

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.

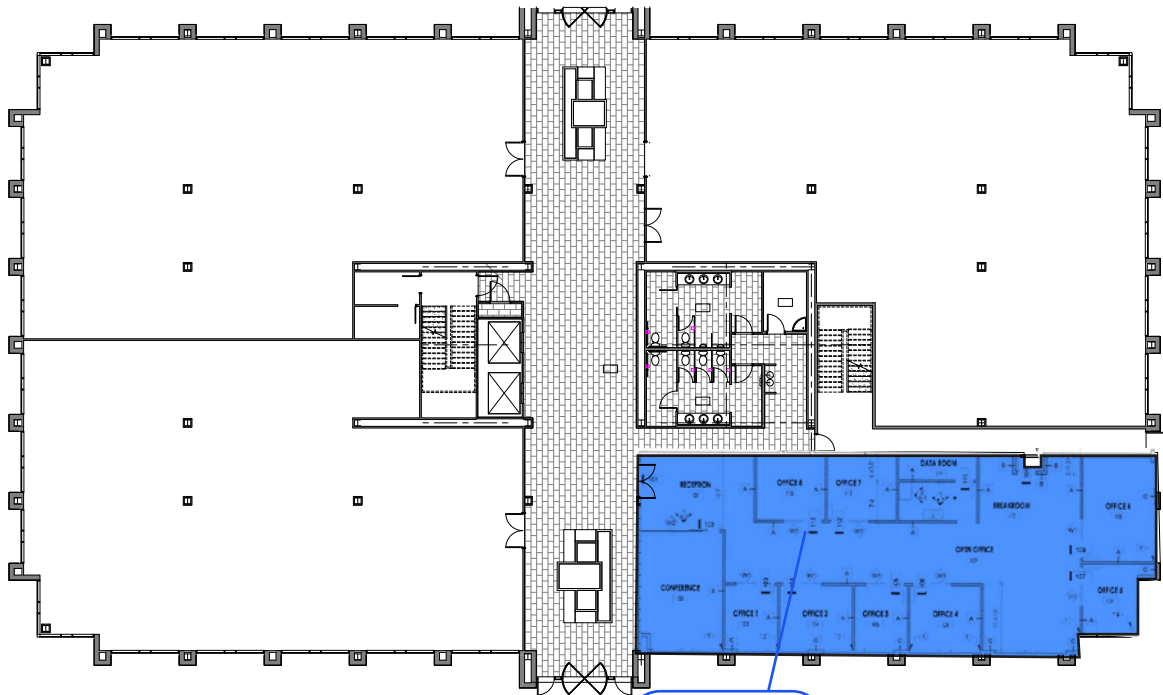
Designed to elevate the tenant experience, District Heights provides a thoughtfully curated environment that supports both productivity and work-life balance. Tenants benefit from proximity to dozens of premier dining options ranging from fast-casual to upscale restaurants, nearby hotels for visiting 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 2,500 to 11,428 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

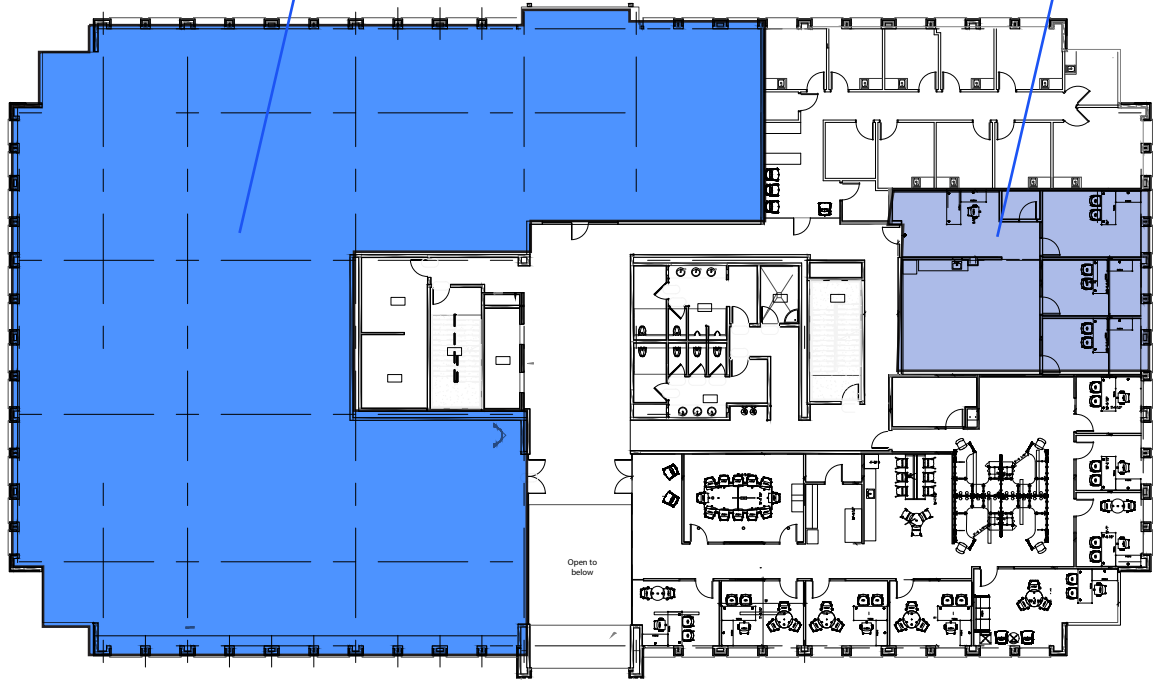


SUITE 110
3,403 SF

2,000 - 11,428 SF
SHELL SPACE

1,740 SF
MOVE IN
READY

SECOND FLOOR

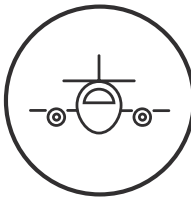




CONNECTED *TO IT ALL*



POINT OF THE MOUNTAIN
10 MINUTES



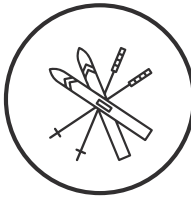
INTERNATIONAL AIRPORT
20 MINUTES



DOWNTOWN SLC
25 MINUTES



UNIVERSITY OF UTAH &
UTAH VALLEY UNIVERSITY
25 MINUTES



SKI AREAS
25 MINUTES





Andrew Whitworth

Senior Associate
+1 801 580 3895
andrew.whitworth@colliers.com

Brandon Fugal

Chairman
+1 801 947 8300
brandon.fugal@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved.