

Stratus Professional Center

AVAILABLE FOR LEASE

10619 S. JORDAN GTWY.
SOUTH JORDAN, UT 84095



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**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

STRATUS PROFESSIONAL CENTER

- **First Floor: 8,232 SF or 14,904 SF**
 - » Suite 125: 8,232 SF
 - » Suite 110: 8,955 SF (up to 10,455)
 - » Suite 130: 4,449 SF (up to 5,949)
 - 1,500 SF must be added to Suite 110 or Suite 130
- **Second Floor: 12,411 SF**
 - » Suite 200: 12,411 SF
 - (Divisible to 2,438 SF, 3,500 SF and 6,473 SF)
- **Third floor: 4,182 SF (Combined)**
 - » Suite 330: 1,387 SF
 - » Suite 340: 2,795 SF



- **Lease Rate: \$21.50 – \$22.50/RSF**
Full-Service Gross
- Beautiful Views of the Wasatch and Oquirrh Mountains
- 5.5/1,000 SF Parking Ratio
- Generous TI's for Long Term Leases
- Recently Remodeled Lobby
- Spec Suites on Third Floor
- Year Built: 2001
- Bathroom Renovation Completed Spring of 2026
- On-site Property Management and Day Porter
- Located in the South Valley/ Silicon Slopes Area with Convenient Access to I-15 and I-215
- Within walking distance to South Jordan FrontRunner Station
- UTA bus stop in front of property
- Close proximity to many amenities, including restaurants, hotels and shopping



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LAB CONVERSION POTENTIAL

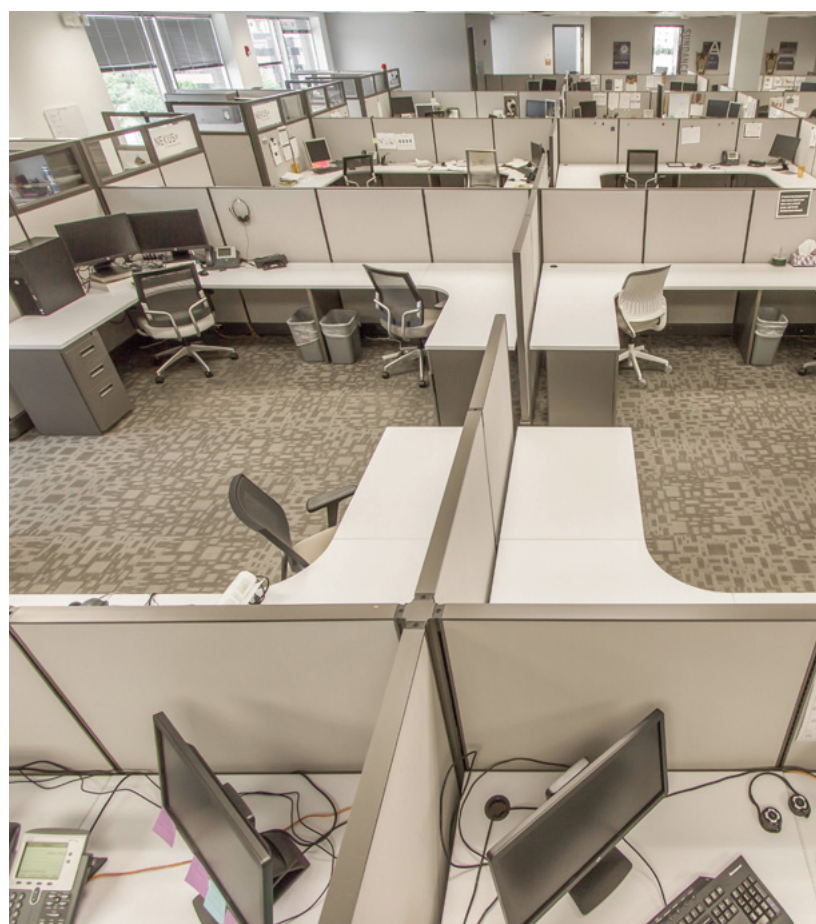
Experienced ownership has over 40 years' involvement with constructing and providing lab space for Life Science users.

- Large floor plates up to 30,000 RSF
- Ceiling height floor to deck of 14'5"
- Building power capability of 2500 amps, 3-phase, 480 volts (70.24 watts per square foot)
- Landlord will work with tenant to add extra HVAC and a backup generator as needed by lab users
- Roof designed to handle additional equipment loads
- Zoned C-F: Laboratory for research or testing permitted



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STRATUS PROFESSIONAL CENTER

FIRST FLOOR

TOTAL COMBINABLE
14,904 RSF

±1,500 SF
(Combinable with
Either Suite)

SUITE 110
8,955 RSF

PROPOSED
FLOOR PLAN

SUITE 130
4,449 RSF

SUITE 125
8,232 RSF



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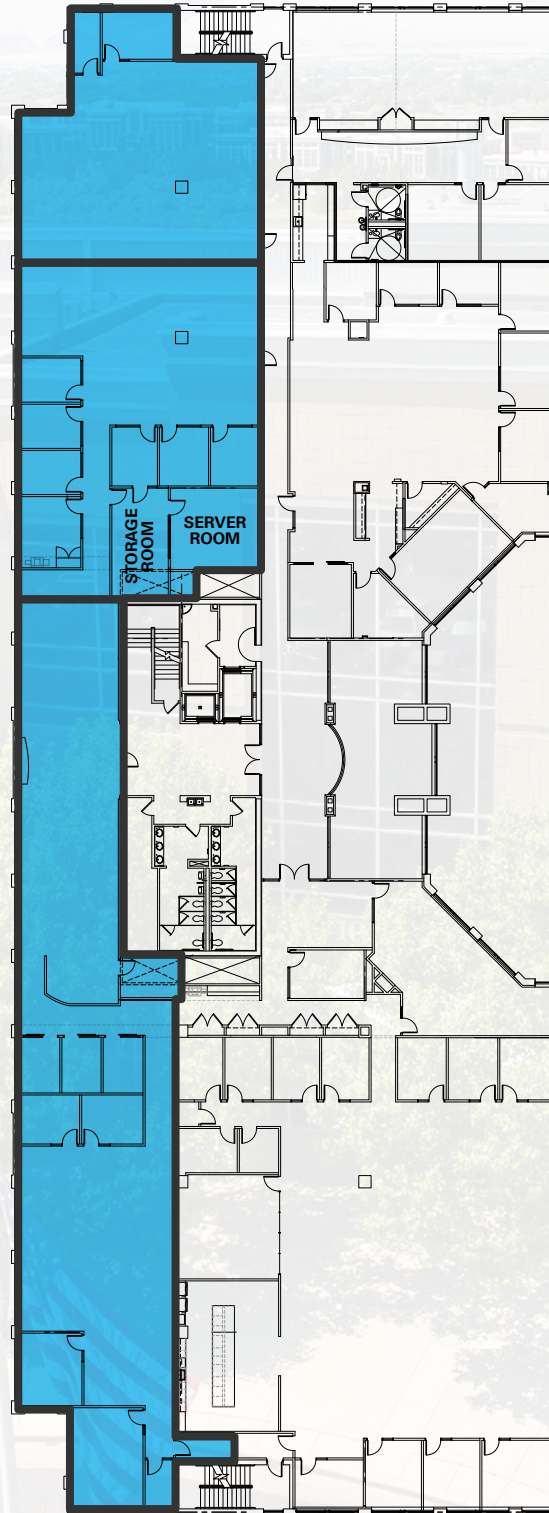
SECOND FLOOR

TOTAL COMBINABLE
12,411 RSF

SUITE 250
2,438 RSF

SUITE 240
±3,000 RSF

SUITE 200
±6,973 RSF



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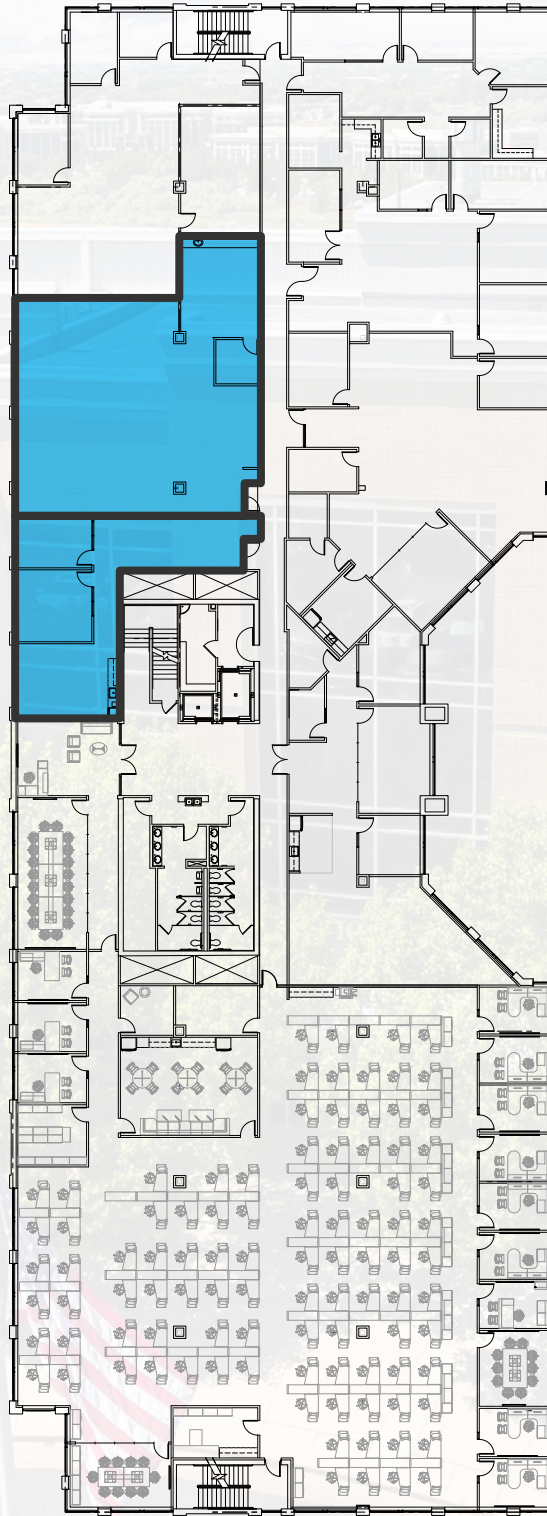
STRATUS PROFESSIONAL CENTER

THIRD FLOOR

TOTAL COMBINABLE
4,182 RSF

SUITE 340
2,795 RSF

SUITE 330
1,387 RSF



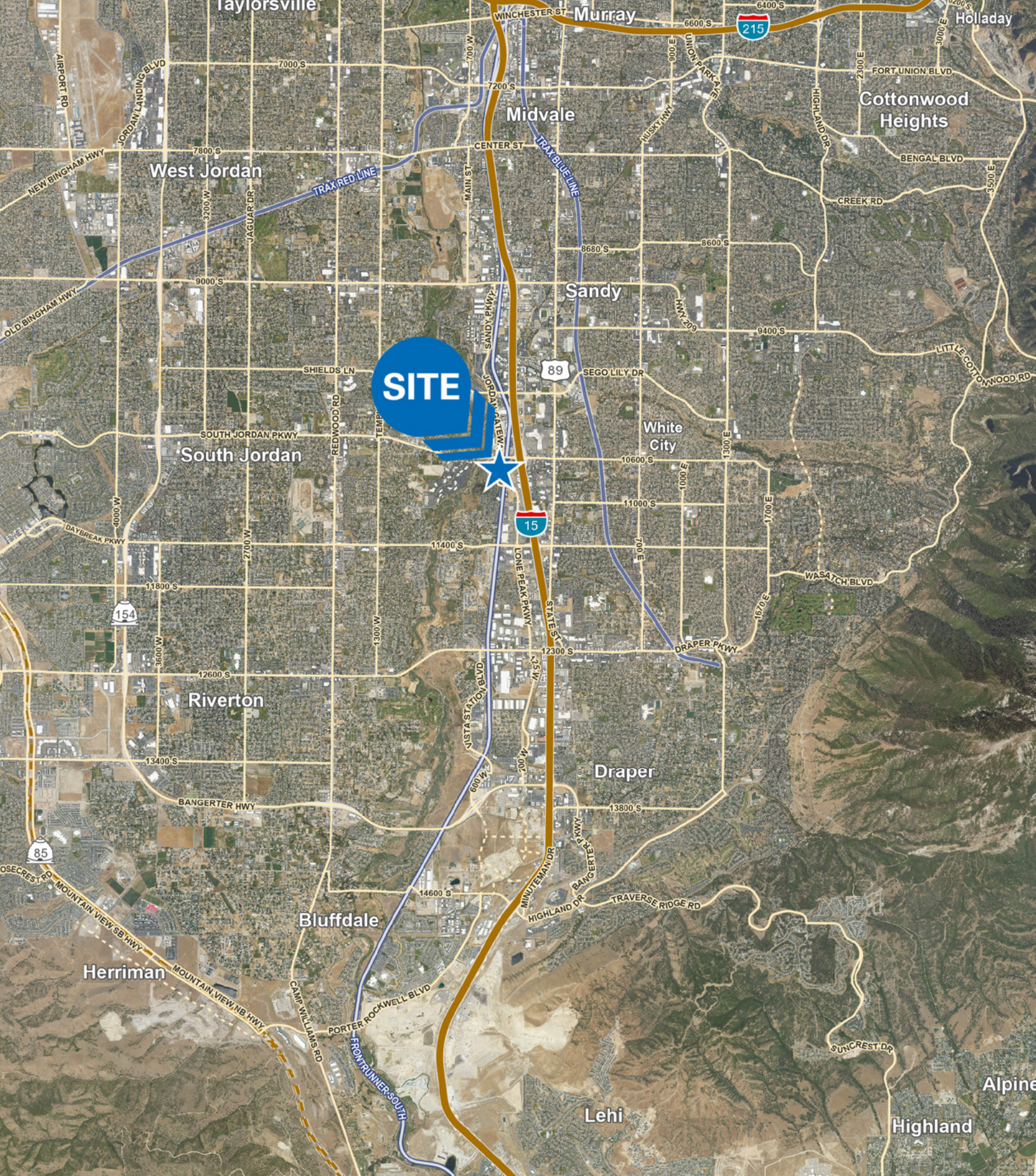
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