



Jones Lang LaSalle
Brokerage, Inc.

LEASING
NOW

**UNION
PARK II**
7050 & 7070





Space for your ideas **to grow.**

Available Space

3,664 - 4,710 SF

Lease Rate

\$26.00 FS

Parking Ratio

4.00/1,000 SF

Timing

AVAILABLE NOW

UNION PARK II

7050 & 7070

BUILDING HIGHLIGHTS



Building Signage and Excellent Visibility



Move-in Ready Suite Available



Structured Parking with EV Charging Stations



Highly Walkable with Access to Fort Union Shops + Restaurants



Class A Finishes



Stunning Mountain Views



High-Speed Fiber Optic Network and Internet Connectivity



Fitness Center



Talk about making a **first impression.**



UNION PARK II

7050 & 7070



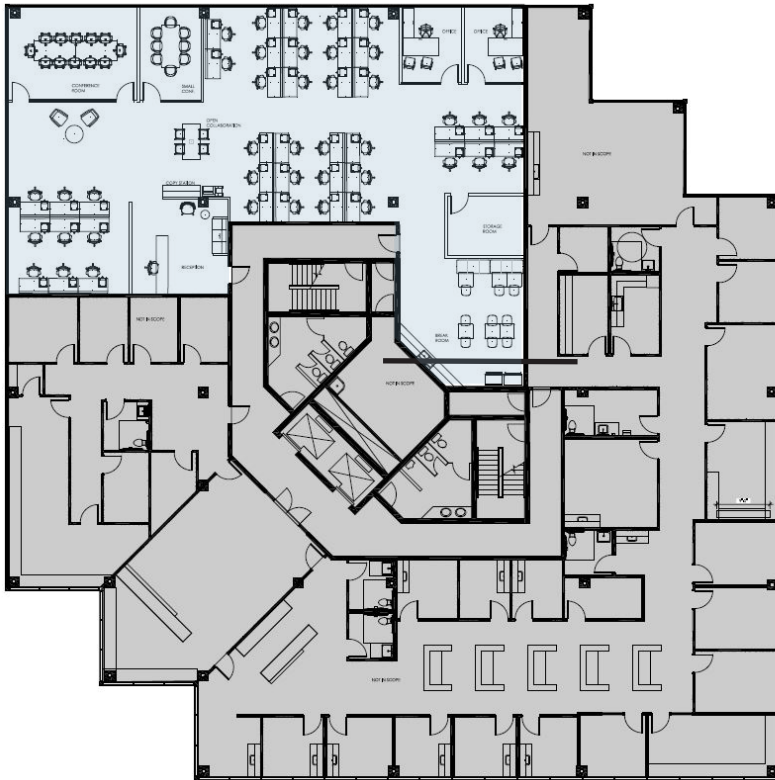


Available Space

**7050
UNION
PARK**

FLOOR 5 | SUITE 500
MOVE-IN READY SUITE
4,710 SF

360°
VIRTUAL TOUR

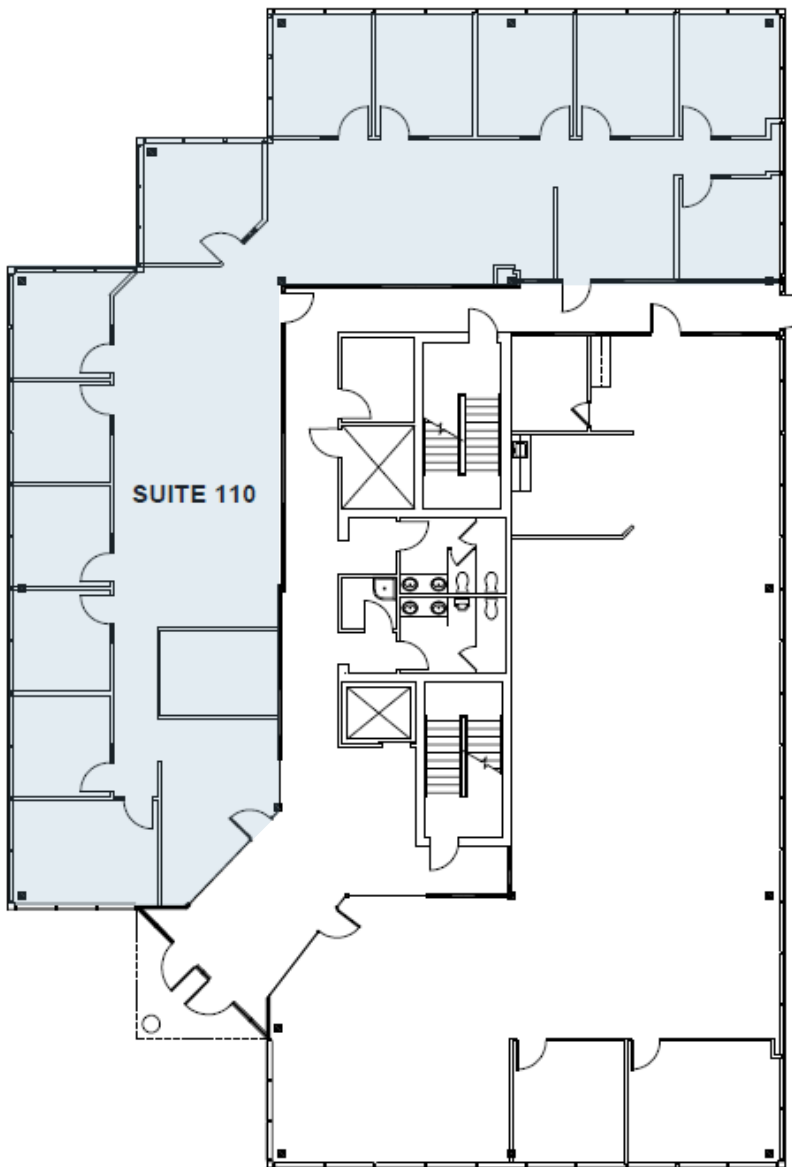




**7070
UNION
PARK**

7070

FLOOR 1 | SUITE 110
AVAILABLE JULY 1, 2026
3,664 SF



**UNION
PARK**
7050 & 7070

Area Amenities



900 E



BUFFALO WILD WINGS



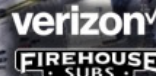
LONGHORN STEAKHOUSE



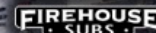
JIMMY JOHN'S SANDWICHES



HOPPERS



verizon



FIREHOUSE SUBS



chili's



Chick-fil &

The Shops at Fort Union



Waffle Love

THE ORIGINAL PANCAKE HOUSE



Michaels



DSW

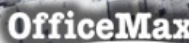


petco



FIVE GUYS

BUGERS and FRIES



OfficeMax



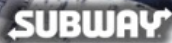
Smith's



DICK'S SPORTING GOODS



Jamba



SUBWAY



Walmart

South Union Avenue

RESTAURANTS TO THE WEST

- Itto Sushi // The Midway
- Thai Spice Restaurant
- La Frontera Mexican Restaurant
- Kneaders Bakery & Cafe
- Rise & Grind Coffee // Landmark Grill
- Epicure Fine Food & Drink
- Hires Big H // Bohemian Brewery

UNION PARK II

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Fort Union Blvd

S 1300 E

noodles
& COMPANY

Cafe Rio
MEXICAN GRILL

COST PLUS
WORLD MARKET

TRADER
JOE'S

TJ-maxx

CHASE

TARGET

BARNES
& NOBLE

THE
HOME
DEPOT



IN-N-OUT
BURGER

Union Park Avenue



**UNION
PARK** ||
7050 & 7070



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