

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: 2,556 SF or 5,163 SF**
 - » Suite 200: 5,163 SF
 - » Suite 250: 2,566 SF
- **Third floor: 2,795 SF**
 - » Suite 340: 2,795 SF



- **Lease Rate: \$23.00/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

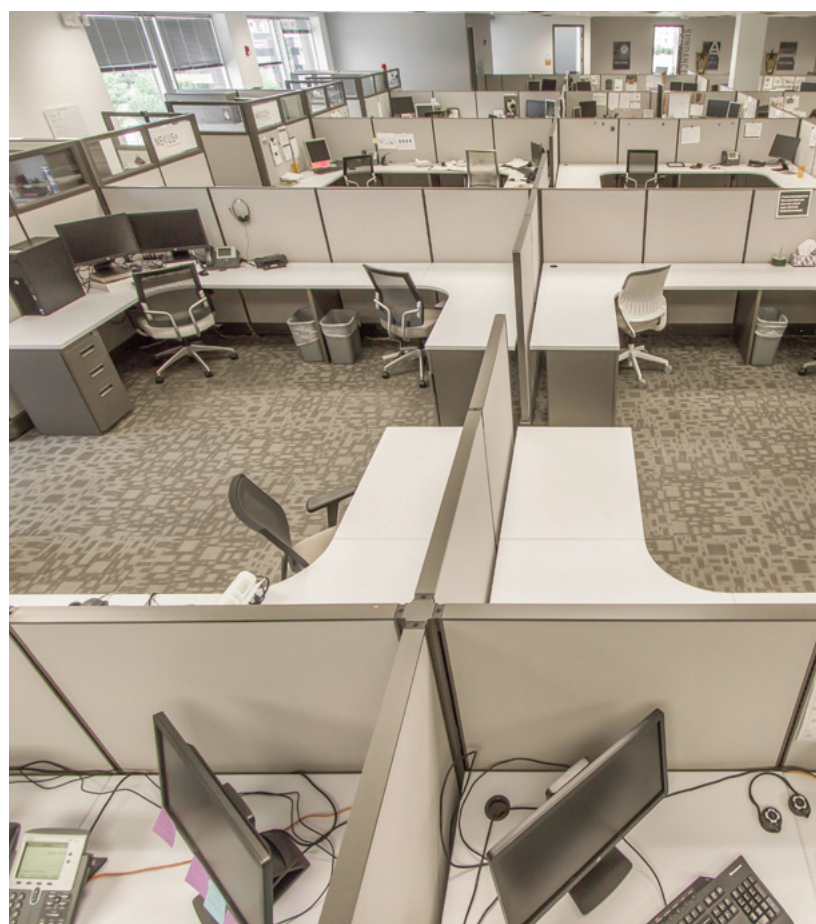
Experienced ownership has over 40 years' involvement with constructing and providing lab space for Life Science users.

- 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**

**SUITE 110
8,955 RSF**

**PROPOSED
FLOOR PLAN**

**±1,500 SF
(Combinable with
Either Suite)**

**SUITE 130
4,449 RSF**

**SUITE 125
8,232 RSF**



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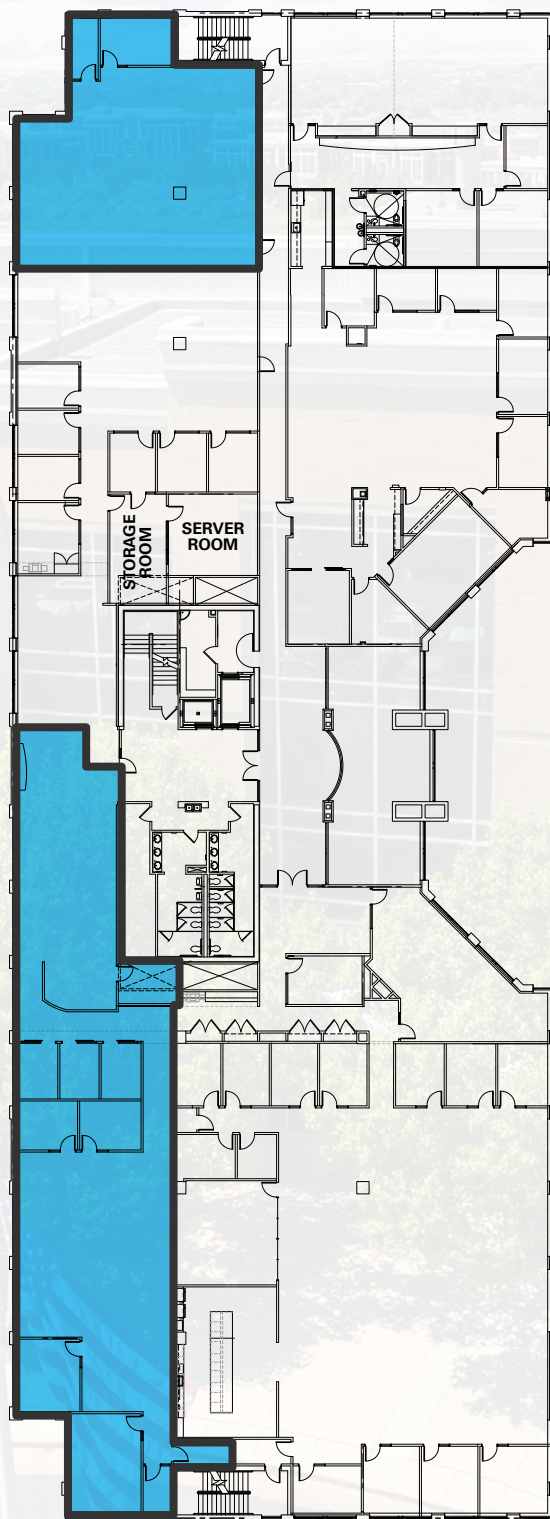
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SECOND FLOOR

SUITE 250
2,566 RSF

SUITE 200
5,163 RSF



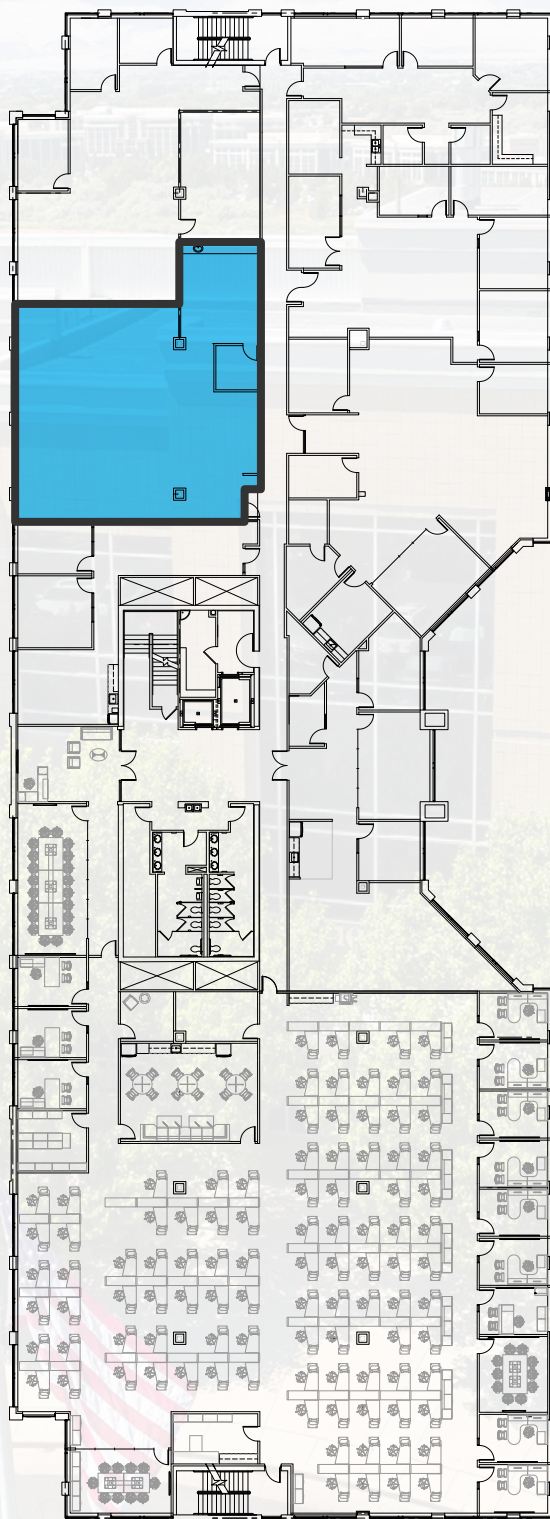
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THIRD FLOOR

SUITE 340
2,795 RSF



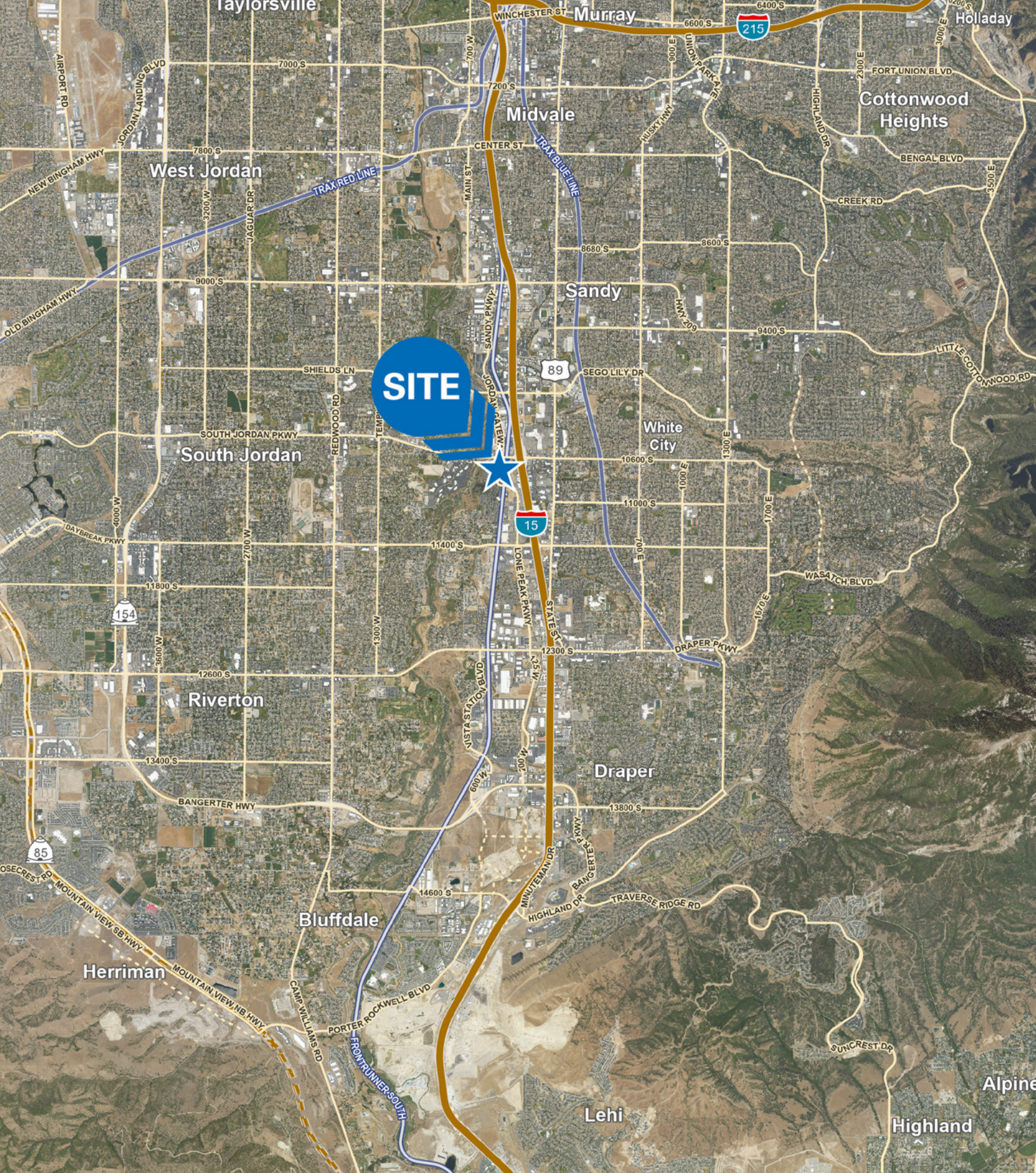
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