

TOWNE RIDGE CENTER

75 WEST TOWNE RIDGE PARKWAY | SANDY, UTAH



Colliers

TOWNE RIDGE CENTER

Located in Sandy, Utah, part of Salt Lake City's "Silicon Slopes," Towne Ridge Center is a complex of two recently-constructed, Class A office towers with ample garage and surface parking. Modern design touches, large floor plates, and mountain views make this development among the best in its class.

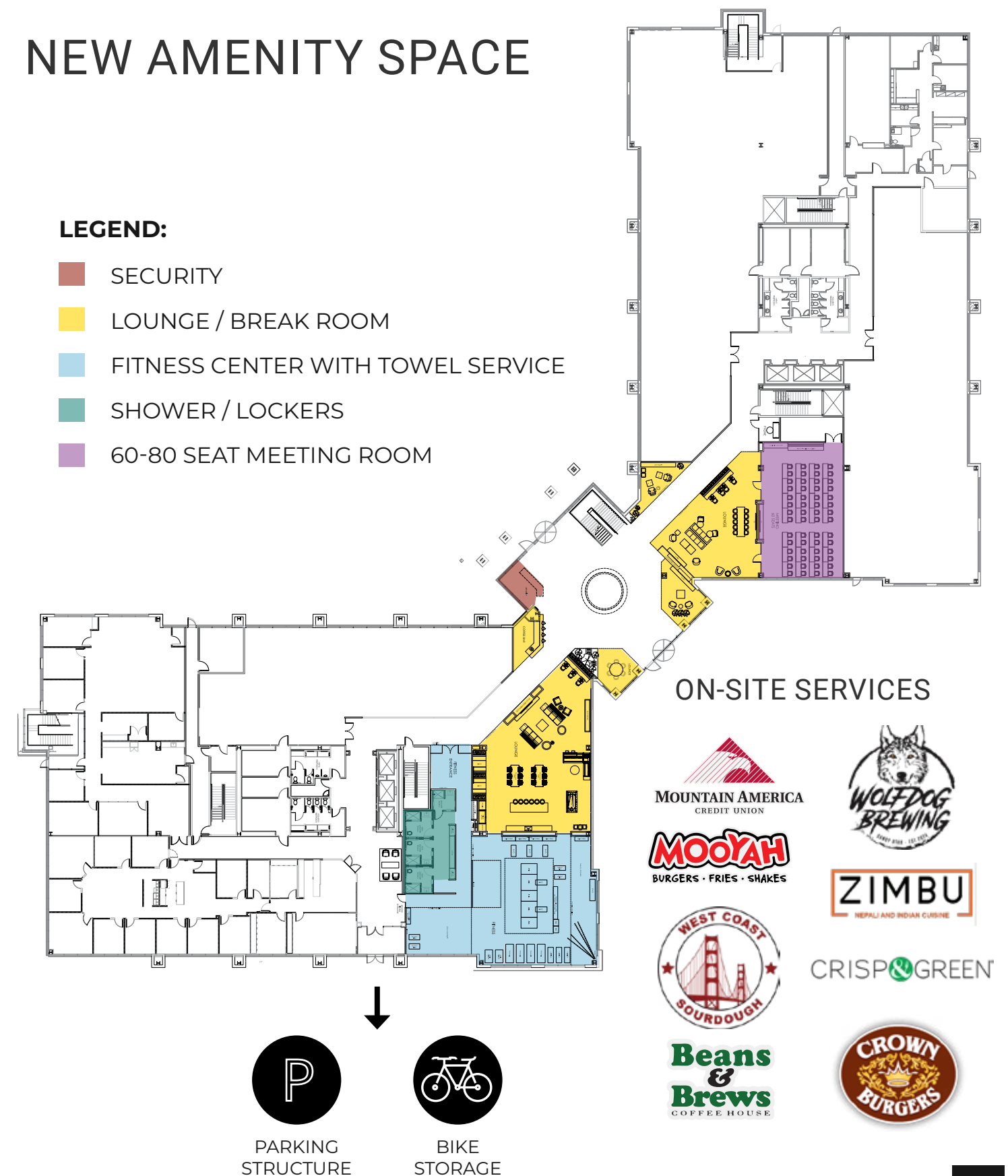
PROPERTY FEATURES:

- Available space: 4,603 - 26,030 square feet
- Lease rate: \$29.00 Per sq. ft. full service
- 250,000 sq. ft. campus
- 125,000 sq. ft. 5-story buildings
- Generous tenant improvement allowances
- Abundant structured parking
- On-Site Security and Property Management
- Rooftop Solar Panels – generating up to 25% of building's monthly power usage
- Dramatic atrium lobbies with connected entrances
- Multiple food options on property and within a short walk
- Convenient access to TRAX Light Rail, Rio Tinto Stadium, Mountain America Exposition Center, and Jordan Commons.

NEW AMENITY SPACE

LEGEND:

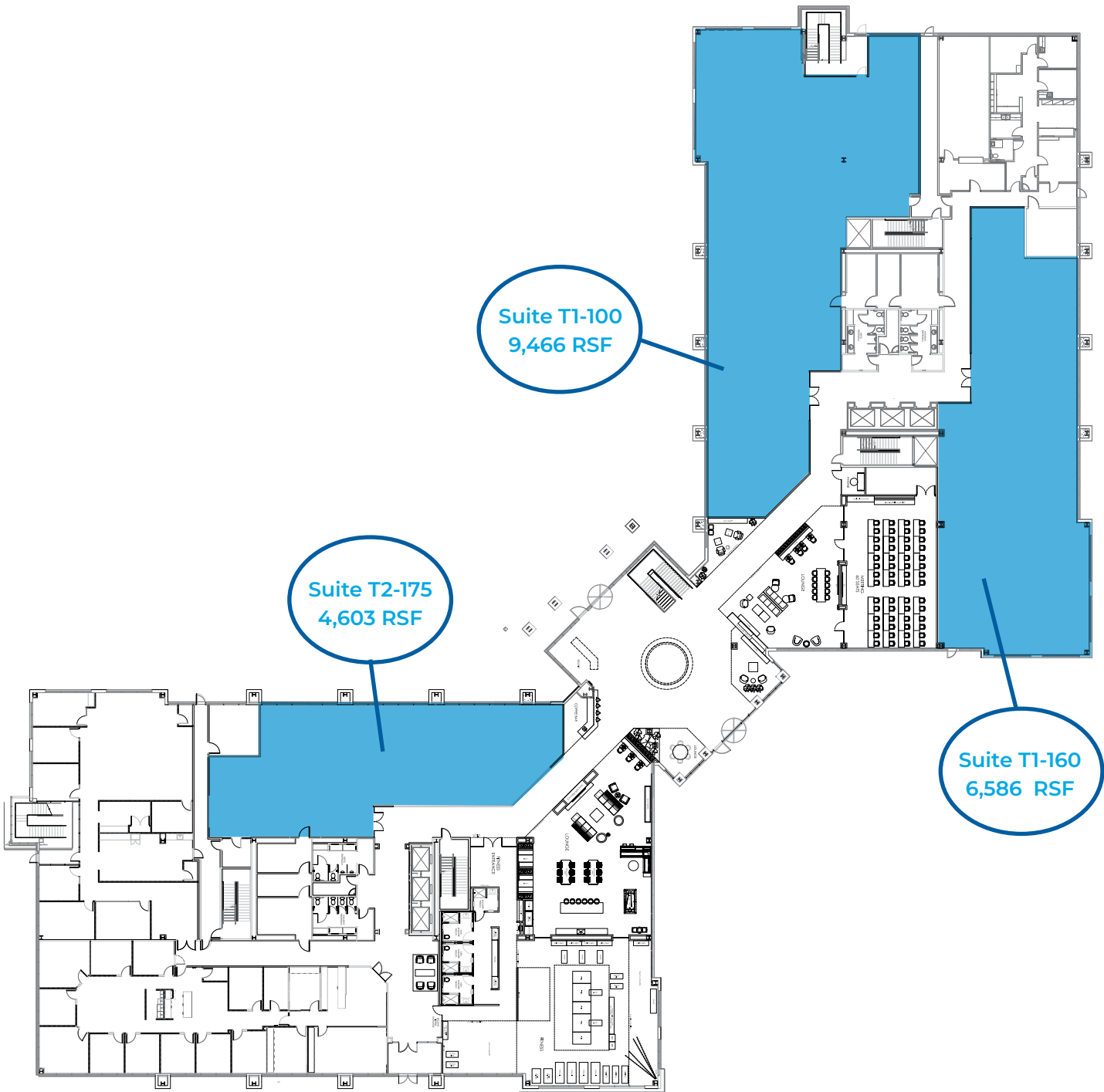
- SECURITY
- LOUNGE / BREAK ROOM
- FITNESS CENTER WITH TOWEL SERVICE
- SHOWER / LOCKERS
- 60-80 SEAT MEETING ROOM



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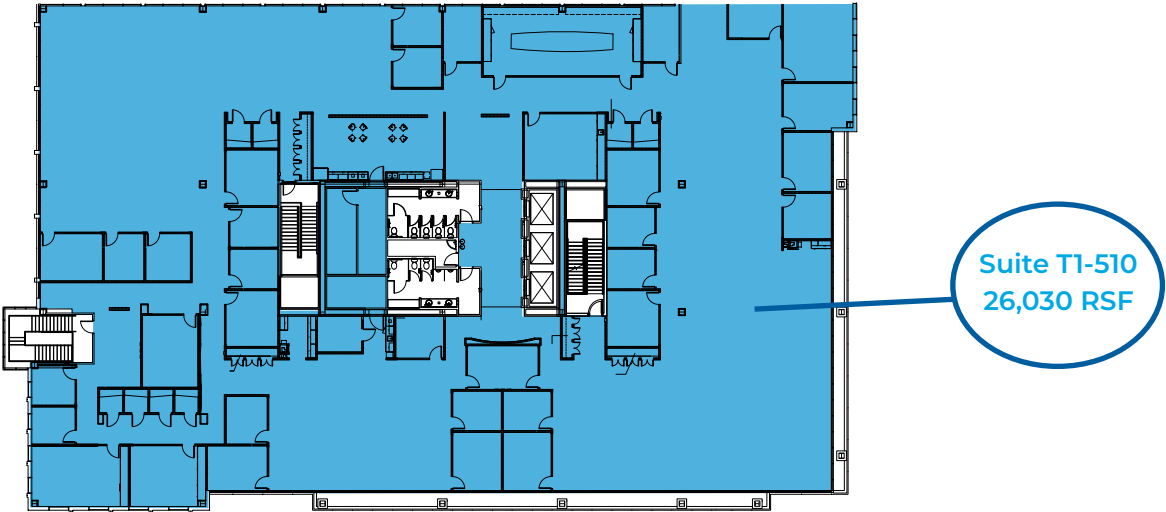
1ST FLOOR



TOWER 1

TOWER 2

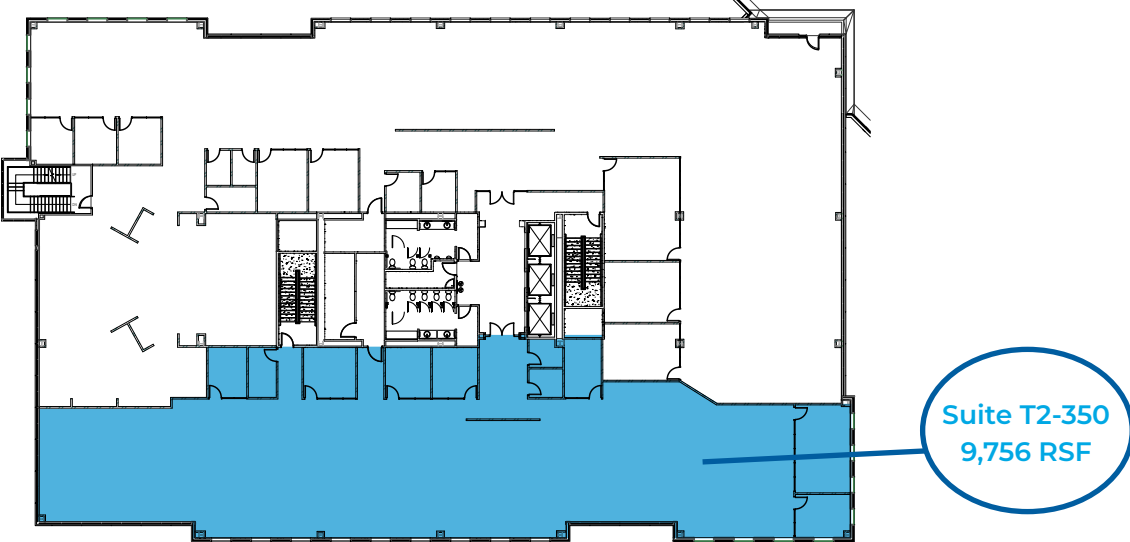
5TH FLOOR



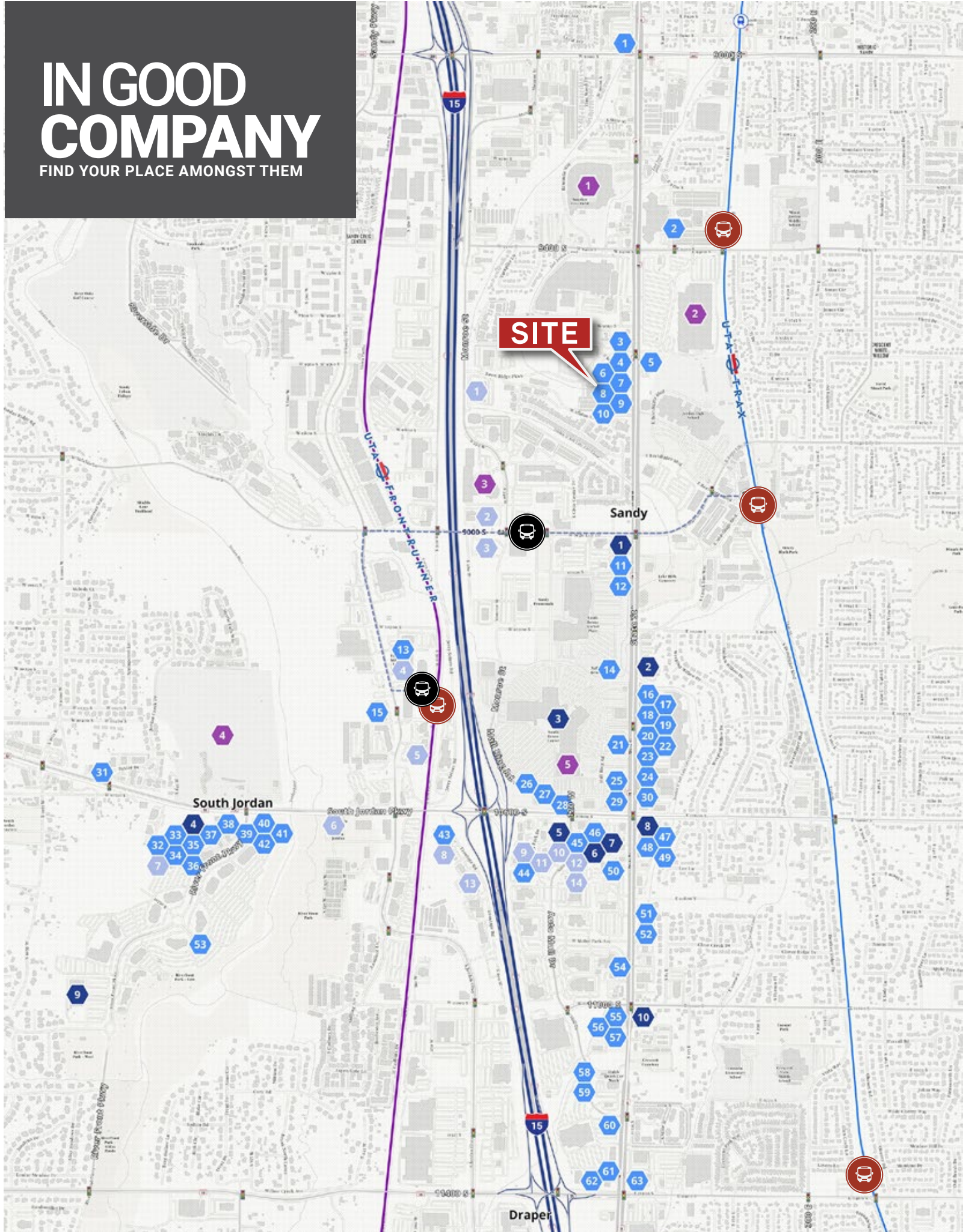
2ND FLOOR



3RD FLOOR



IN GOOD COMPANY
FIND YOUR PLACE AMONGST THEM



AMENITIES

RESTAURANTS

- 1. Sizzler
- 2. Joe's Crab Shack
- 3. Crown Burgers
- 4. Beans & Brews
- 5. Mulan Chinese Restaurant
- 6. Zimbu - Indian & Napalese
- 7. MOOYAH Burgers
- 8. Crisp and Green
- 9. Wolfdog Brewing
- 10. West Coast Sourdough
- 11. Dollie's Soup & Salad
- 12. Chickfila
- 13. Brickstone's Kitchen and Bar
- 14. Slackwater
- 15. Rainbow Kitch + Rebel Tonics
- 16. Firehouse Subs
- 17. Rumbi Island Grill
- 18. Wingstop
- 19. Pei Wei
- 20. Chipotle Mexican Grill
- 21. Chili's Grill & Bar
- 22. Santorini's Greek Grill
- 23. Five Guys
- 24. Slapfish
- 25. Olive Garden
- 26. Texas Roadhouse
- 27. Via 313 Pizza
- 28. Potbelly Sandwich Shop
- 29. El Pollo Loco
- 30. Carl's Jr.
- 31. Kneaders
- 32. Market Street Grill
- 33. Oh! Shabu Shabu & BBQ
- 34. Cafe Zupas
- 35. Barbacoa Mexican Grill
- 36. Tsunami
- 37. JCW's
- 38. Maria's Mexican Grill
- 39. Momo's Gourmet Cheesecake
- 40. RECHARGE PUB & GRUB
- 41. Beans & Brews Coffee House
- 42. Bawarchi Indian
- 43. R&R BBQ
- 44. Carvers Steak & Chops
- 45. Wendy's
- 46. Bout Time Pub & Grub
- 47. Einstein Bros Bagels
- 48. Taco Bell
- 49. Jimmy Johns

- 50. Subway
- 51. IHOP
- 52. HuHot Mongolian Grill
- 53. Knickerbockers Deli
- 54. Raising Cane's
- 55. Shake Shack
- 56. Mo' Bettahs
- 57. Vessel Kitchen
- 58. Zao Asian Cafe
- 59. Village Baker
- 60. Buffalo Wild Wings
- 61. Habit Burger
- 62. Pizzeria Limone
- 63. Original Pancake House

HOSPITALITY / SERVICES

- 1. Hyatt House
- 2. Residence Inn by Marriott
- 3. Hilton Garden Inn
- 4. Embassy Suites by Hilton
- 5. Holiday Inn
- 6. La Quinta Inn & Suites
- 7. Home2 Suites by Hilton
- 8. Sleep Inn & Suites
- 9. Hampton by Hilton Inn & Suites
- 10. Holiday Inn Express & Suites
- 11. Best Western / Cotton Tree Inn
- 12. Super 8 by Wyndham
- 13. Extended Stay America

SERVICE

- 1. Wells Fargo
- 2. Key Bank
- 3. The Shops at South Town
- 4. Mountain America Credit Union
- 5. Zions First National Bank
- 6. Trans West Credit Union
- 7. Chase Bank
- 8. US Bank
- 9. Lifetime
- 10. First Utah Bank

ENTERTAINMENT

- 1. Real Salt Lake/America First Field
- 2. Mountain America Expo Center
- 3. Hale Theatre
- 4. Mulligans Golf & Games
- 5. Utah Hockey Club Practice Facility

LEGEND:

- MASS TRANSIT STATION
- BUS STOP
- TRAX LINE
- FRONTRUNNER LINE
- BUS ROUTE



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