



MOVE-IN READY SUBLEASE SPACE!

Our 5-Story Class A building with 106,083 RSF, located in the **Jordan Valley Business Park** presents prospective tenants with a unique opportunity to realize the economics of a second-generation space with the convenience of a complete **\$10M+** renovation in 2020:

- \$5.4M on interior renovation
- \$1M in Landlord upgrades for new HVAC backbone and system
- \$500k on new roof with mechanical change above
- \$1.5M on new, expanded parking
- \$3.7M on FF&E included with the Building; most of which has never been used. Two of the five floors have never been occupied.
- New Elevator Cabs (2025)
- On-site amenities include pickleball, basketball and bocci ball courts, and outdoor fire pit
- Close to South Town Mall and nearby amenities

JORDAN VALLEY TECH CENTER I

698 West 10000 South / South Jordan, UT

PROPERTY HIGHLIGHTS

\$27.50

Full Service
Sublease Rate

Fully
Furnished

Five floors available

Flexible
Terms

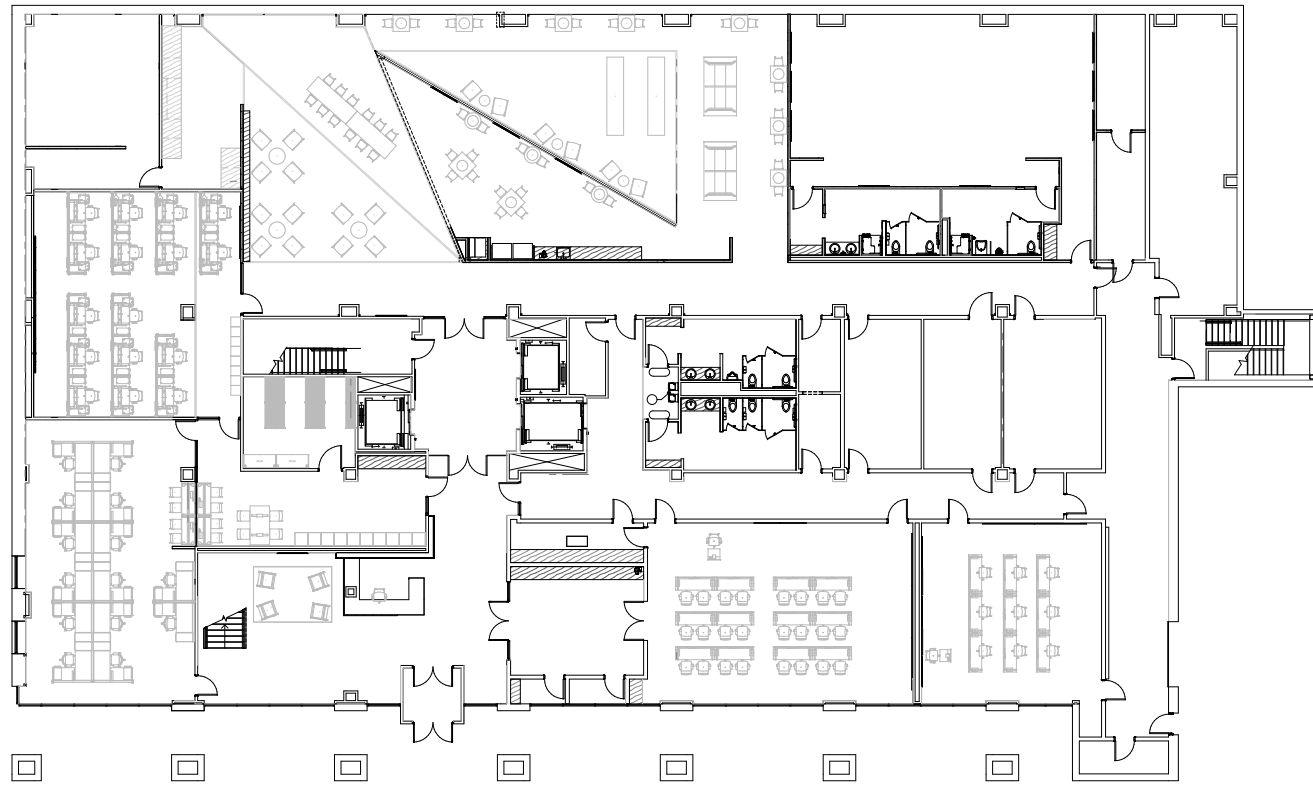
Brand-New Tech Oriented Build-Out

On-Site Gym, Cafeteria, and Pickleball Courts
6.5/1,000 SF Surface Parking

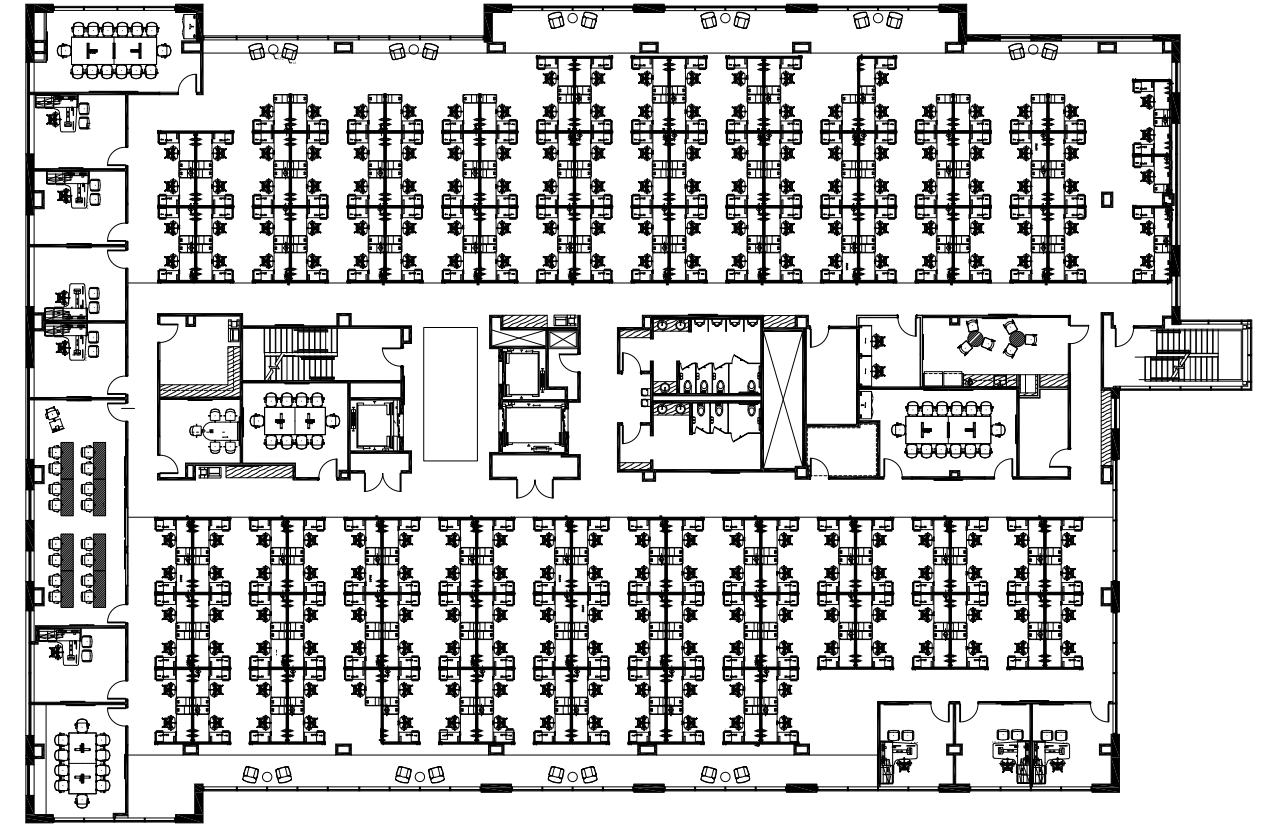


FIRST FLOOR

17,931 SF
Available January 1, 2026



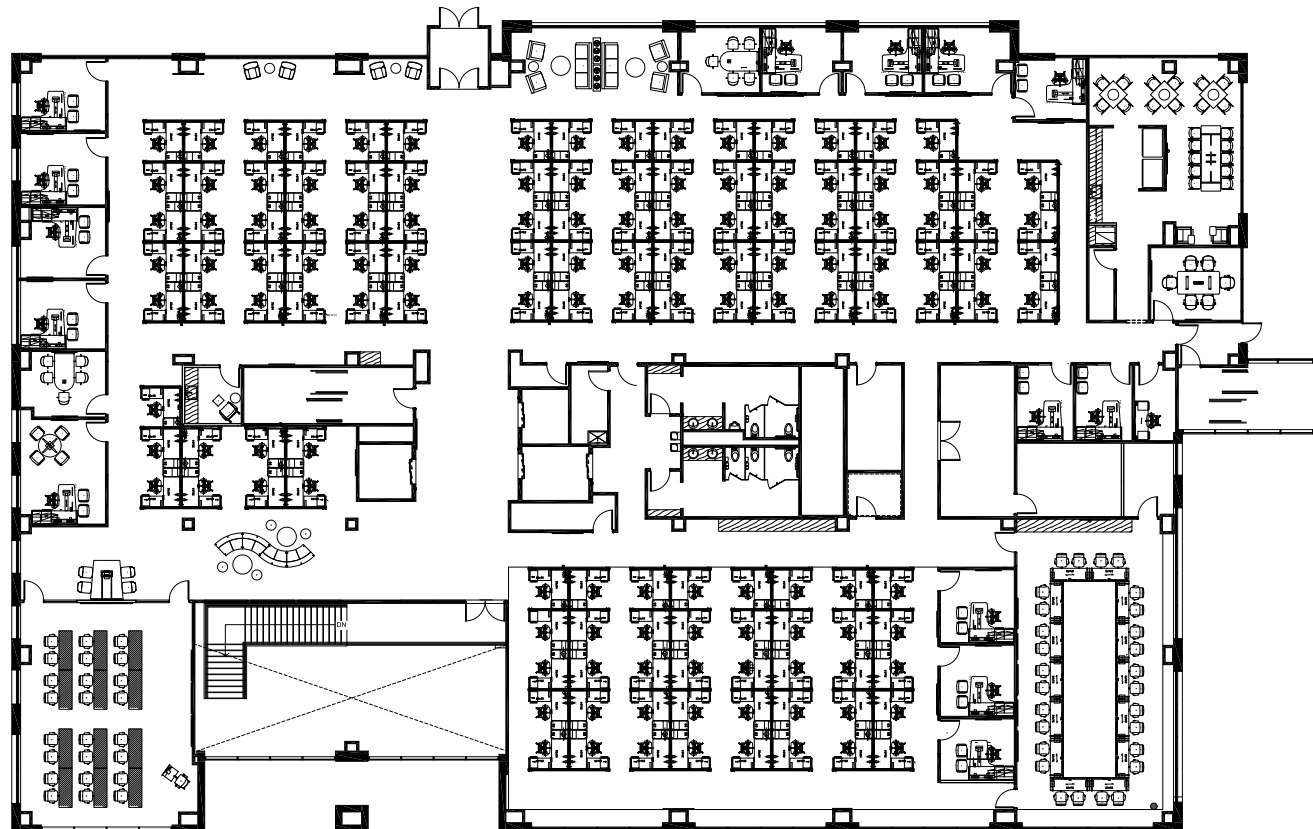
22,730 SF
Available Immediately



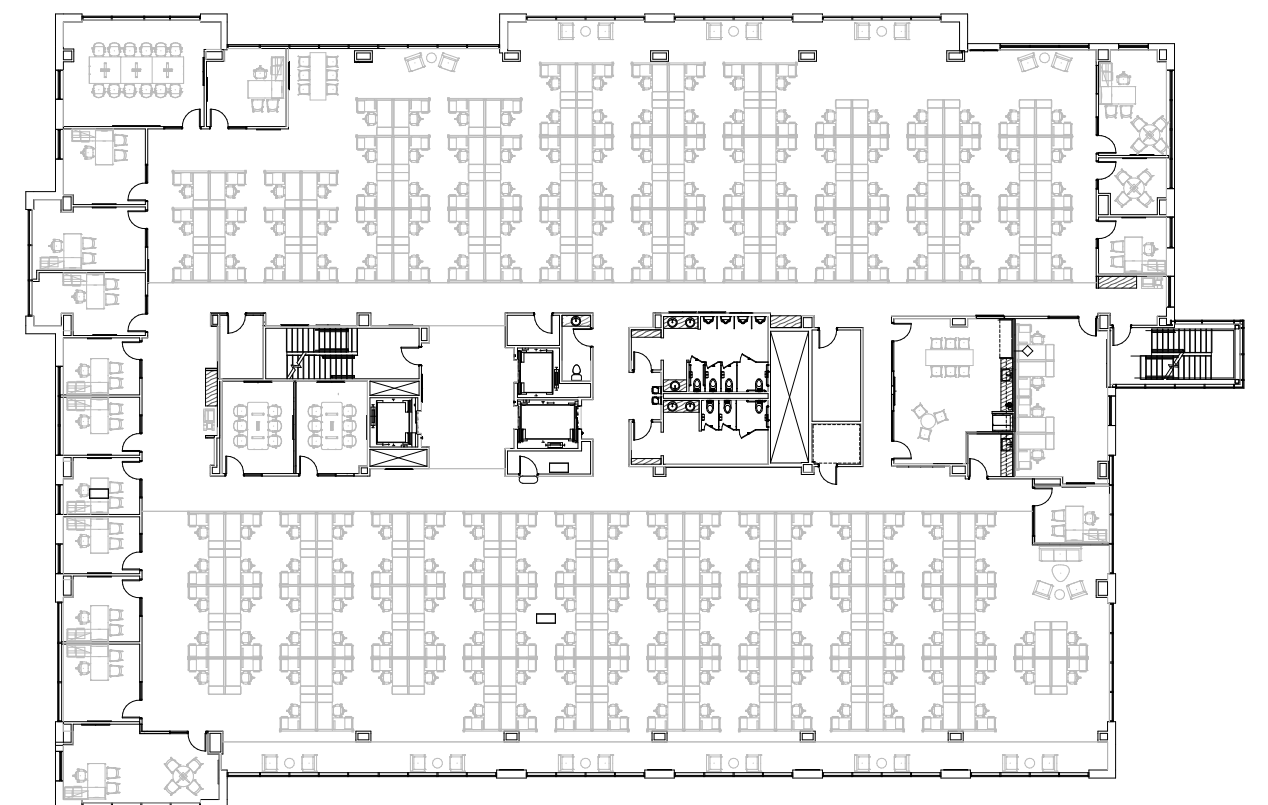
THIRD FLOOR

SECOND FLOOR

19,983 SF
Available Immediately



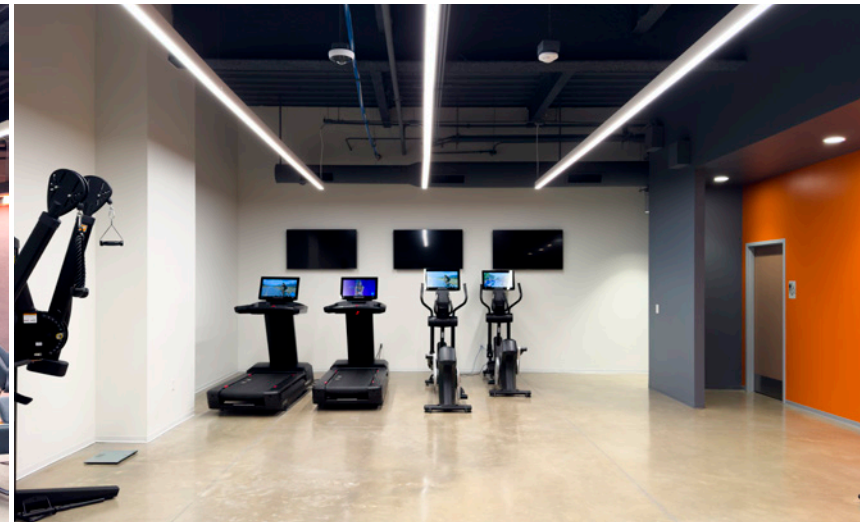
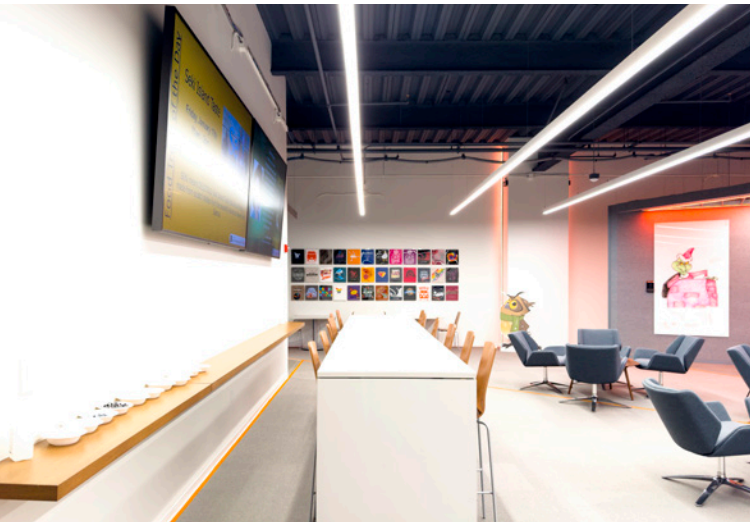
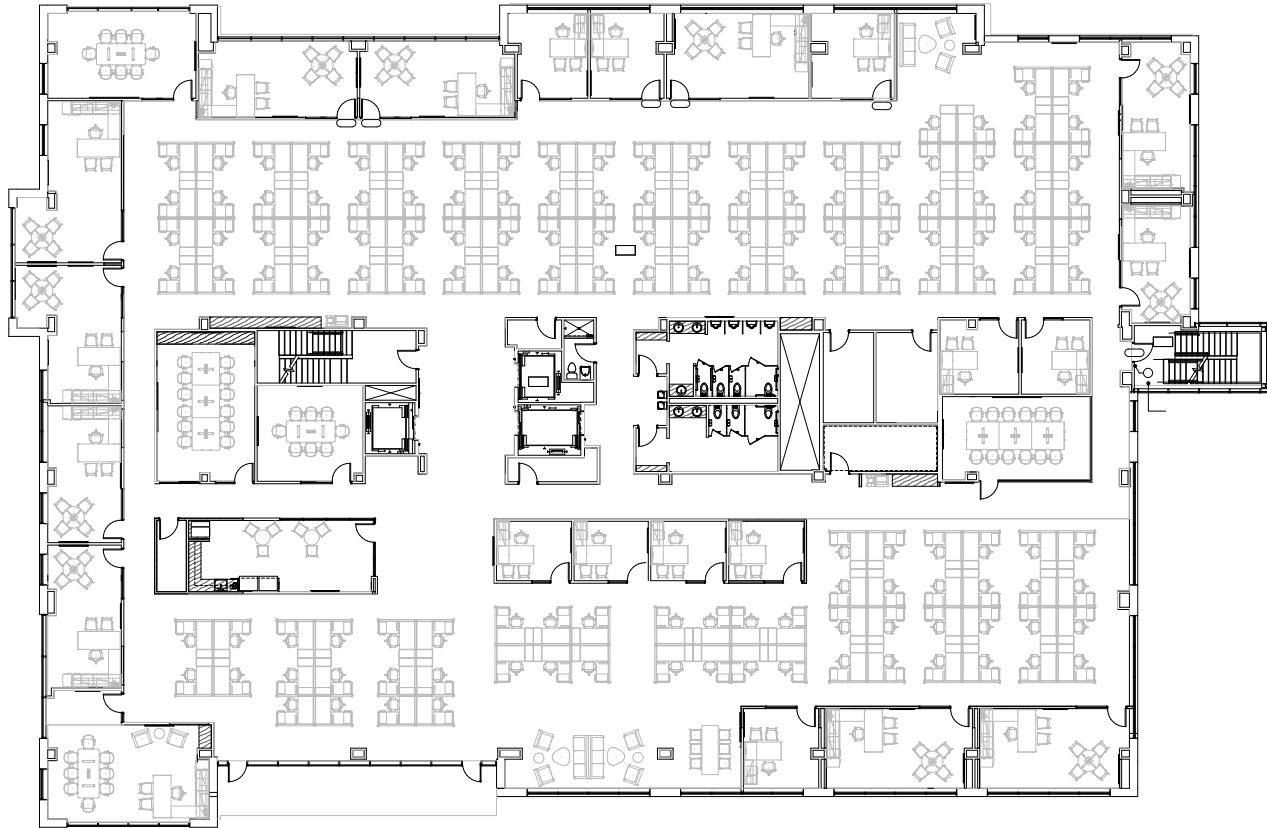
22,833 SF
Available January 1, 2026



FOURTH FLOOR

FIFTH FLOOR

22,606 SF
Available January 1, 2026



THE NEIGHBORHOOD

Close proximity to shopping, dining, & entertainment. Quick South Towne Mall & I-15 access.





FULL BUILDING OPPORTUNITY - 106,083 RSF
JORDAN VALLEY TECH CENTER I
698 West 10000 South / South Jordan, UT

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