



PROPERTY SUMMARY

1 AT UNION PARK / 6925 UNION PARK AVE.

CAPITAL IMPROVEMENTS - 2019

4 / 1000 PARKING RATIO

ON-SITE STORAGE



UNION PARK

BE LIFTED UP



www.futrcommercial.com | 801.858.0555

SHANDIE WIEDBUSCH shandie@futrcommercial.com
PETER BLACK peter@futrcommercial.com

UNIMPEDED VIEWS OF
THE VALLEY & WASATCH
MOUNTAINS

UP

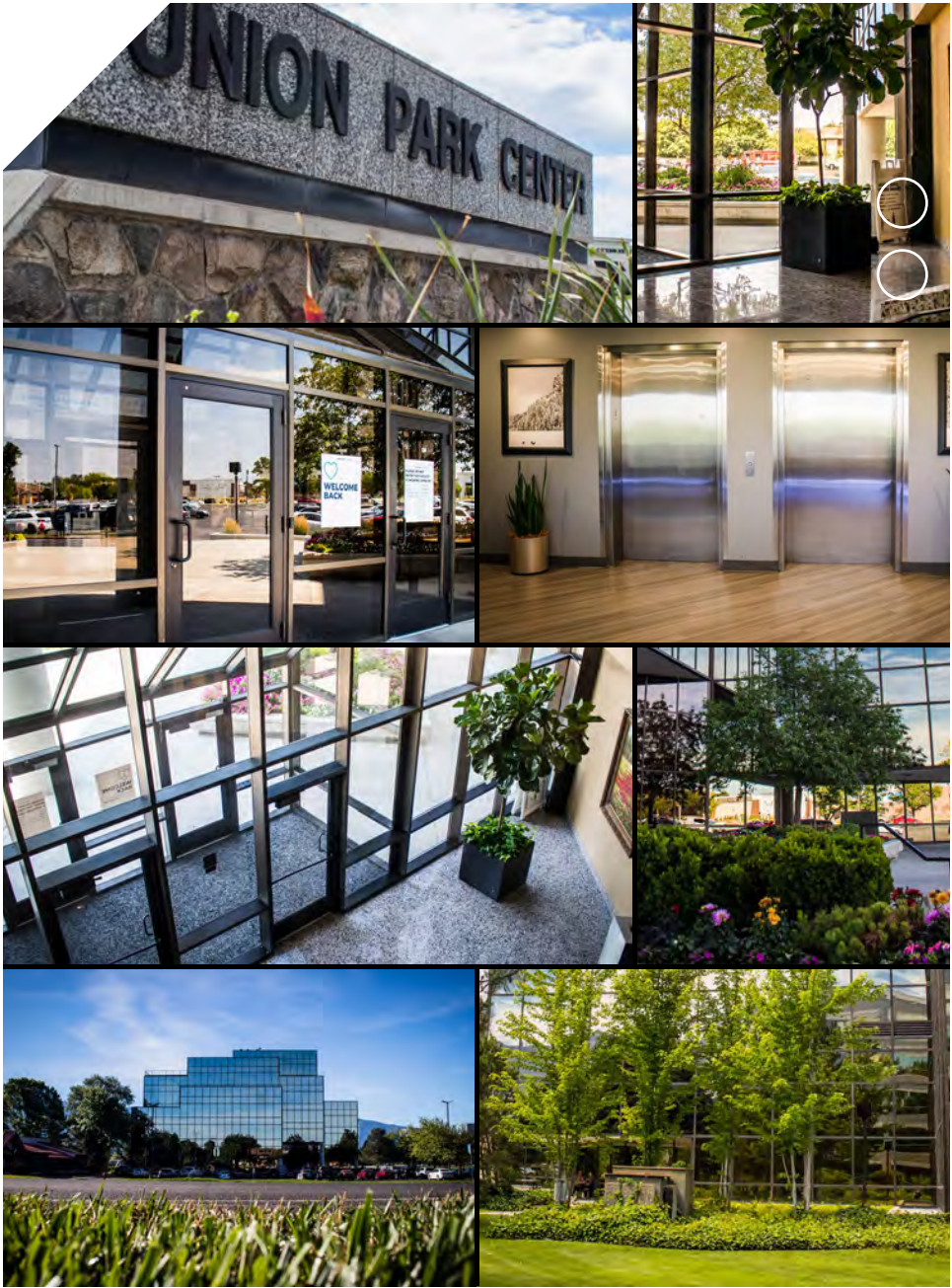
UP

UNION PARK

BE LIFTED UP

**UTAH'S PREMIER SUBURBAN
OFFICE PARK, LOCATED IN THE
HEART OF UTAH'S SCENIC SALT
LAKE VALLEY.**

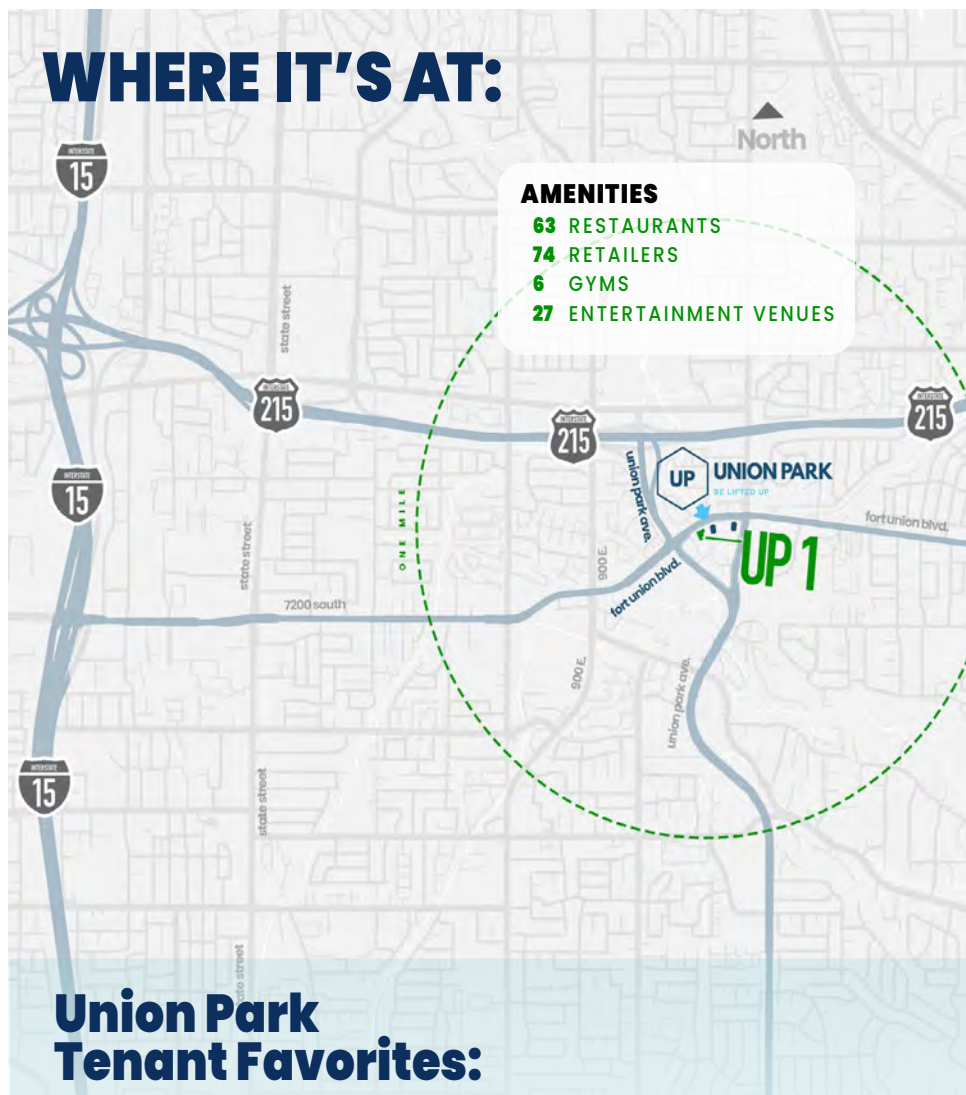
Union Park offers a unique park-like atmosphere with an abundance of landscaped open spaces. Fast, easy access to local freeways, restaurants, and retail shopping. Ideal for companies looking to recruit talent or offer services to the entire valley. Covered parking included at no cost.



One of the most desirable spots for work, play and living in the Intermountain West. Boasting fantastic views from nearly every suite.

GALLERY

WHERE IT'S AT:



Union Park Tenant Favorites:

- Chipotle
- In-N-Out
- **Costa Vida**
- Noodles & Company
- Chick-Fil-A
- Cafe Rio
- Zao's Cafe
- Cafe Zuppas
- Jersey Mike's
- **Itto Sushi**
- The Pie Pizzeria
- Jimmy Johns
- 5 Guys
- **Trader Joe's**
- Target
- Harmons
- Whole Foods
- Home Depot
- Sierra Trading
- Old Navy
- **Sam's Club**

AREA MAP

1 at UNION PARK PROPERTY FEATURES:

- ON-SITE PROPERTY MANAGEMENT
- COVERED PARKING
- 24 HR SECURITY
- BY MAJOR RETAIL, DINING & LODGING
- ONE OF UTAH'S TOP COMMERCIAL HUBS
- 1/4 MILE TO I-215
- MULTIPLE ENTRY POINTS
- DEDICATED TRAFFIC LIGHT FOR ACCESS
- DAILY TRAFFIC: 10,300 CARS
- RECENT CAPITAL UPGRADES
- EV CHARGING STATIONS
- FIBER OPTIC NETWORK AVAILABLE

1 at Union Park is a 4-story timeless granite and glass structure located in the heart of Utah's scenic Salt Lake Valley. This Class-A facility features exclusive executive suites, unimpeded views of the valley and Wasatch Mountains, a 2-story granite and glass lobby, plentiful outdoor parking and much more.

CLASS A FINISHES

ON-SITE PROPERTY MANAGEMENT

- AFFORDABLE RATES
- GENEROUS TI ALLOWANCE AVAILABLE



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40.625461 • -111.85531 •

AVAILABILITY

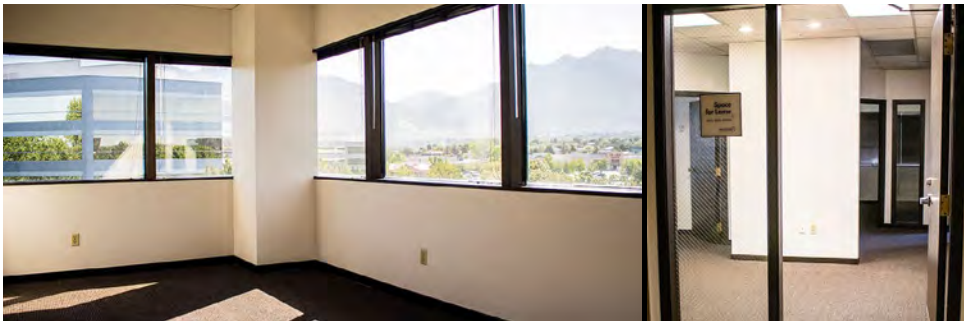
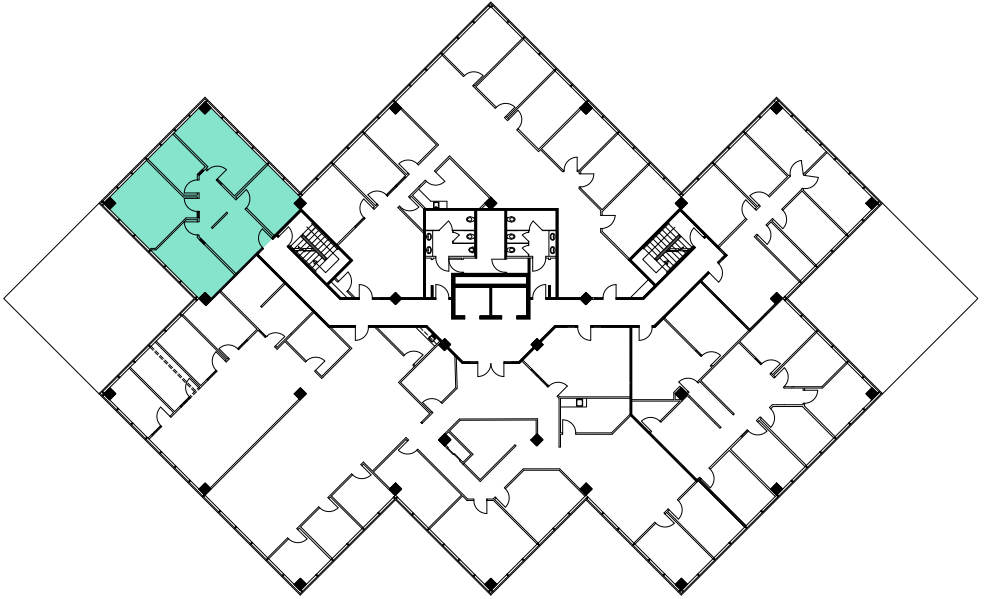
1st UNION PARK, SUITE 420

LOCATION 6925 UNION PARK AVE. 84047

SF/COST 1,324 RSF / \$26.00 PSF

STATUS AVAILABLE

SPACE PLAN



PRESENTED BY



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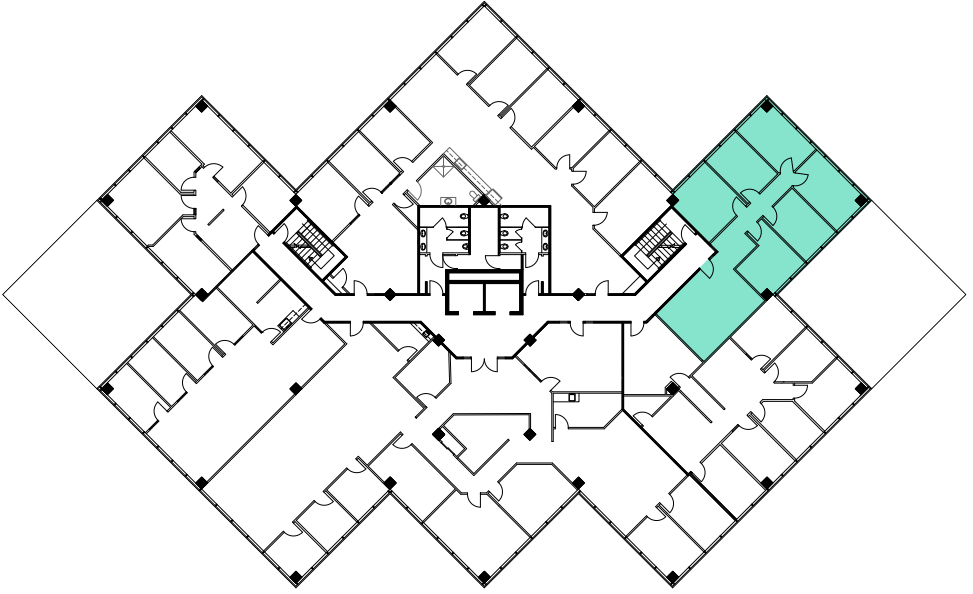
1st UNION PARK, SUITE 490

LOCATION 6925 UNION PARK AVE. 84047

SF/COST 1,698 RSF / \$26.00 PSF

STATUS AVAILABLE

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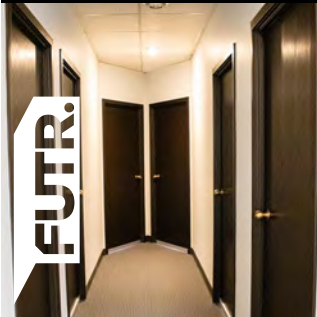
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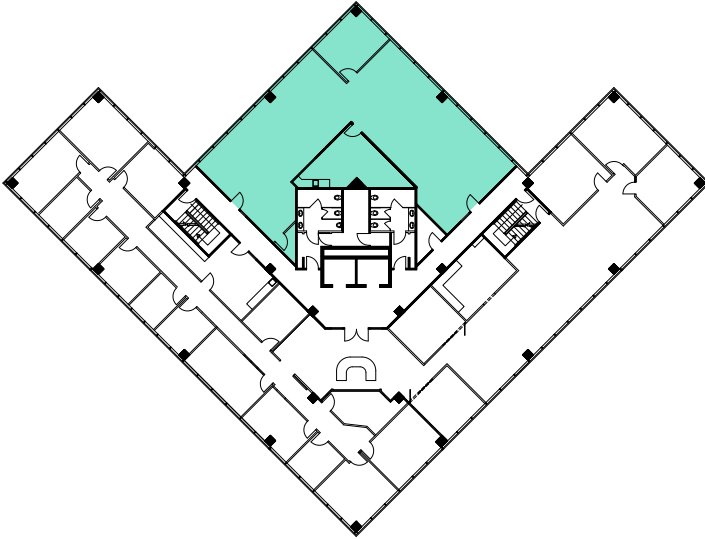
1 at UNION PARK, SUITE 525

LOCATION 6925 UNION PARK AVE. 84047

SF/COST 2,857 RSF / \$26.00 PSF

STATUS AVAILABLE NOW

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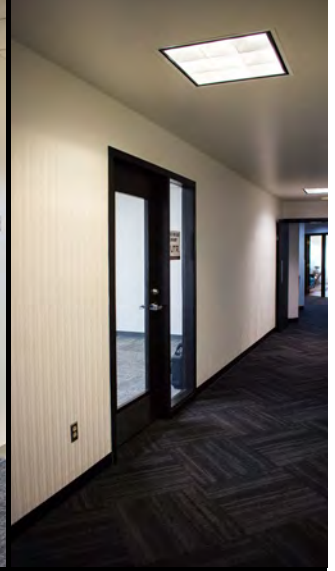
1 at UNION PARK, SUITE 525



LOCATION 6925 UNION PARK AVE. 84047

SF/COST 2,857 RSF / \$26.00 PSF

STATUS AVAILABLE NOW



AVAILABILITY

1 at UNION PARK, SUITE 600

LOCATION	6925 UNION PARK AVE. 84047
SF/COST	9,750 RSF / \$26.00 PSF
STATUS	AVAILABLE MAY 1, 2023

SPACE PLAN



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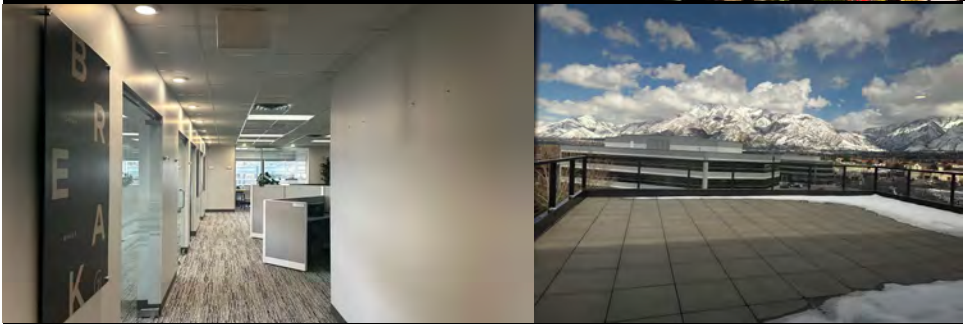


UNION PARK
BE LIFTED UP

AVAILABILITY

1 at UNION PARK, SUITE 600

LOCATION	6925 UNION PARK AVE. 84047
SF / COST	9,750 RSF / \$26.00 PSF
STATUS	AVAILABLE MAY 1, 2023



PROXIMITY MAP



10
MIN

DOWNTOWN
SALT LAKE CITY



15
MIN

SALT LAKE
INT. AIRPORT



18
MIN

PARK CITY
EXITS



10
MIN

FROM 50% SLC'S
POPULATION



8
MIN

BIG COTTONWOOD
CANYON



20
MIN

SILICONE
SLOPES LEHI

UP

EASY ACCESS



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