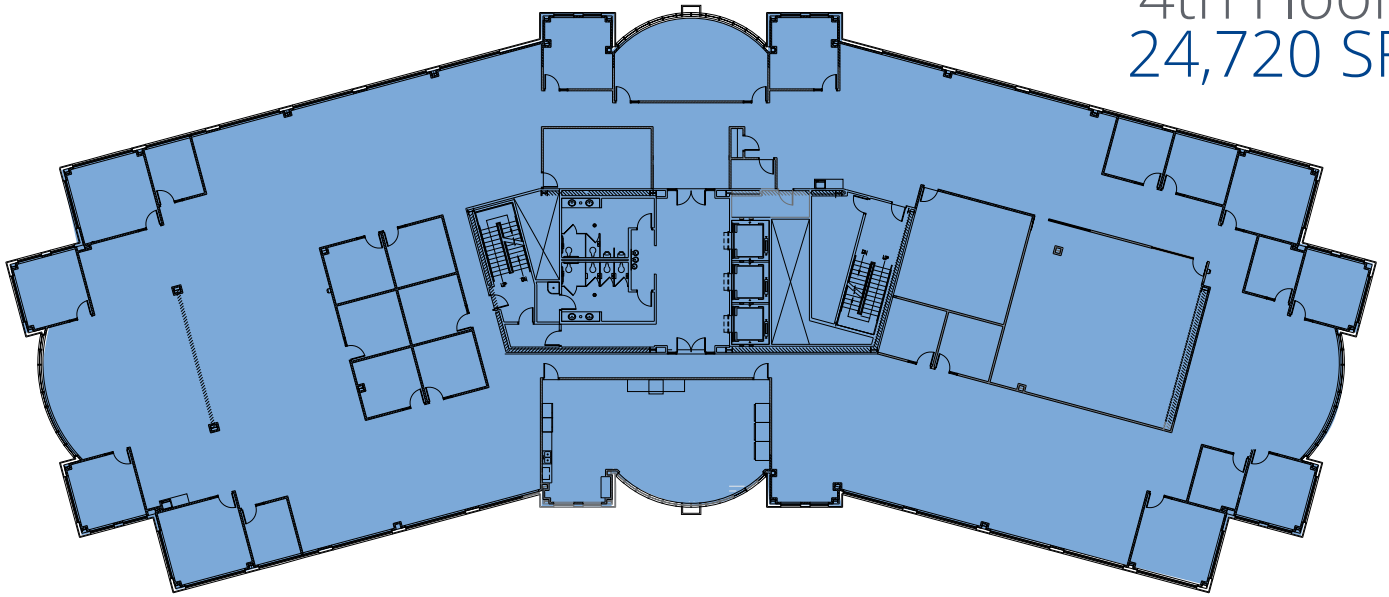


3rd Floor
16,106 SF



Union Heights
Interactive 360 Journey

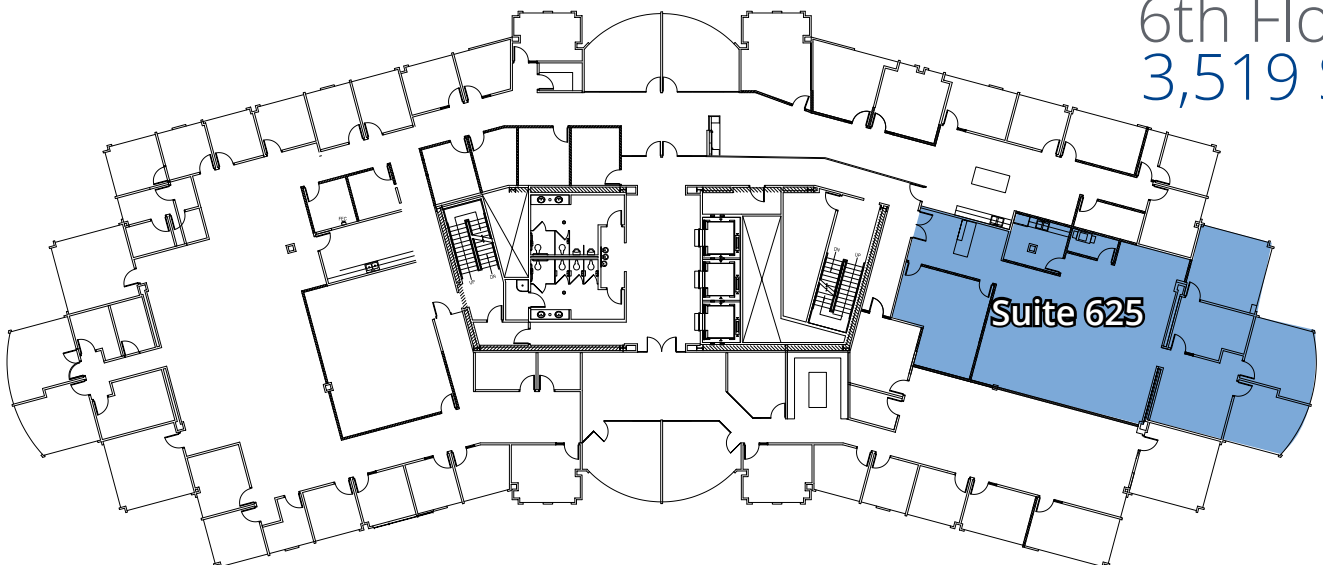
4th Floor
24,720 SF

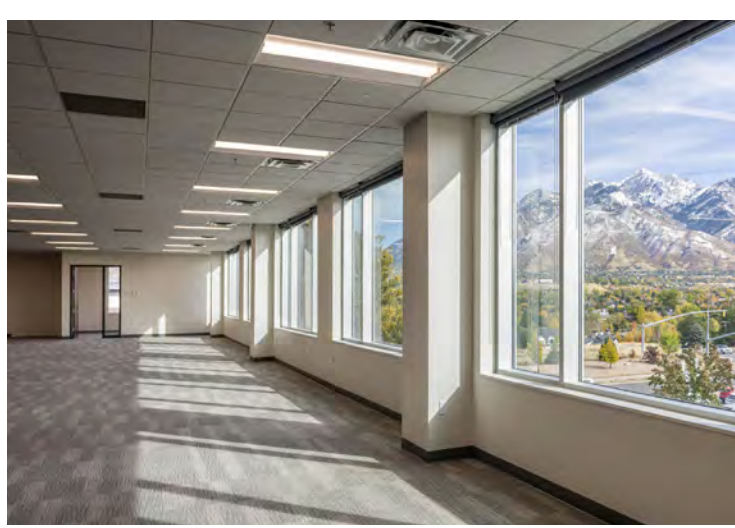


5th Floor
3,919 SF



6th Floor
3,519 SF





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