

MILLROCK PARK WEST

SUBLEASE



Colliers

3165 EAST MILLROCK DRIVE, SALT LAKE CITY, UTAH, 84121

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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.

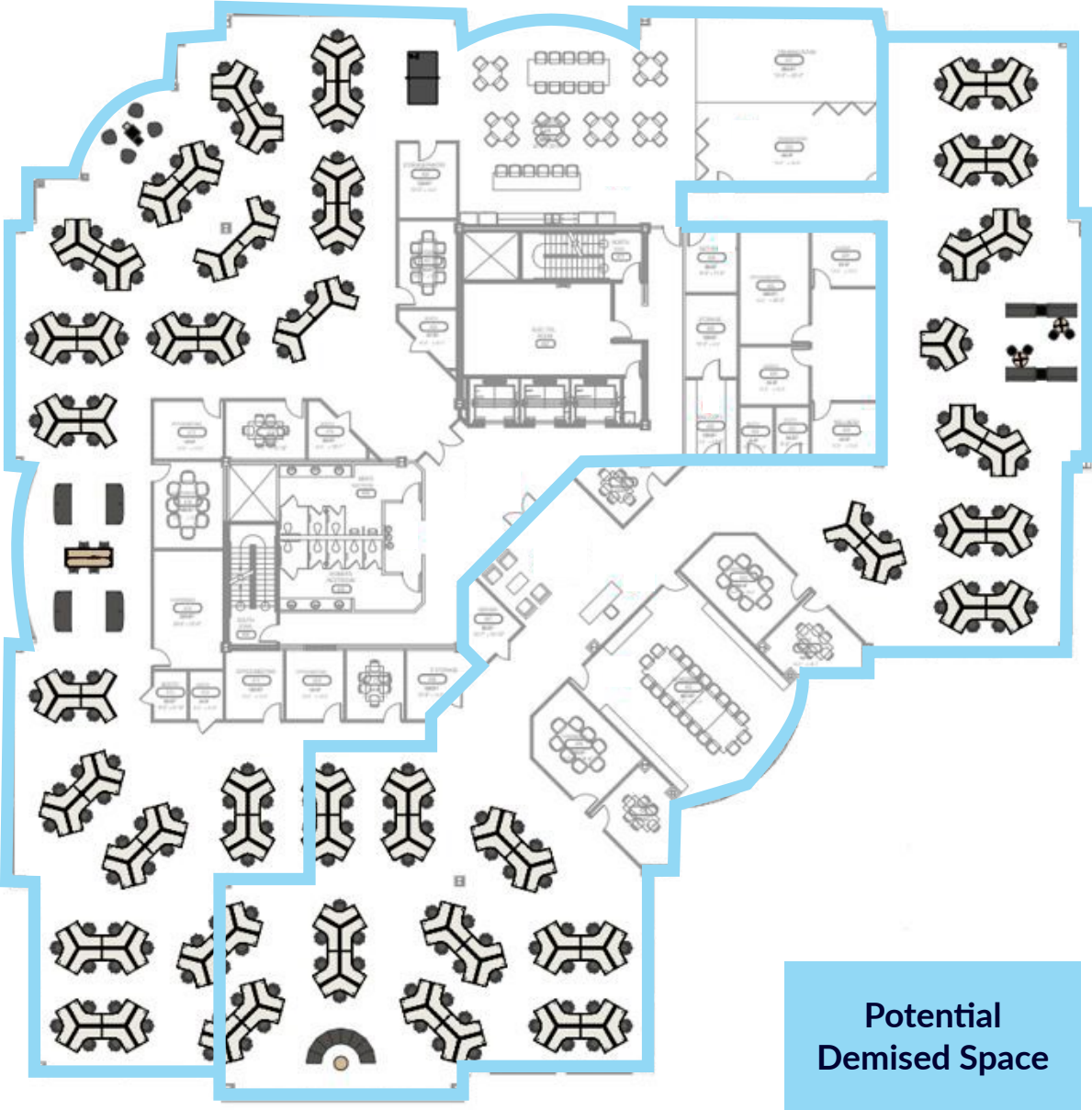
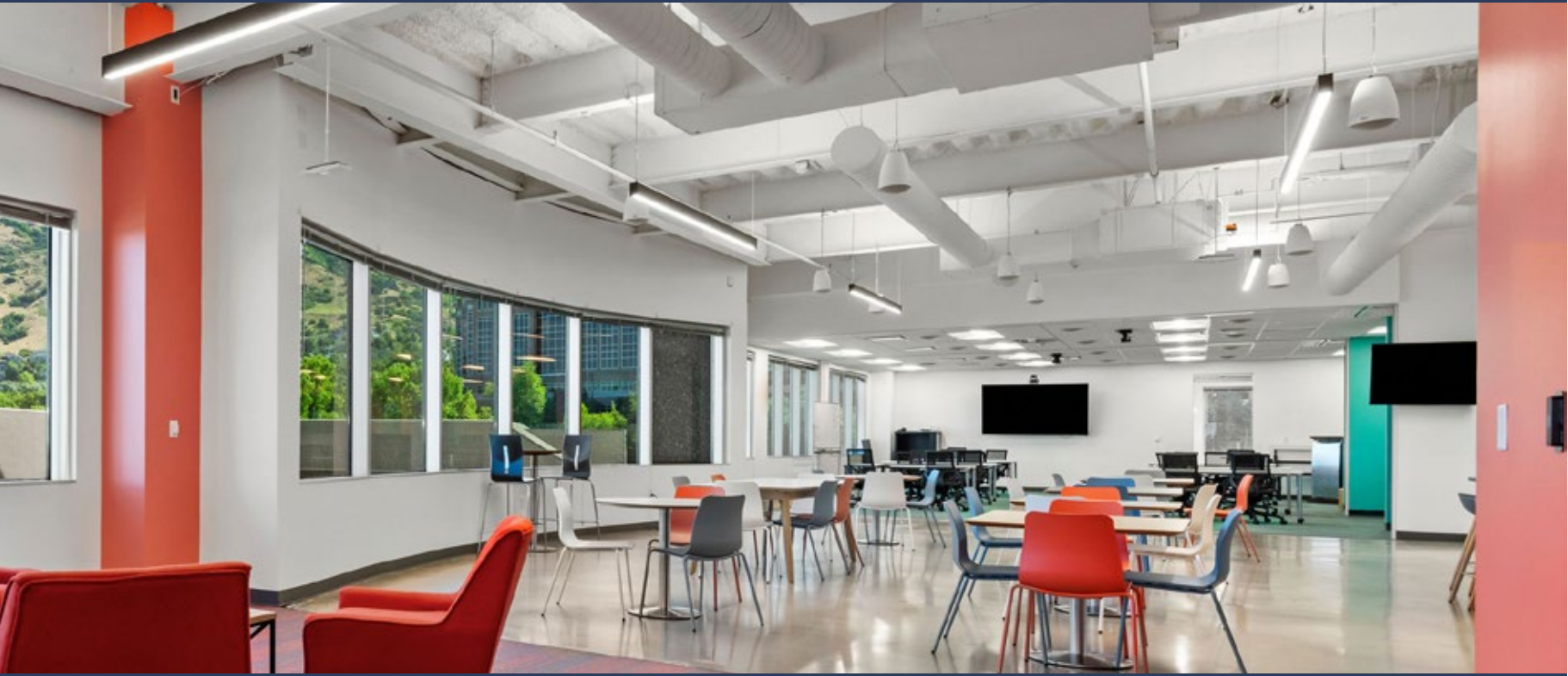
- Suite 400: 15,000 - 29,209 sq. ft. available
- Lease rate: \$25.00 / sq. ft. full service
- Lease expiration date: 03/07/27
- Fully furnished plug and play ready
- Common Business Lounge / Conference Center
- On-Site Management
- Full Fitness Center
- Across from Old Mill Golf Course
- Outdoor Patio Area
- 4/1,000 overall structured parking ratio
- Bike Storage
- Lush Landscaping Featuring Waterfalls and Walking Paths
- Immediate I-215 Access
- Near Amenities and Hotels
- Walking Distance to Restaurants and Services
- Minutes Away From World Class Ski Resorts



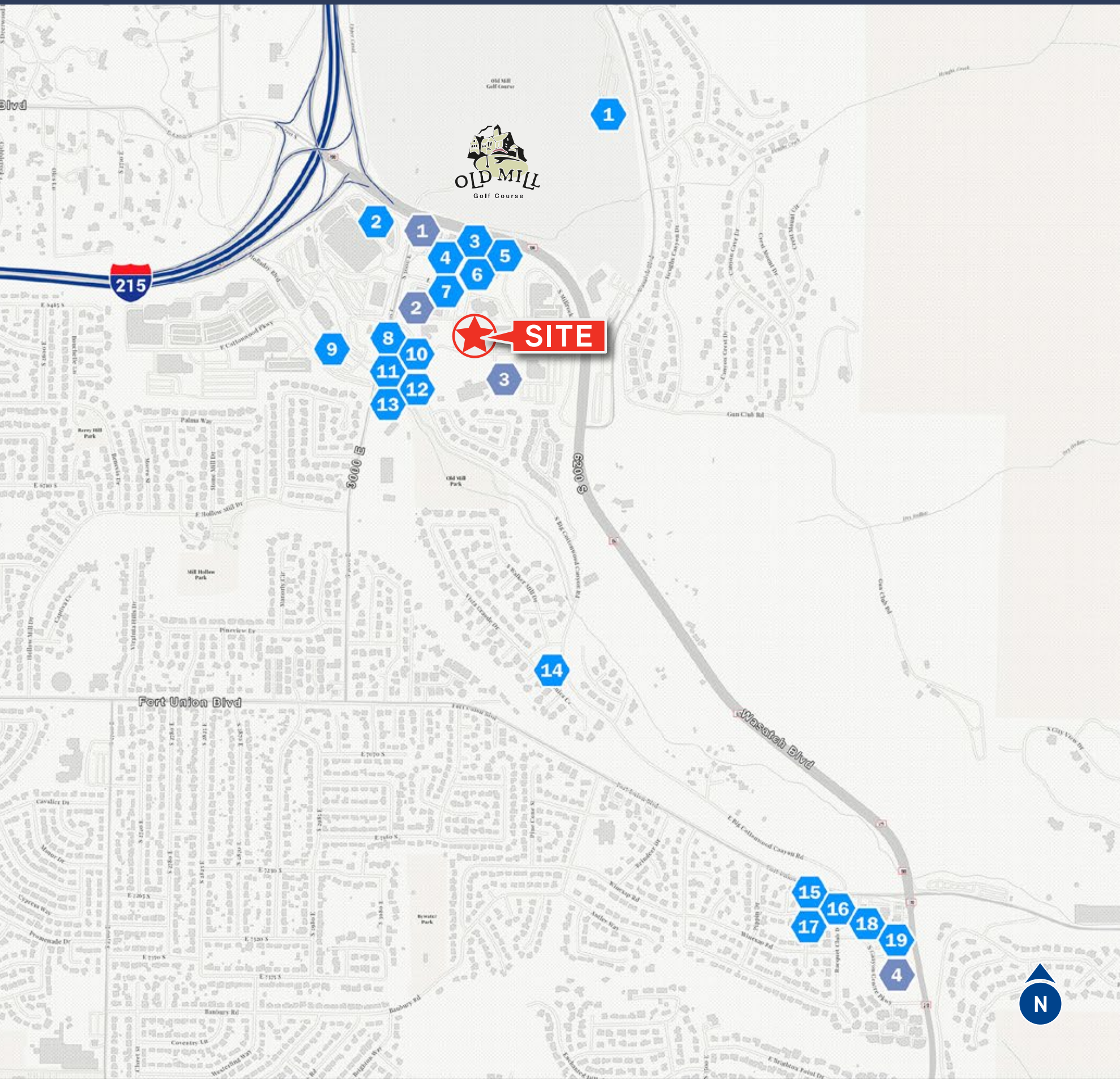
FOURTH FLOOR PLAN

15,000 - 29,209 SQ. FT.

- 4 Office/Meeting Rooms
- 6 Conference Rooms
- 7 Huddle Rooms
- 6 Booth/Phone Rooms
- 1 Server Room
- 3 Storage Rooms
- 1 Wellness Room
- 1 Mothers Room
- 1 Mail/Copy Room
- 2 Large Training Rooms



AMENITIES



RESTAURANTS

1. Grill at Old Mill
2. Knickerbocker Deli
3. Tropical Smoothie Café
4. Mint Tapas and Sushi
5. Bandits
6. Spitz
7. Elixir Lounge
8. Jimmy Johns
9. Market Street Grill
10. Dasks Greek
11. Canyons Edge Sports Pub
12. Coffee and Cocoa
13. The Happy Sumo
14. The Hog Wallow
15. Alpha Coffee
16. Porcupine Grill
17. Pho Thin
18. SAOLA Restaurant and Lounge
19. Eight Settlers Restaurant & Distillery

HOTELS

1. Hyatt Place
2. Residence Inn
3. Hampton Inn
4. Courtyard Marriott

DRIVE TIMES



DOWNTOWN SLC
18 MINS



22 HIKING TRAILS
15 MINS



AIRPORT
20 MINS



5 MAJOR SKI RESORTS
15 MINS



UNIVERSITY OF UTAH
15 MINS

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