

For Lease:

SANDY CITY ARBOR BUILDING: SUITE 270

4,816 Rentable SF at 176 West Sego Lily Drive in Sandy, Utah



LEASE RATE:

\$22/SF Full Service

4.0% commission to tenant's agent

The information contained herein is believed to be accurate, but no warranty is expressed or implied. Interested parties are expected to conduct their own investigations. This property is subject to prior lease, modification of terms, correction, and withdrawal without notice. No obligations to tenants or brokers will be created until a lease or brokerage contract is signed by all parties. Please contact us for additional information.

SUMMARY:

- Last remaining vacancy in the Sandy City Arbor Building, immediately available and move-in ready
- Professional office building with Class A finishes
- Suite 270: 4,816 Rentable SF (4,206 usable)
- Current buildout:
 - 9 private offices
 - Large conference room with private balcony
 - Reception, kitchen, copy area, open area
 - Some furniture included in lease
- Located on the Sandy City campus and promenade
- Near freeway, restaurants, Southtowne Mall

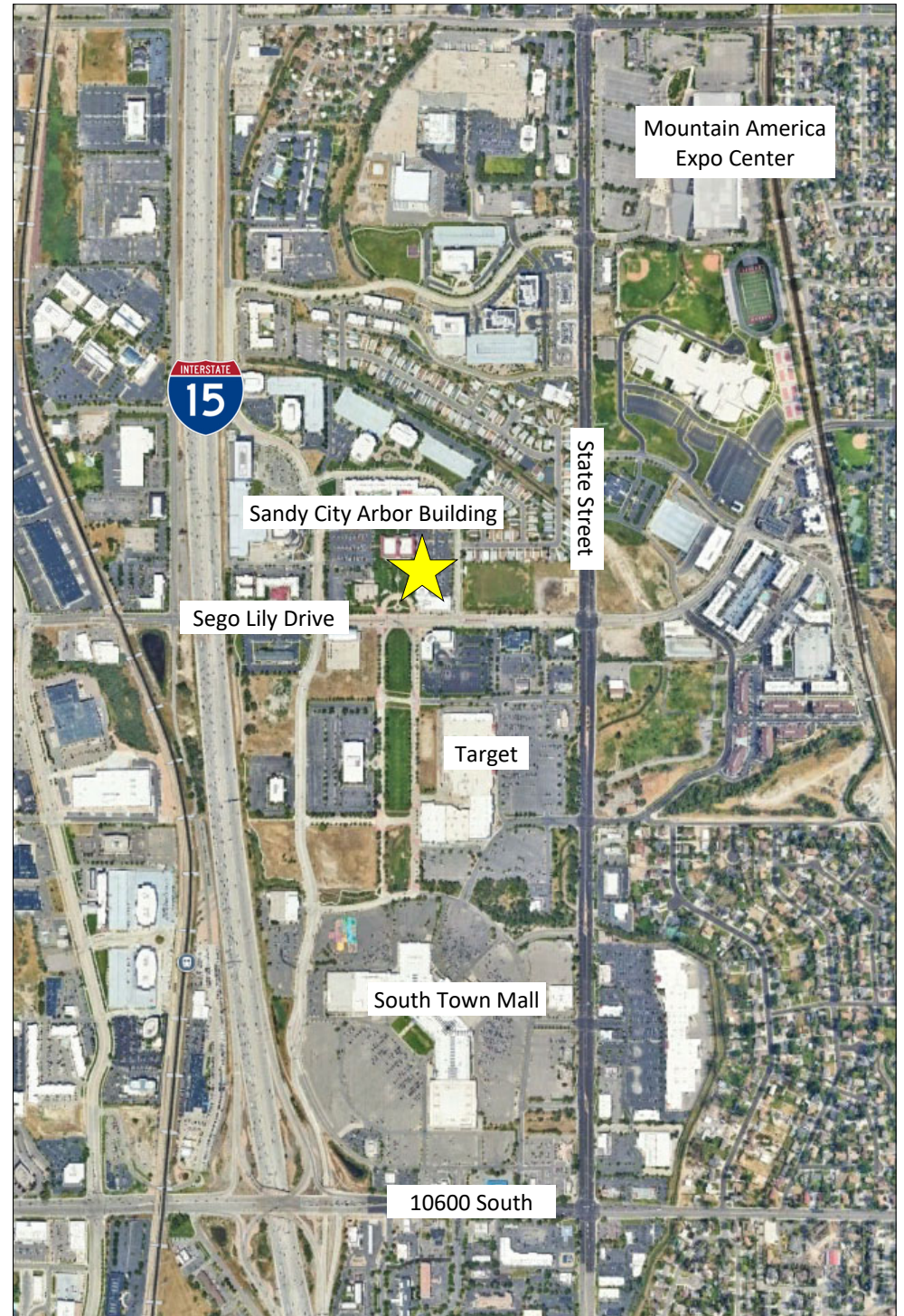
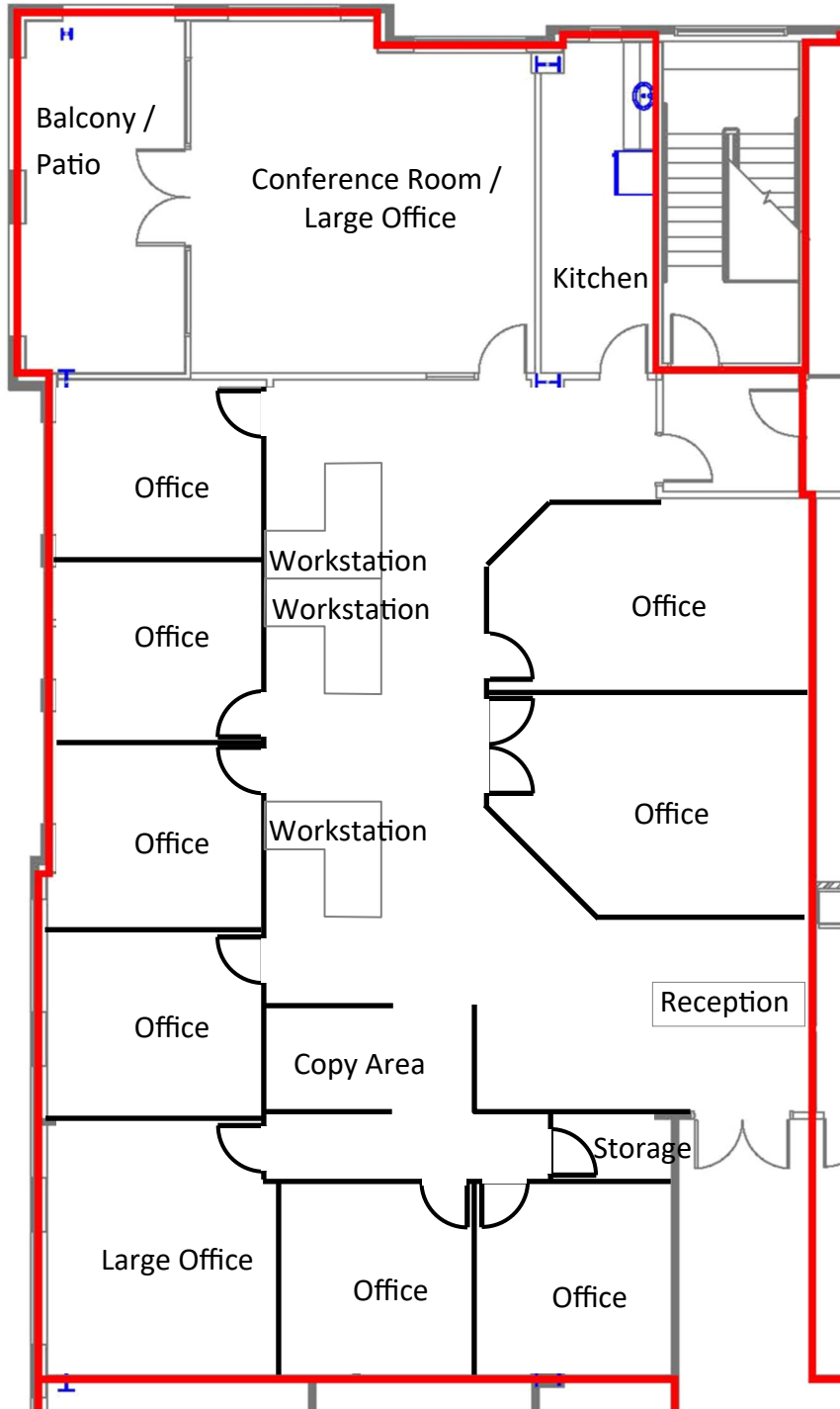
CONTACT:

Dan Nelson

801-568-7176



CURRENT BUILDOUT

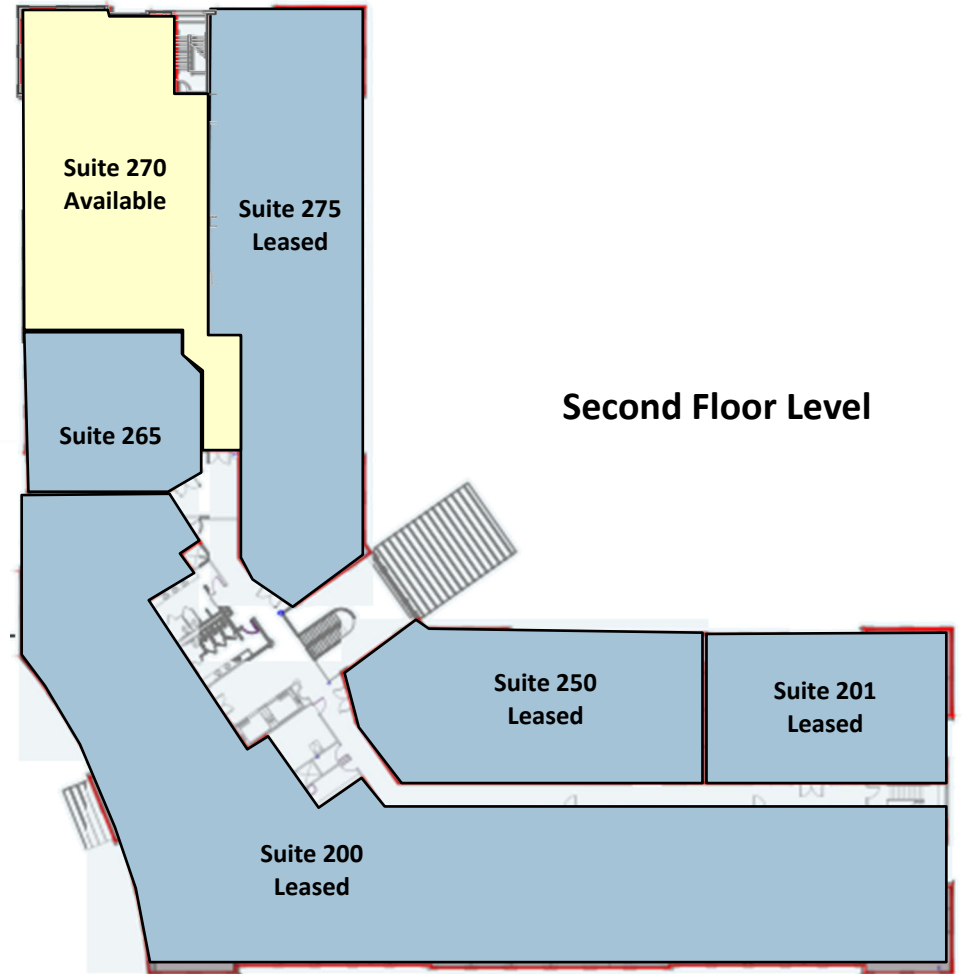
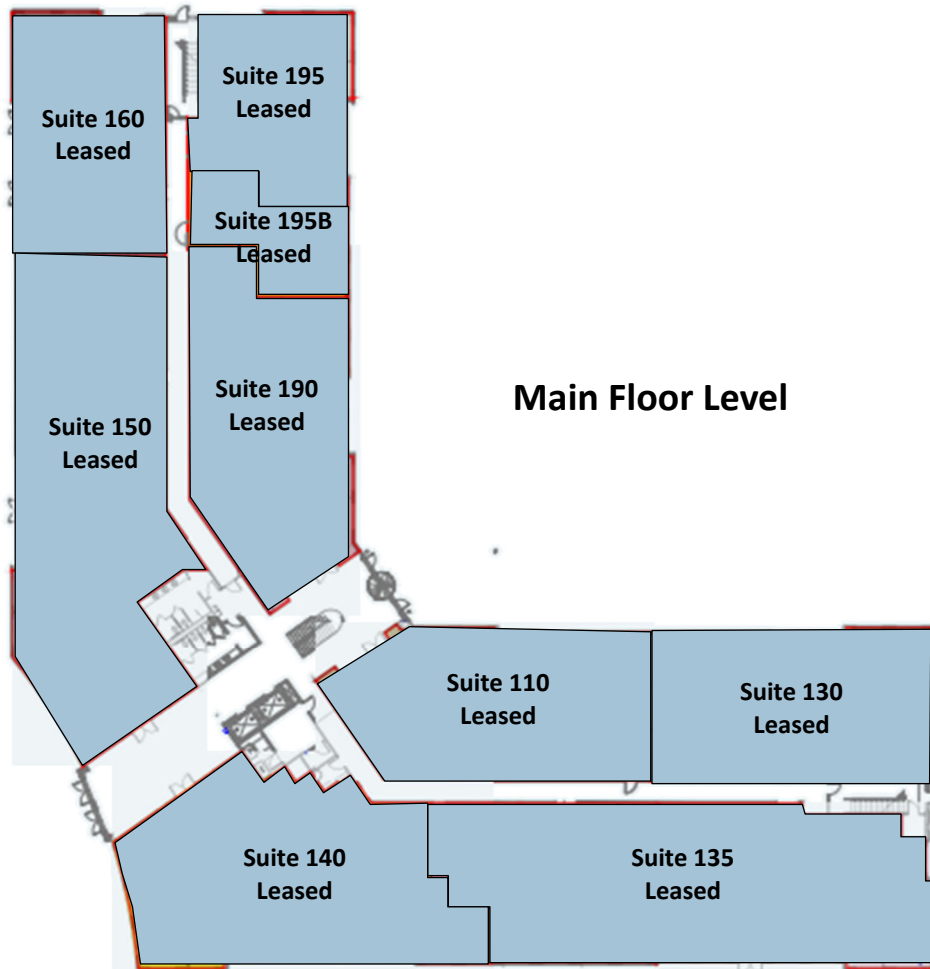


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**SANDY CITY ARBOR BUILDING:
SUITE 270**

4,816 Rentable SF

176 West Segoe Lily Drive in Sandy, Utah





PROFESSIONAL OFFICE BUILDING WITH CLASS "A" FINISHES



4,816 RENTABLE SF



SUITE 270: IMMEDIATELY AVAILABLE



FURNITURE MAY BE INCLUDED



CORNER SUITE WITH PRIVATE BALCONY



LOCATED ON THE SANDY CITY CAMPUS AND PROMENADE



NEAR FREEWAY, RESTAURANTS, SOUTHTOWNE MALL