



THE HIGHPOINT

1220 East 7800 South
Sandy, Utah 84047

Fully Furnished & Move In Ready!
Tenant Improvements Available to Suit

Property Overview

- Fully Furnished Modern Office Building – Move In Ready
- Total Building size: 47,084 rsf. on four floors. Demisable to 3,000 sf.
- Secure building with key-card access capacity for each floor
- Beautiful reception area and atrium with turn-key full floor finishes
- Free covered and surface parking, 4.5/1,000 sf. ratio
- 2 minute access to I-215 freeway
- Abundant Natural Light with automated lighting on all floors
- High Profile Building Signage Available
- Men's and Women's Restrooms on each floor
- High Speed Fiber
- Flexible floor plans, with private offices/ open work space areas / conference rooms, and server and copy rooms on each floor.
- ADA compliant with elevator
- 3,000 sq. ft. break room with kitchen fixtures on basement level
- Existing showers, changing rooms, and mail room
- Lovely fenced outdoor yard with picnic tables and mature trees
- Potential for Fitness Room, Bike storage, and media rooms
- Walking distance to many restaurants and amenities

BUILDING SIZE:
47,084 SF

YEAR BUILT:
2011



Central Valley Location



Short Walk. Within walking distance of fast food, sit down dining and entertainment.



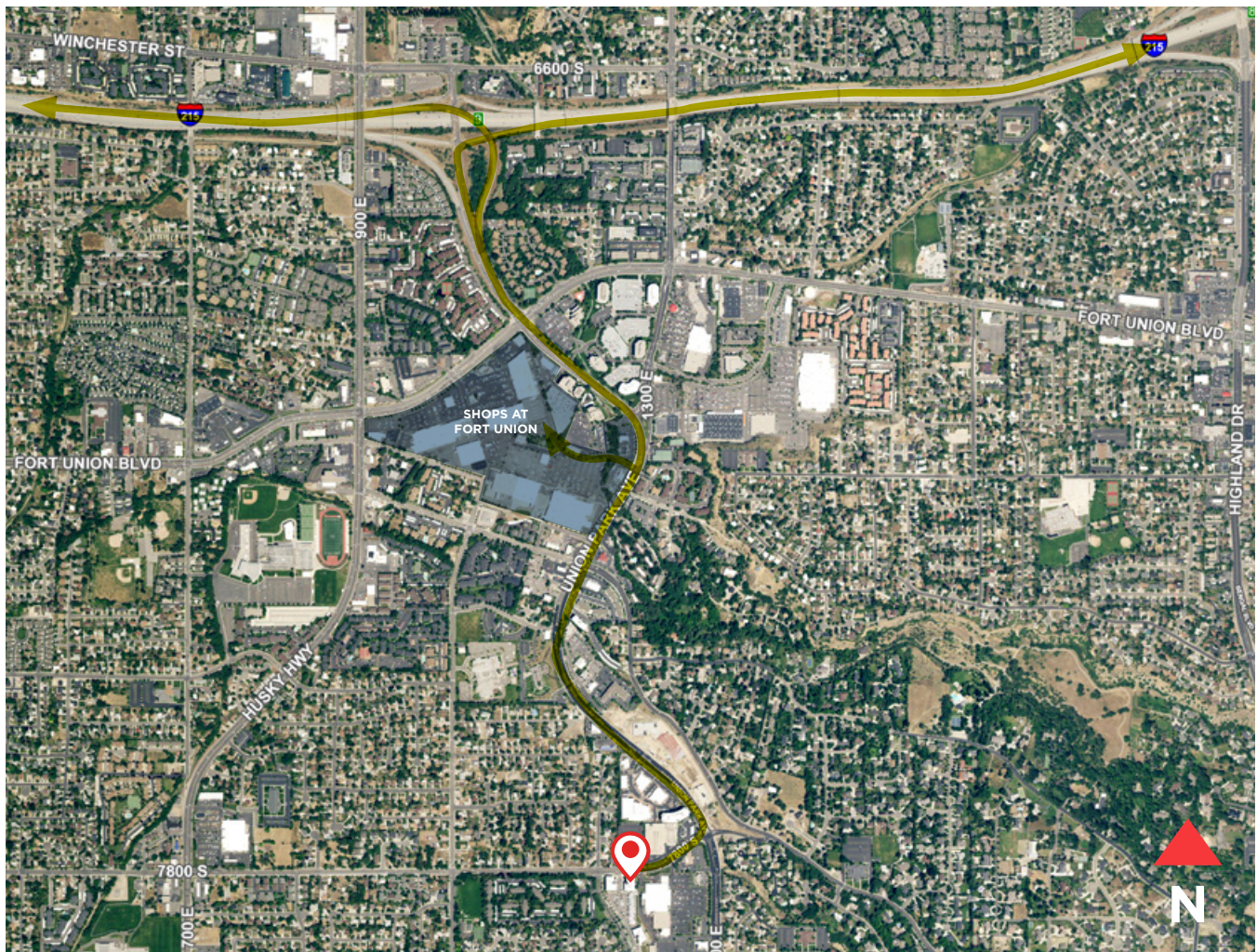
Shopping. Regional retail shopping center - Shops at Fort Union within a five minute drive.



Distance. Three minutes to I-215. 20 minutes to downtown Salt Lake City and 20 minutes to the Airport.



Outdoors. 10 - 25 minute drive to Parley's, Big and Little Cottonwood Canyons - Skiing, Hiking, Biking and outdoor recreation areas.





Building Amenities

The beautiful HighPoint Office building is located on the scenic East Bench of Sandy with breathtaking views of the Wasatch Mountains and the Salt Lake valley.

2 minutes drive time from the I-215 freeway and Union Park Office and Retail Centers. The 4 story office building is nestled within walking distance of many restaurants, a Vasa fitness center, coffee shop, full size grocery store and many other amenities. Each floor is fully furnished and demisable and ready for occupancy.

High profile building signage, private covered and surface parking, large breakroom, fitness room and showers are available. Close to Airport, Canyons and Downtown SLC. The High Point is ready to accommodate a full building occupier or multiple tenants on private floors.

MODERN BEAUTIFUL OFFICE BUILDING WITH CLASS A FINISHES

\$23

PER SQUARE FOOT
FULL SERVICE
LEASE RATE

18

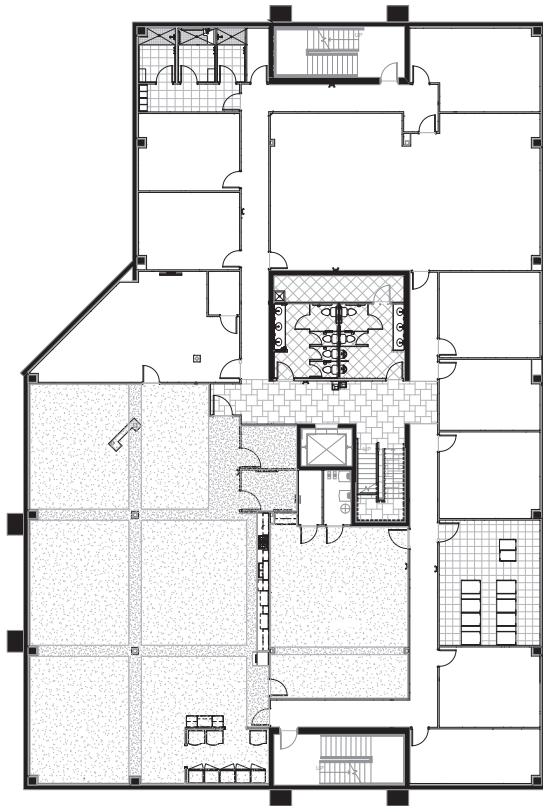
RESTAURANTS
WITHIN WALKING
DISTANCE

47K

SQUARE FEET ON
FOUR FLOORS
WITH 11,771 SF.
FLOOR PLATES

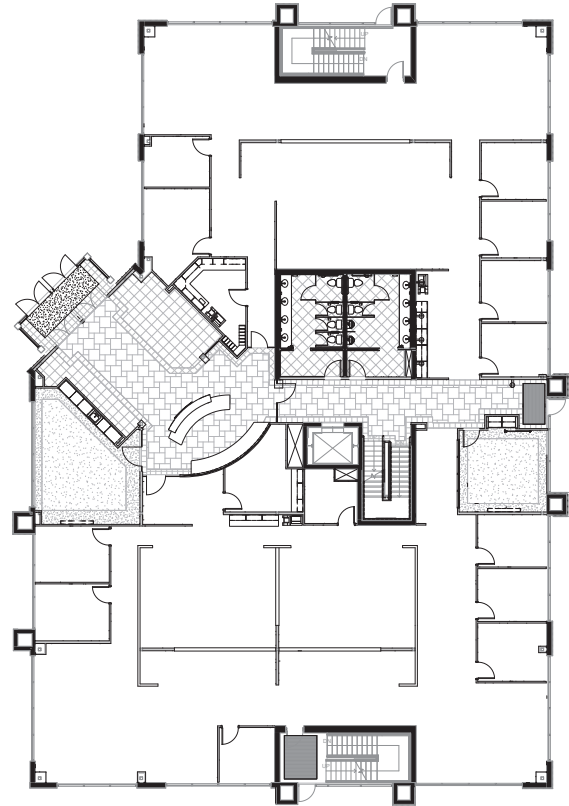


Floor Plans



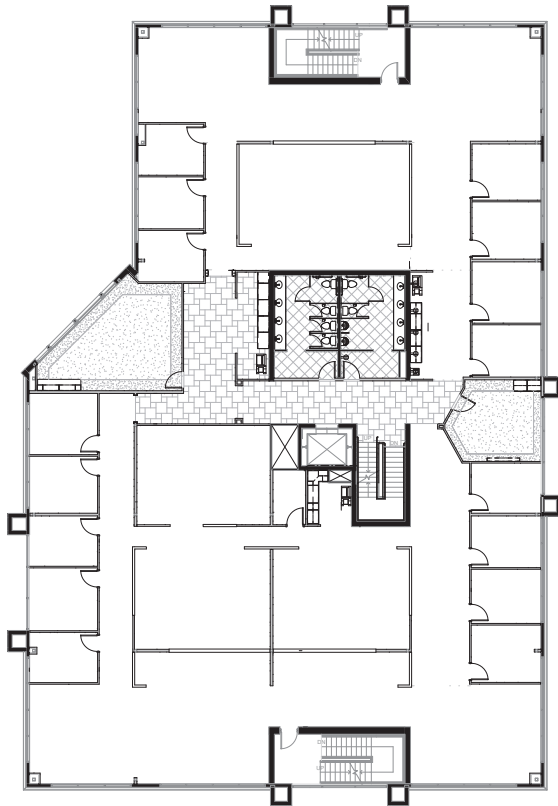
Basement Level

- 3,000 sf. breakroom with kitchen capability and sinks
- 3 showers, changing rooms and potential Fitness Room
- Large mail room
- Server Room
- (1) Large conference room
- Many storage rooms
- Potential for:
Bike storage room, training rooms, media room and large open meeting rooms
- Men's and Women's restrooms



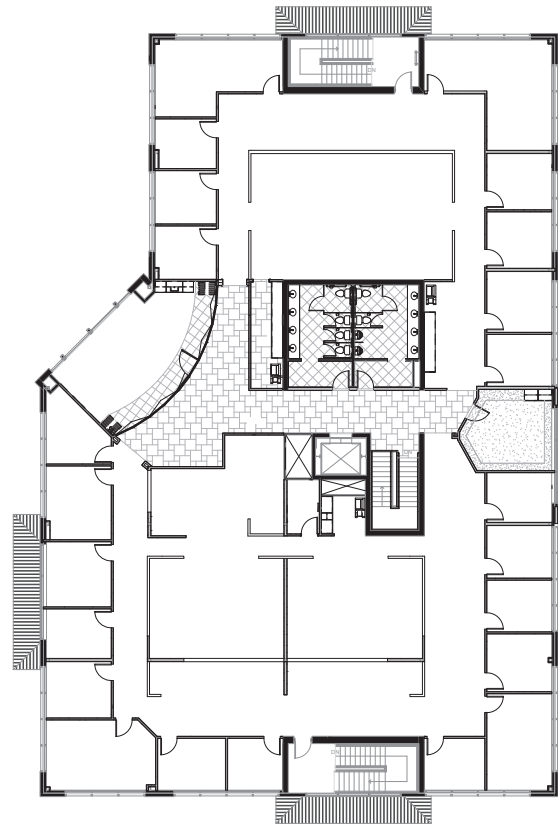
Main Level

- Large, well appointed lobby and atrium with modern reception counter
- 12 private perimeter offices
- 1 large conference room
- 1 small conference room
- Dedicated administration, copy, clerical and server rooms
- Open work station and cubicle areas
- Men's & Women's restrooms



Second Level

- 15 Private Offices
- 1 large conference room
- Open work-station and cubicle space with lots of natural light
- 1 meeting / media room
- Server Room
- Copy and supply rooms
- Men's & Women's Restrooms



Third Level

- 2 Executive corner office suites
- 20 private offices
- 1 Grand Conference Room
- 1 mid size conference room
- Open cubicle and work-station space
- Server room and copy room
- Men's & Women's Restrooms
- Incredible mountain and valley views



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WAKEFIELD**



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