



RADDON DEVELOPMENT

Office for lease

Asking Price:
\$27.50 PSF
Full Service

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Union Heights

7730 S Union Park Avenue
Midvale, UT 84047

For Lease

- 73,000 SF available, 1,100 - 40,000 Contiguous SF
- 5.45 Stalls/1000 RSF with 55% covered parking
- Unimpeded views of the mountains and SLC valley
- Easily identifiable/accessible building off of the I-215 Freeway

Lease to Own (Fractional Ownership Opportunities)

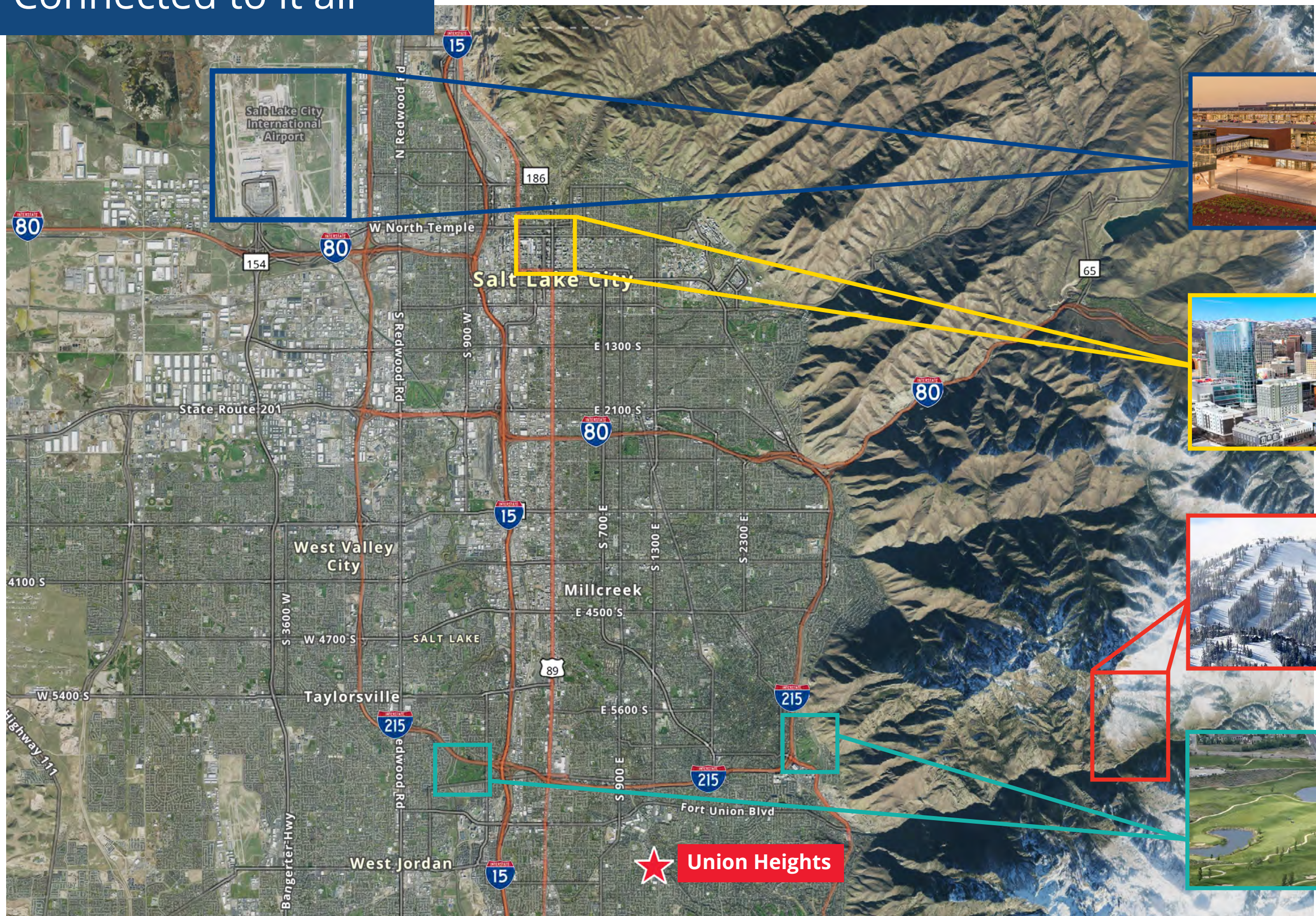
- 2.28% Equity position in the project for entering into a 10-year lease for minimum 10,000 SF at market rates **including tenant improvements and rental abatement.** Additional equity provided for increase in leased square footage.
- **No up front or additional capital requirements throughout lease term.**
- Planned upgraded building common areas, including business center, gym and showers *subject to minimum occupancy requirements, call agents for details.

Accelerating success.

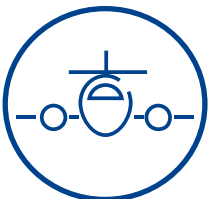


Connected to it all

Colliers



20 Minutes



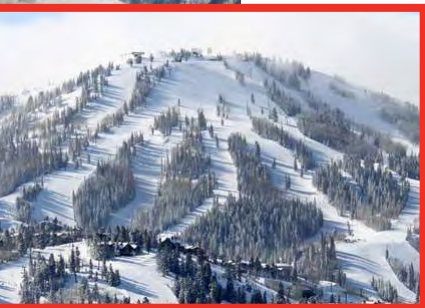
Salt Lake International Airport



19 Minutes



Salt Lake City Downtown and Utah County



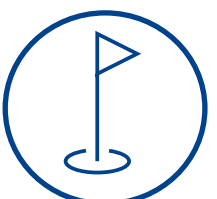
25 Minutes



World Class Ski Resorts

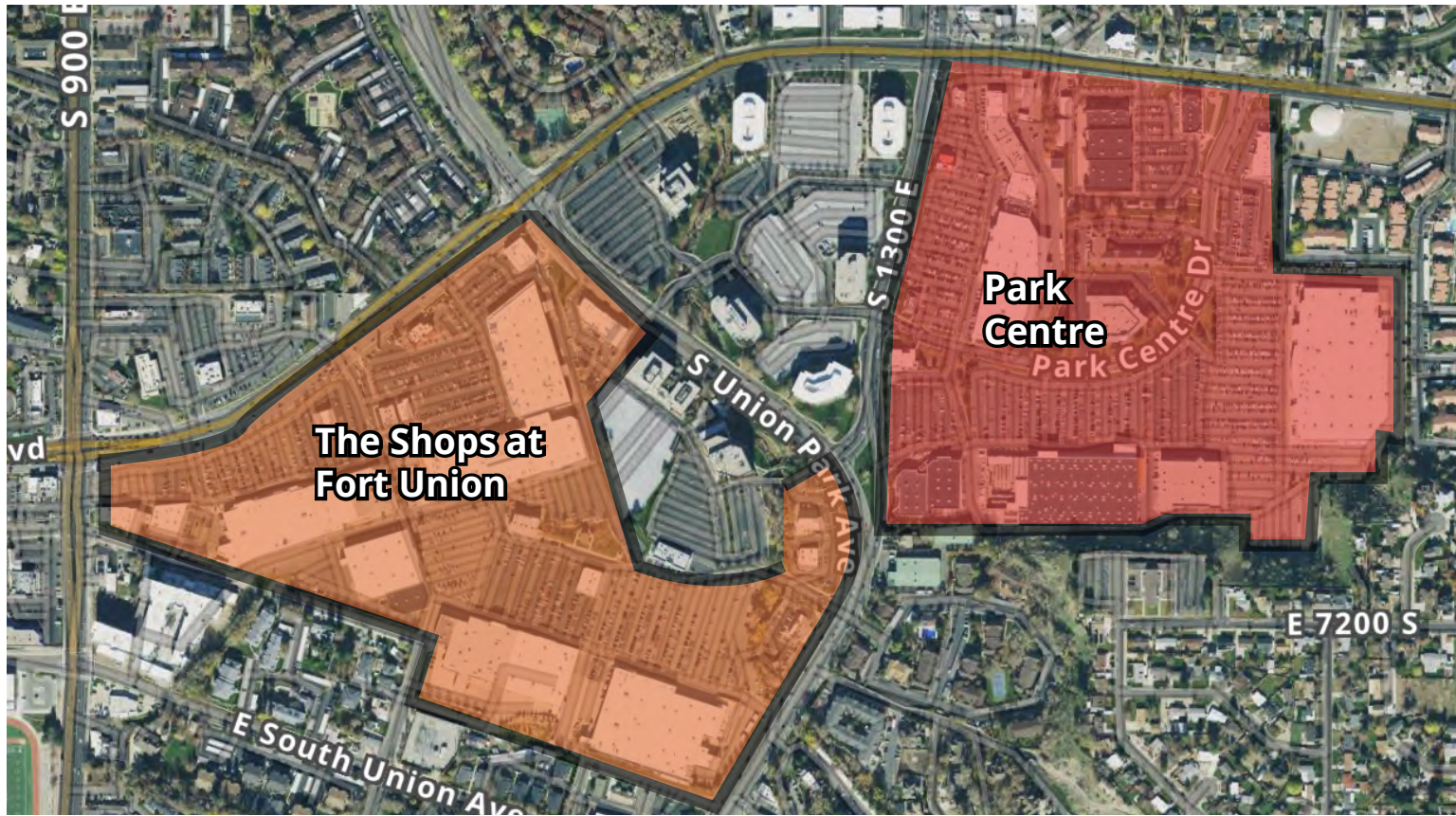


12-14 Minutes



Golf Course

Nearby Amenities



The Shops at Fort Union

Park Centre

Smith's

five below

Walmart

Starbucks

IN-N-OUT BURGER

KOHL'S

Michael's

ROSS DRESS FOR LESS

ULTA BEAUTY

Wendy's

jamba

MOD

Canes

Laziz

DICK'S SPORTING GOODS

VESSEL KITCHEN

verizon

OfficeMax

STRETCH LAB

Chick-fil-A

DSW DESIGNER SHOE WAREHOUSE

TRADER JOE'S

CAFÉ ZUPAS

Carl's Jr.

BARNES & NOBLE

Denny's

CHIPOTLE MEXICAN GRILL

the Habit BURGER GRILL

noodles & company

THE HOME DEPOT

Cafe Rio MEXICAN GRILL

WORLD MARKET

SIERRA

Orangetheory FITNESS

OLD NAVY

The UPS Store

Great Clips

TJ-maxx

CHASE

TARGET

On-Site and Walkable Amenities



TSUNAMI

amazon locker

graze craze

Great Clips

GR KITCHEN

ASIAN STAR

NAPOLI'S ITALIAN RESTAURANT

OUTBACK STEAKHOUSE

HOTWORX 24 HOUR INFRARED FITNESS STUDIO

Wasatch Broiler & Grill

NAIL Gala Salon

CINEMARK The Best Seat In Town

HOOF&VINE

Preso tea

ZIONS BANCORPORATION

salty SPA & ESTHETICS

tropical CAFE SMOOTHIE

Sydney's Pet Grooming

Goldenwest Credit Union

Papa Murphy's TAKE 'N' BAKE PIZZA

VASA FITNESS

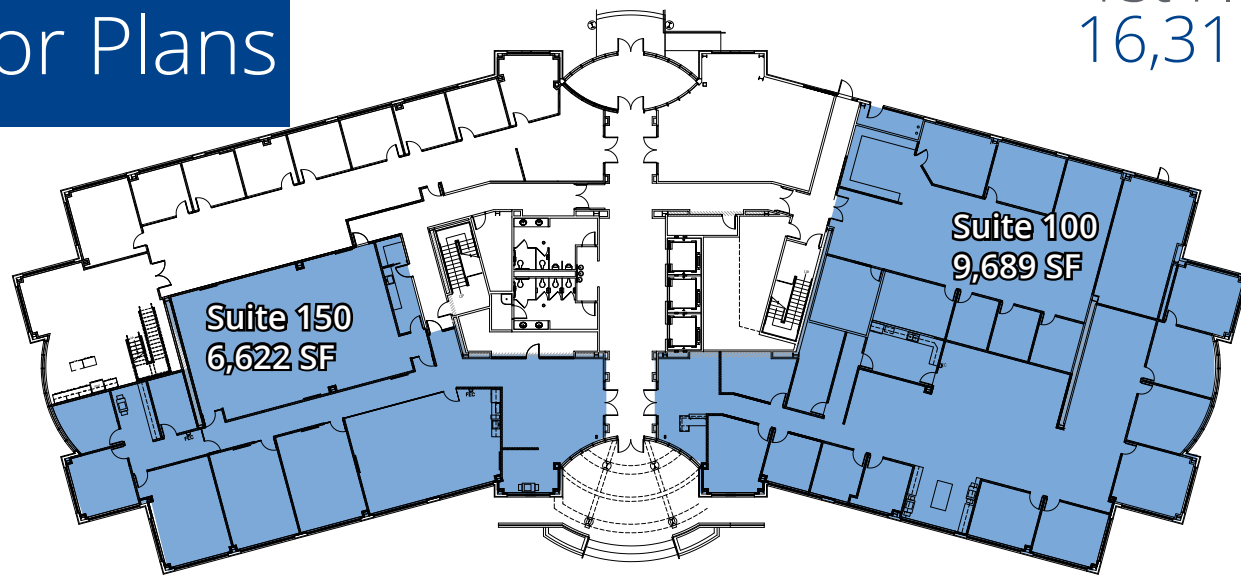
REBEL

EXXON

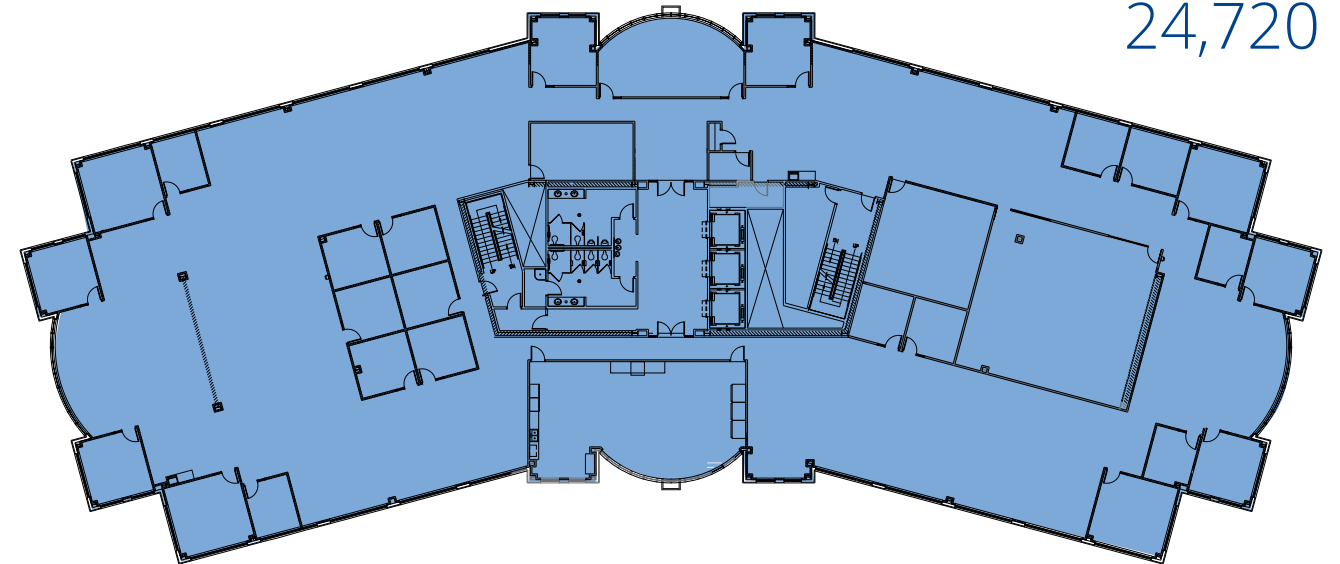
FVZ DRINKS

Floor Plans

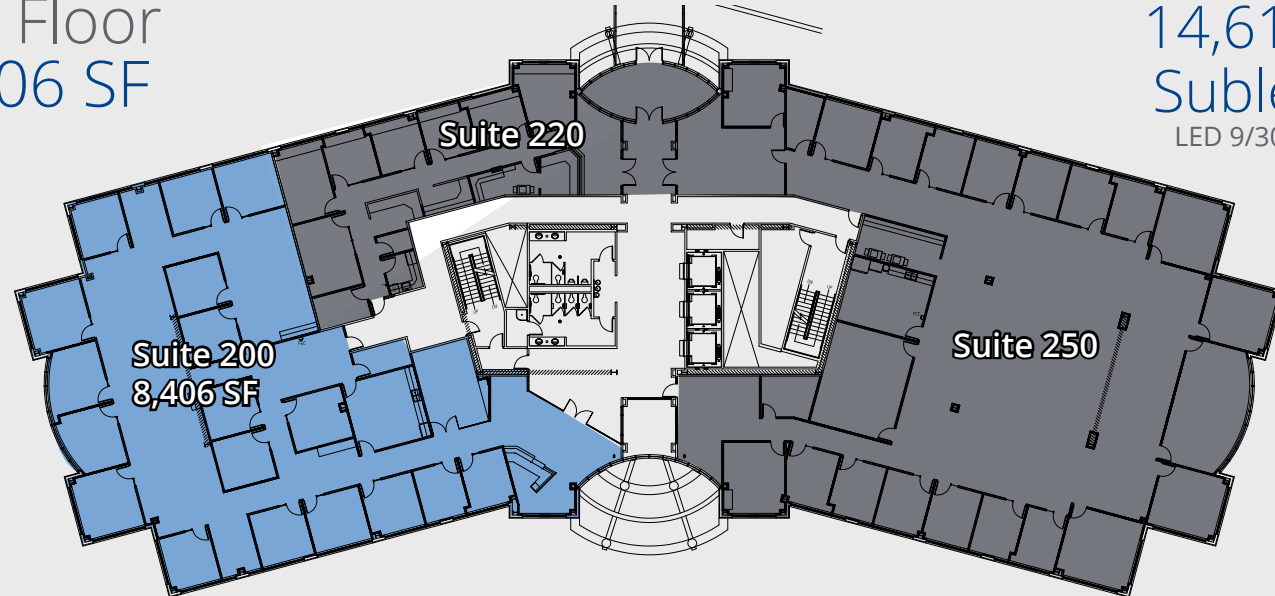
1st Floor
16,311 SF



4th Floor
24,720 SF



2nd Floor
8,406 SF

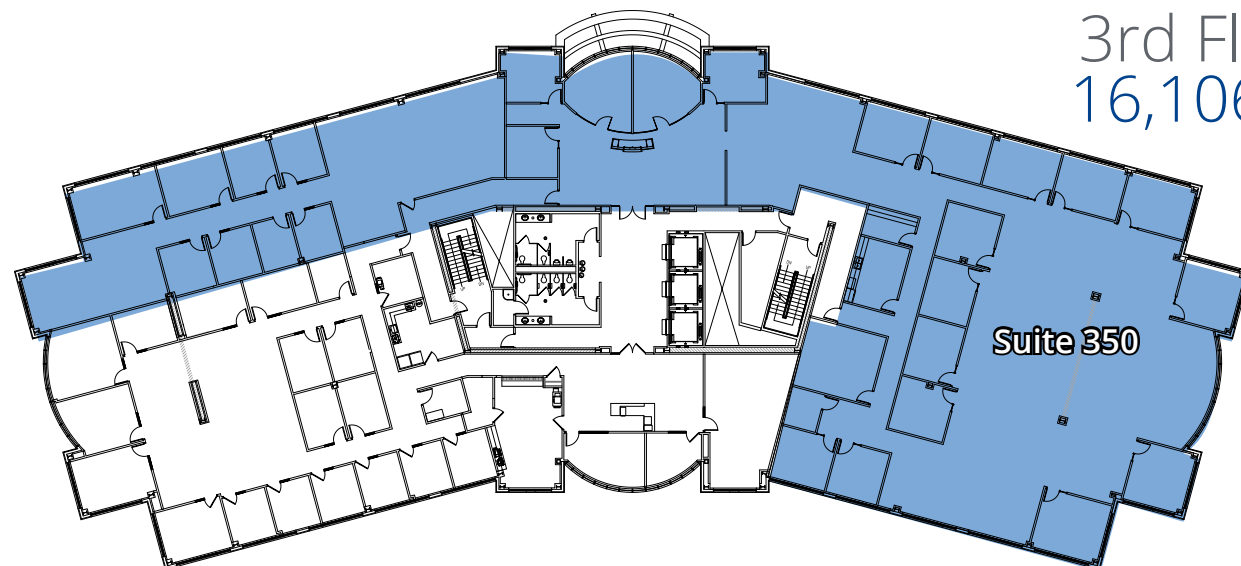


14,613 SF
Sublease
LED 9/30/2026

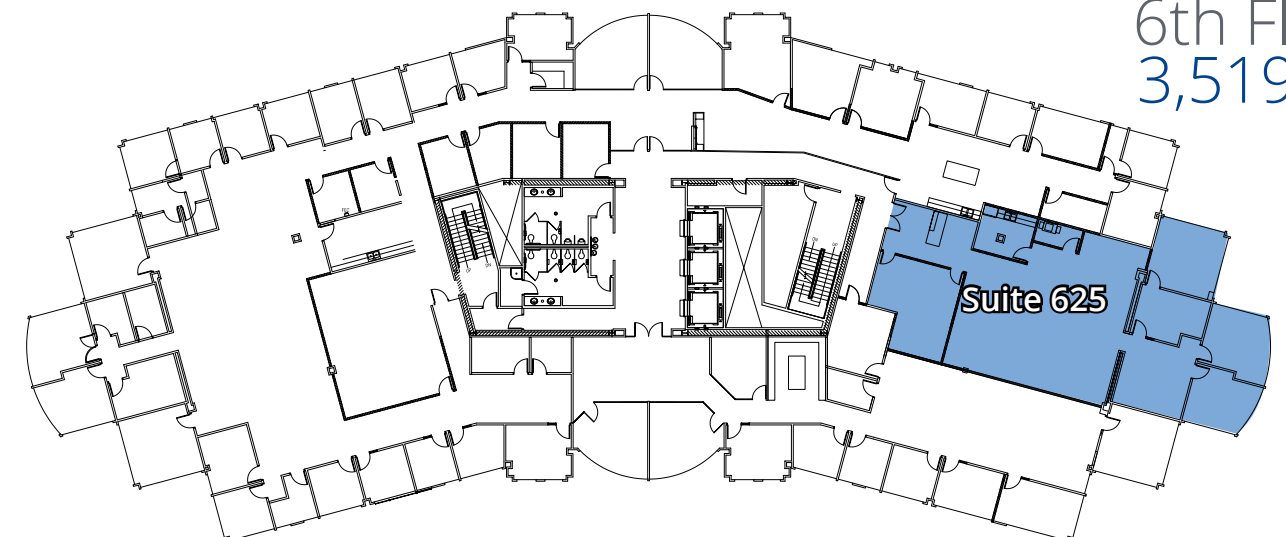
5th Floor
3,919 SF

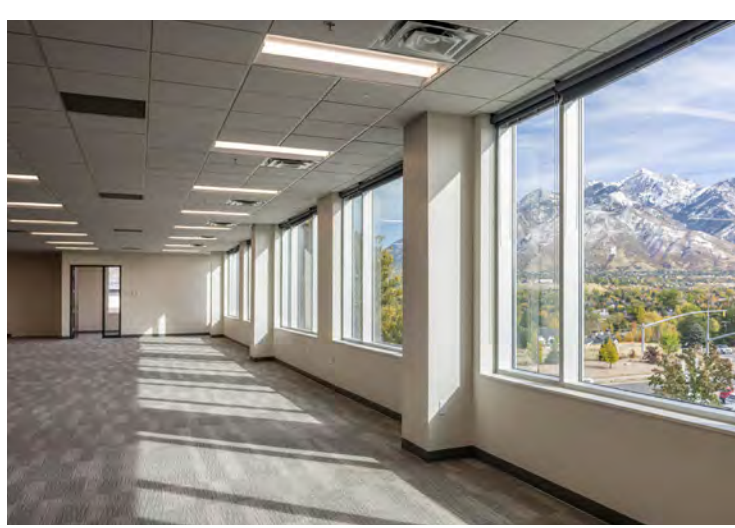


3rd Floor
16,106 SF



6th Floor
3,519 SF





Union Heights
Interactive 360 Journey



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