Colliers



OFFICE SPACE FOR LEASE

DISTRICT HEIGHTS

11240 S. River Heights Drive | South Jordan, Utah 84095

DISTRICT HEIGHTS

District Heights is strategically located within the highly desirable South Jordan submarket, offering a premier opportunity for corporate tenants seeking visibility, accessibility, and a high-quality workplace environment. This 64,579-square-foot, Class A master-planned office building combines modern design with exceptional convenience, featuring immediate freeway access and a drive time of approximately 20 minutes to Salt Lake International Airport.

Designed to elevate the tenant experience, District Heights provides a thoughtfully curated environment that supports both productivity and work-life balance. Tenants benefit from proximity to dozens of premier dining options ranging from fast-casual to upscale restaurants, nearby hotels for visiting clients and colleagues, state-of-the-art building finishes, ample parking, and sweeping panoramic mountain views. Together, these amenities create a vibrant, amenity-rich setting that enhances both employee satisfaction and corporate presence.

- **Lease Rate: $30.00 per square foot (Full Service)**
- **Three-Story Office Building: Suites available from 4,294 to 6,215 square feet**
- **Generous Tenant Improvement Allowance available for qualified tenants**
- **Prime Location Adjacent to Bangerter Highway providing excellent regional access**
- **Striking Class A Architecture featuring high-end finishes and expansive exterior glass**
- **Positioned Within One of the Nation’s Fastest-Growing Trade Areas, serving five of the top U.S. cities for population growth**
- **Multiple Fiber-Optic Connectivity Options for reliable, high-speed telecommunications**
- **Convenient Access: Less than 20 minutes to Downtown Salt Lake City and Salt Lake City International Airport**
- **High-Visibility Building Signage Available with frontage facing Bangerter Highway**
- **Immediate Access to Amenities: Located less than one minute from The District Shopping Center, with more than 100 retail, dining, and service amenities within a two-mile radius**
- **Generous 5/1000 parking ratio**



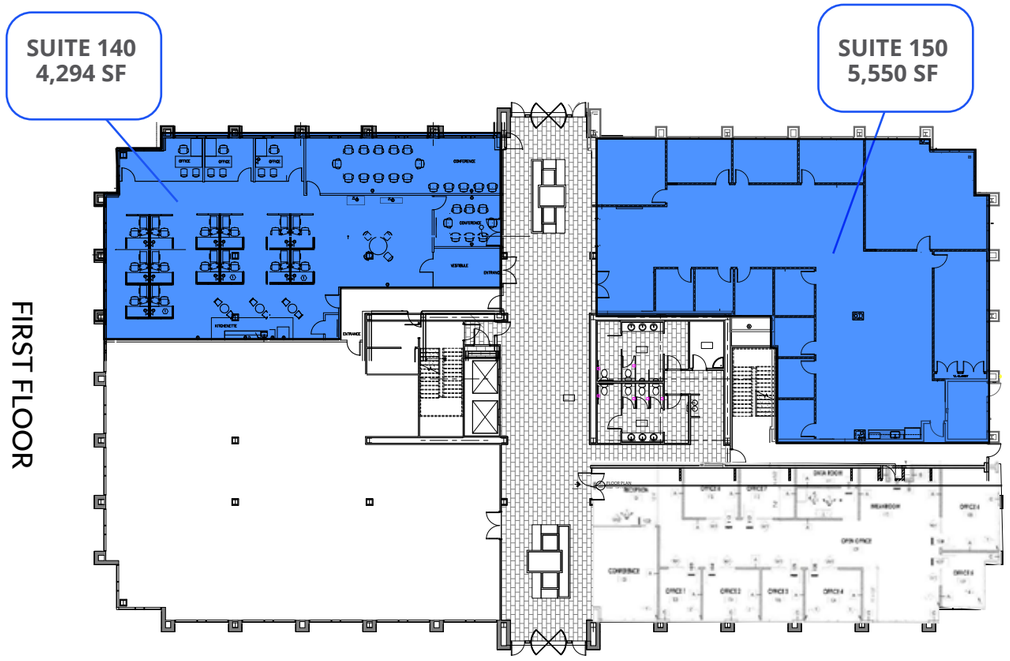




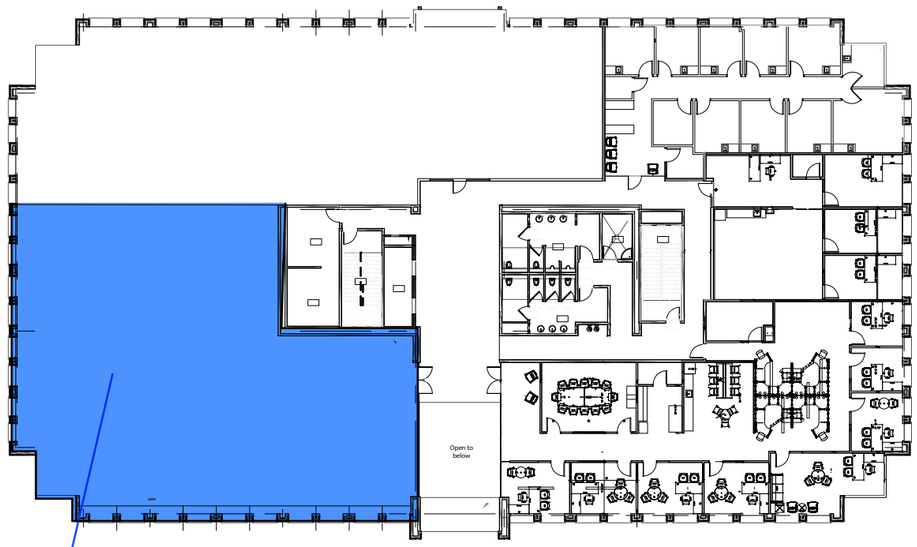


OFFICE SPACES FOR LEASE

FIRST FLOOR



SECOND FLOOR















CONNECTED *TO IT ALL*

POINT OF THE MOUNTAIN
10 MINUTES

INTERNATIONAL AIRPORT
20 MINUTES

DOWNTOWN SLC
25 MINUTES

UNIVERSITY OF UTAH &
UTAH VALLEY UNIVERSITY
25 MINUTES

SKI AREAS
25 MINUTES





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