

WASATCH ROCK

Office | Now Pre-Leasing

6695 South Wasatch Boulevard | Cottonwood Heights, Utah 84121

Marketed by

Colliers

Developed by

ROCKWORTH COMPANIES



Positioned at the base of the Wasatch Mountains, Wasatch Rock offers a rare opportunity to locate within one of the Salt Lake Valley's most sought-after foothill communities.

Located at 6695 South Wasatch Blvd in Cottonwood Heights, the project sits at the gateway to Big Cottonwood Canyon and just minutes from Little Cottonwood Canyon, providing unmatched access to four of Utah's premier ski destinations—Brighton Resort, Solitude Mountain Resort, Alta Ski Area, and Snowbird.

Wasatch Rock combines exceptional mountain proximity with everyday convenience, offering immediate access to major freeway connections and a strong surrounding customer base from the affluent residential neighborhoods that define the Cottonwood Heights foothills.

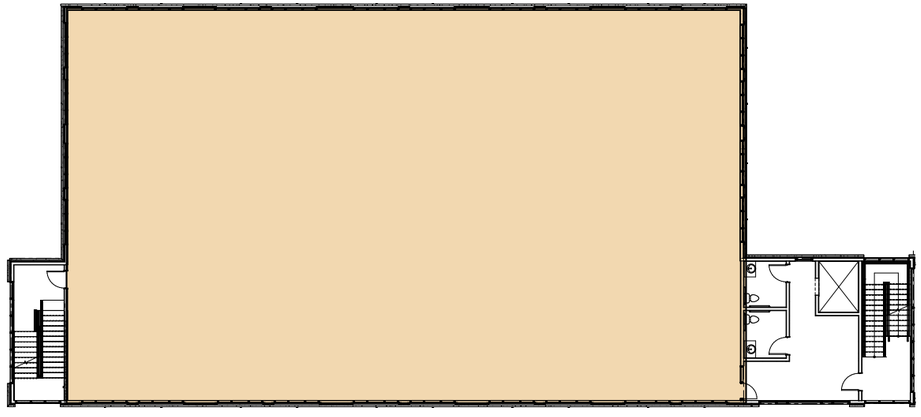
With year-round outdoor recreation, high household incomes, and steady commuter traffic along Wasatch Boulevard, Wasatch Rock is ideally positioned to serve both local residents and the thousands of visitors traveling to Utah's world-class canyon resorts.

- Lease Rate: $40.00 Per Sq. Ft. Full Service
- Building A: 2nd Floor 8,715 Sq. Ft., 3rd Floor 5,151 Sq. Ft.
- Building B: 2nd Floor 8,715 Sq. Ft. 3rd Floor 5,151 Sq. Ft.
- Floor to ceiling glass with breathtaking valley and mountain views.
- On-site retail amenities, restaurants and a hotel.
- Easy access via 2-15 belt route.
- Minutes from Big Cottonwood and Little Cottonwood canyons.

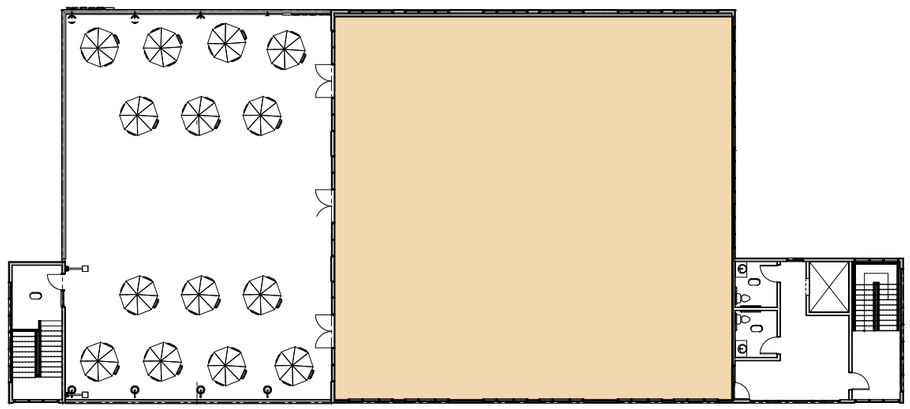
Work Near What Moves You

Building A - *Floor Plan*

2nd *Floor*
8,715 RSF



3rd *Floor*
5,151 RSF

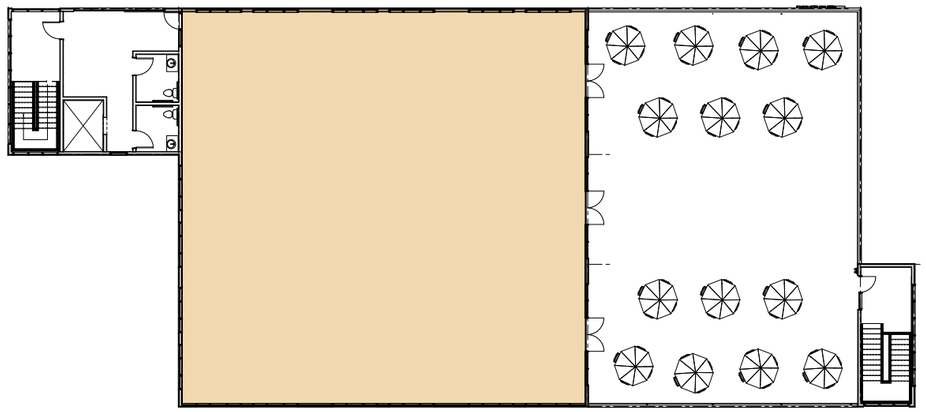


Building B - *Floor Plan*

2nd *Floor*
8,715 RSF



3rd *Floor*
5,151 RSF



WASATCH ROCK







- **45,000** SF
  Total Retail Space
  (LOT 3, 4, 5 & 6)
- **30,000** SF
  Class A Office
  (LOT 5 & 4)
- **296** Unit
  Luxury Apartment
  (LOT 1)
- **Luxury** Condos
  (LOT 2)

- Retail
- Mixed-Use
  Ground Floor Retail Class A Office
- Hotel
- Luxury Apartments
- Luxury Condos

WASATCH ROCK

Area *Overview*

The property is just minutes away from four world class ski resorts while also being adjacent to one of the state's best public golf courses and surrounded by the state's finest residential neighborhoods. This location is indisputably one of the most desirable spots for work, play and living in the Intermountain West.

Accolades:

- Top 5 Fastest-Growing Tech Markets – Forbes
- #1 State for Economic Outlook – Rich States, Poor States Report
- Pro-Business Environment – Ranked among the best states for business by CNBC
- Home to Tech Leaders – Adobe, Qualtrics, Lucid, Entrata, and more
- Access to Talent – 6 major universities within 45 miles
- Among the Highest Rates of STEM Job Growth in the Nation
- High Office Demand & Corporate Relocations
- Vibrant Live-Work-Play Lifestyle in a Scenic Mountain Setting

Thriving Companies

Unmatched Location

Colliers · Dyno Nobel · WELLS FARGO · UMB · Morgan Stanley · workday. · Breeze · ExtraSpace Storage · SoFi · MERCATO PARTNERS · MasterControl



11

World Class Ski Resorts

There are 11 ski resorts along the Wasatch Mountain Range. Less time in the car, more time on the mountain.



5

National Parks

Utah's Mighty 5 National Parks are Arches, Bryce Canyon, Capitol Reef, Canyonlands, and Zions.



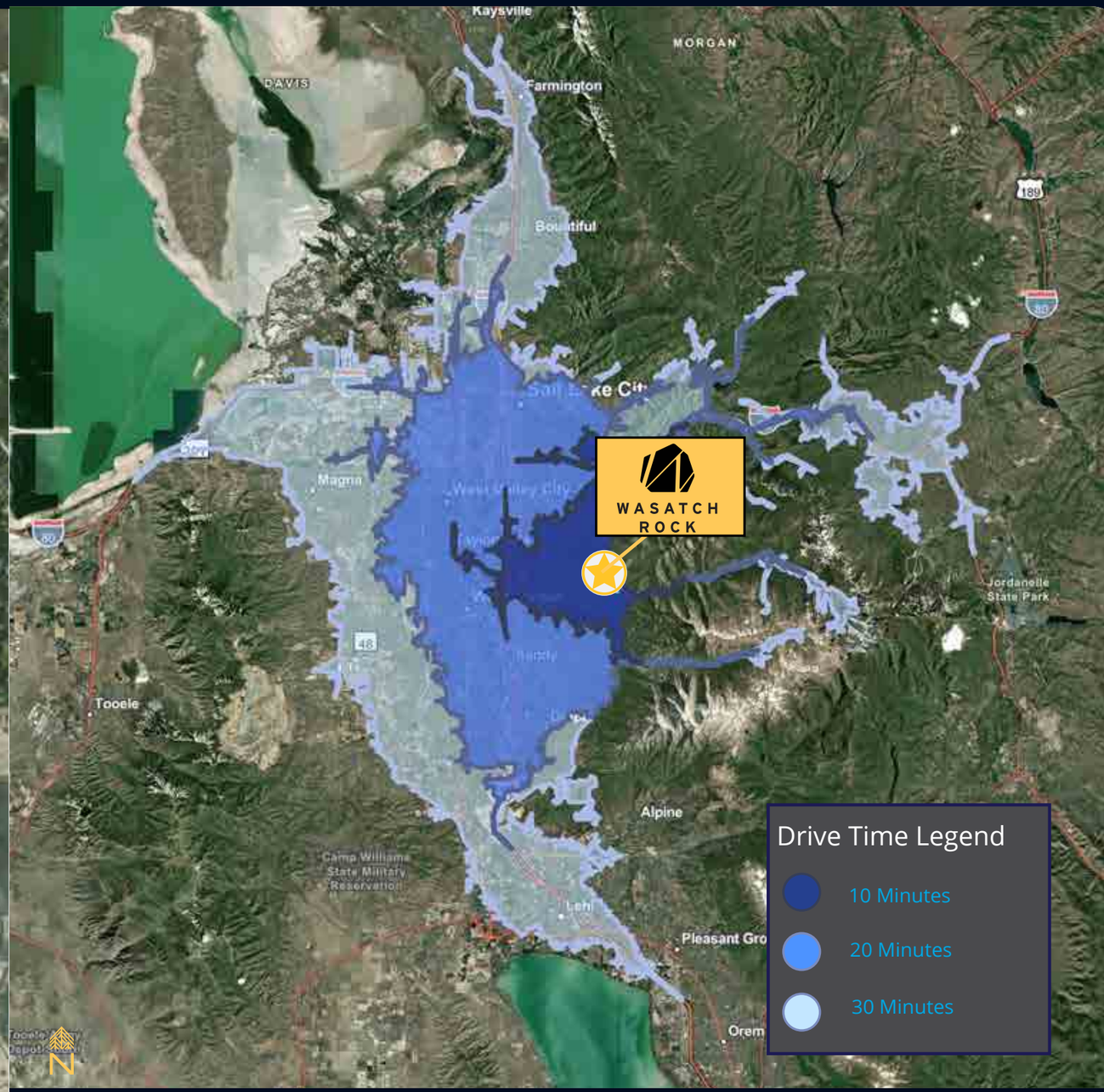
3,400+

Dedicated Trails

For hiking, mountain biking, backpacking and more.

Close to *Everything You Crave*





Drive Times



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