



OWNER USER OR INVESTMENT OPPORTUNITY

For sale

East Creek 1225

1225 Fort Union Blvd.
Cottonwood Heights, UT 84047

 **JLL** SEE A BRIGHTER WAY

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Property Overview

Introducing a premier owner-user or investment opportunity in the highly sought after Fort Union submarket.

1225 East Creek provides a balance of affordability, functionality, and potential upside, making it an attractive asset for potential investors seeking steady income streams and future appreciation. If you're an owner-user, this facility offers an ideal headquarters opportunity with space designed to support growing operations.

Situated in the high-demographic city of Cottonwood Heights the property continues to draw a healthy mix of business industries. The property is currently 66% leased with a weighted average lease term of 6.4 years.

The property is a well-maintained 40,233 square foot Class B suburban office building that recently underwent a major renovation including:

- Updated common area finishes
- New lobby directory and artwork
- Refreshed restrooms
- Parking lot resurfaced
- New landscaping

Property Information

Asking Price: \$8,851,260 (\$220.00/SF)

Building Size:	40,233 RBA
Site Size:	Approximately 1.5 Acres
Age:	Built 1981 Renovated 2022
Parking:	4/1000 Parking Ratio On-Site Parking Structure with Covered and Surface Parking
Availability:	11,707 Rentable Square Feet 71% Leased Full Floor Availability (11,707 RSF)
Signage:	Building Crown and Monument Signage with Visibility on Fort Union Blvd.

Interior Photos

Recent Tenant Build Outs



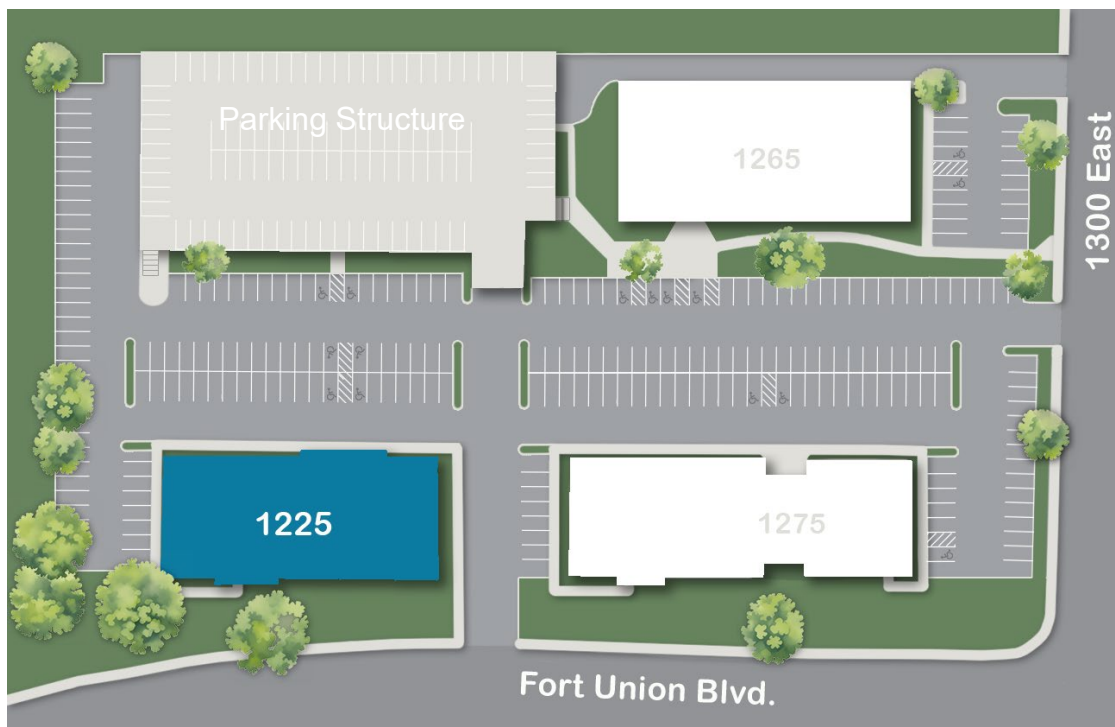
Second Floor Shell Condition



Recent Lobby Renovation



Site Plan



Tenant Summary



JQ Medical
Medical Supplies
6,513 RSF (16.2%)

JQ Medical supplies Healthcare Professional with many products like insulin pumps and glucose monitoring devices.

Enhanced Ai
Technology
1,927 RSF (4.8%)

Enhanced Ai creates no-code Ai workflows for businesses.

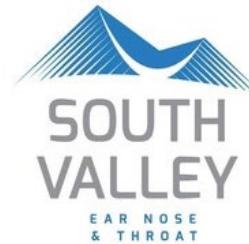
One Financial Advisors
Financial Services
4,023 RSF (10%)

They provide professional services in retirement planning, investments, and wealth management.



Foundation Physical Therapy
Physical Therapy
3,673 RSF (9.1%)

Foundation Physical Therapy focuses on Sports Medicine, Post-surgical therapy, and Neurological Rehabilitation.



South Valley Ear Nose & Throat Medicine
6,712 RSF (16.7%)

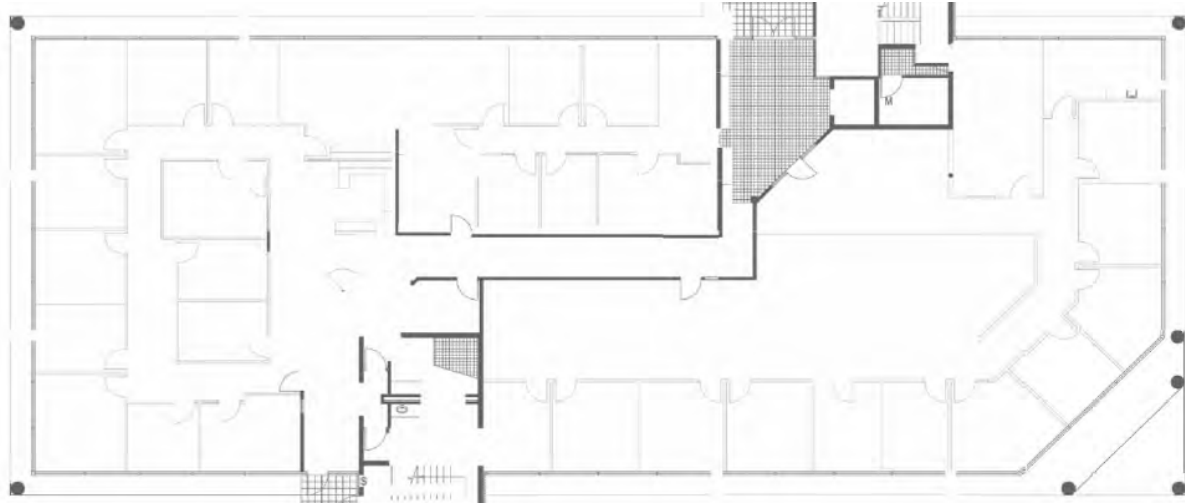
South Valley Physicians provide comprehensive care for all ear, nose, and throat conditions.

Stacking Plan

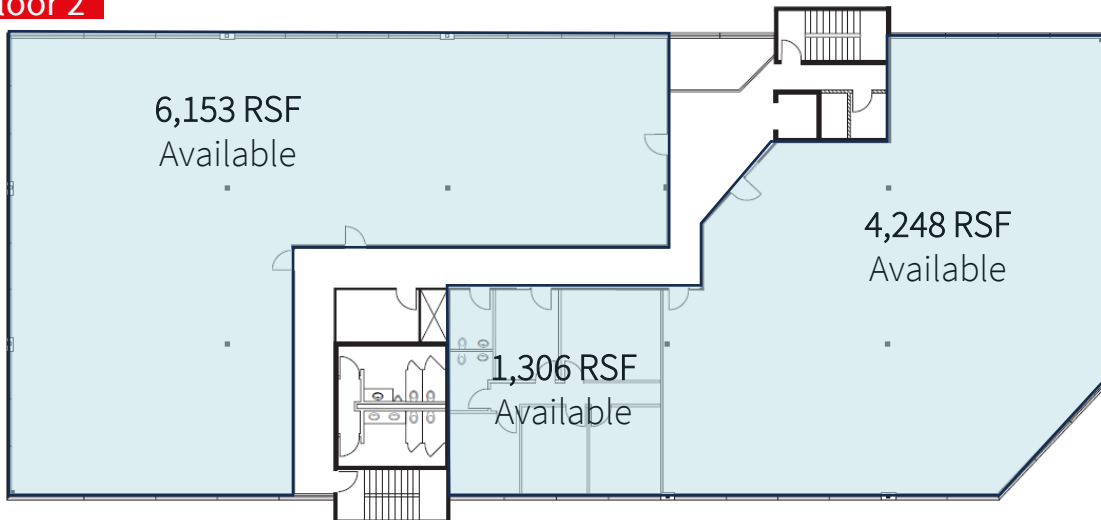
3rd Floor	JQ Medical Supply	Enhanced AI	One Financial Advisors
2nd Floor	Available 11,707		
1st Floor	Foundation Physical Therapy	South Valley Ear Nose & Throat	

Floor Plans

Floor 1



Floor 2

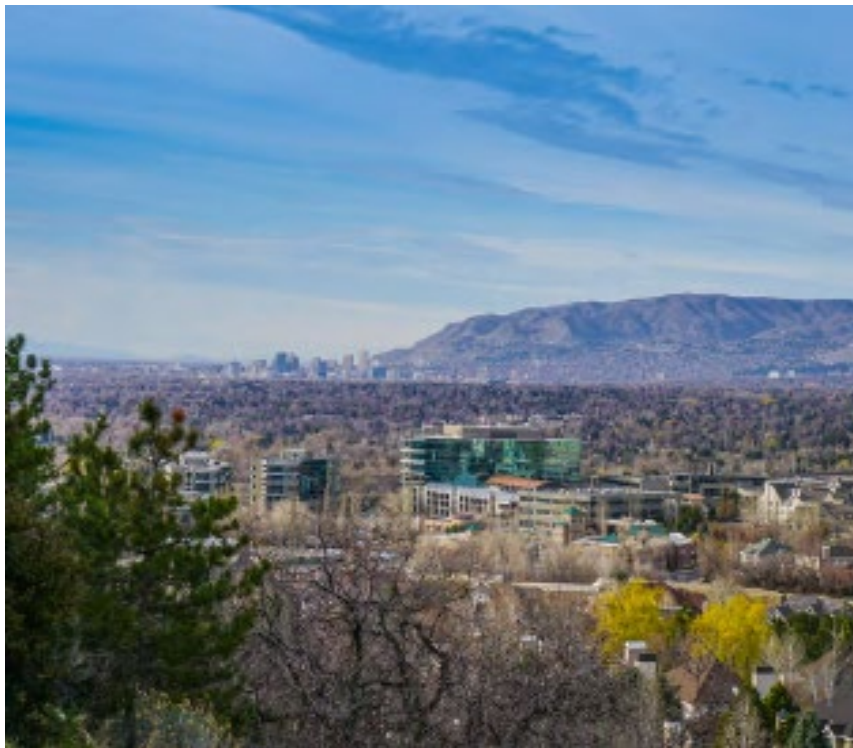


Floor 3



Connection to The Greater Salt Lake Area

Cottonwood Heights is located in the Southeastern Corner of the Salt Lake Valley. Nestled between the Greater Downtown Area and the Benches of the Wasatch Mountains. It maintains higher than usual property values and attracts high-income working professionals because of its abundance of outdoor amenities, short commutes to downtown and The University of Utah, while still maintaining a quaint community culture.



Cottonwood Heights Demographics provided by DataUSA and CensusReporter.org

People

Population: 33,300
Median Age: 39.4

Area

Square Miles: 9.2
People per Square Mile: 3,606.1

Housing

Housing Units: 13,208
Median Value: \$561,600

Income

Median Household Income: \$110,197
Per capita Income: \$54,444

Households

House Holds: 12,361
Persons per Houshold: 2.7

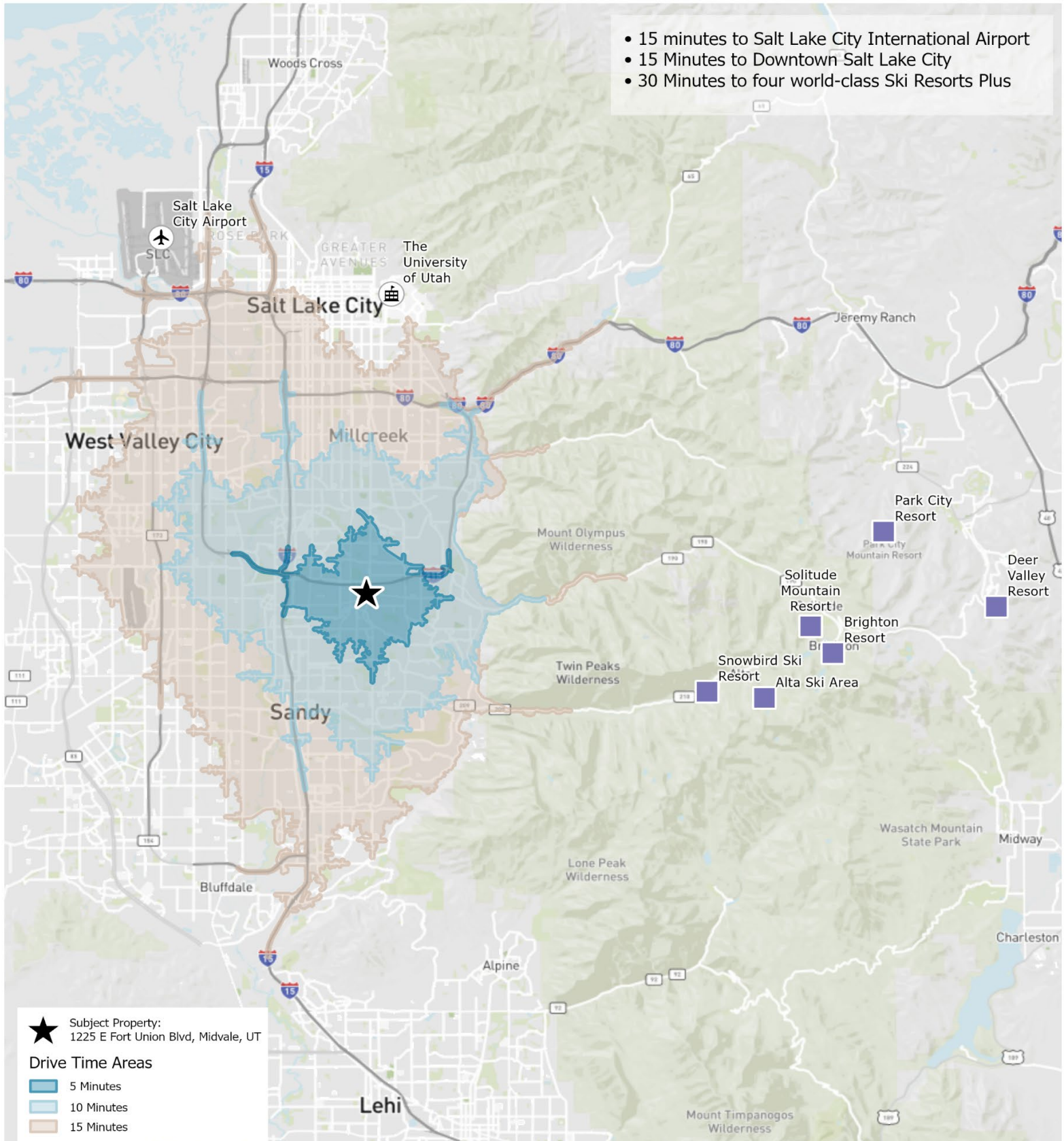
Industry Employment by Resident

Health Care: 15.1%
Professional, Science, and Tech: 12.6%
Retail Trade: 10.1%

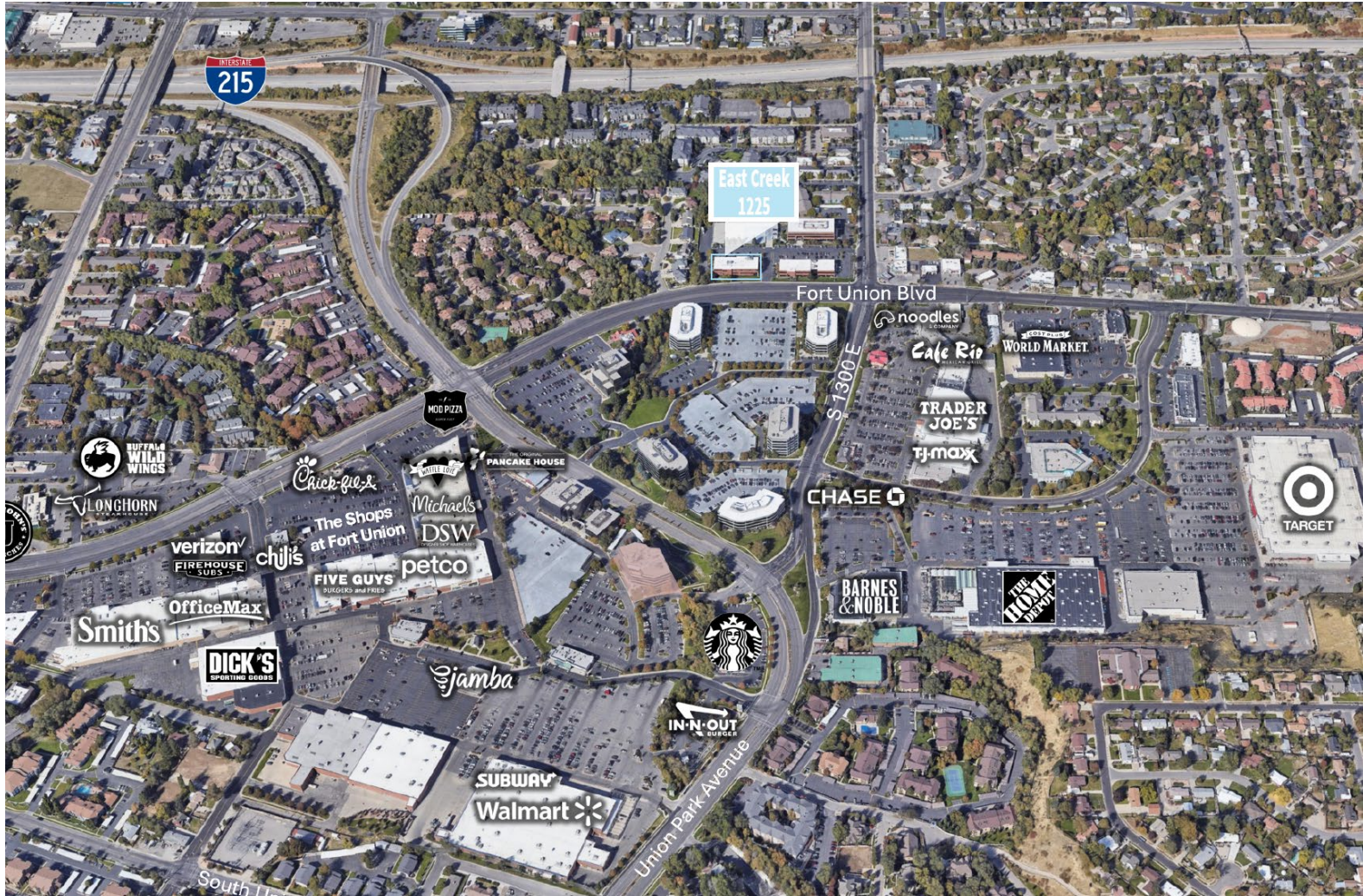
Drive Time Analysis



Salt Lake City, UT



Area Amenities



Fort Union is a highly coveted destination in the suburban market, known as the vibrant center of Salt Lake County. Strategically positioned, this area offers the best of both worlds, with a mere 15-minute commute to Downtown and the southern end of Salt Lake County.

The area boasts an impressive array of amenities, including renowned retailers like Nordstrom, Cheesecake Factory, Target, Smith's, Trader Joe's, Walmart, Starbucks, and In-n-Out—all within a one-mile radius of the area. Moreover, situated just 30 minutes away from world-class ski resorts, Fort Union offers not only a convenient and diverse shopping and dining experience but also easy access to thrilling outdoor adventures.



CONTACT INFORMATION

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