

UNION



WOODS





UNION WOODS



• • •
Suite 100: 4,982 RSF | 2nd Floor : 14,930 RSF | Suite 460: 1,331 RSF

• • •
\$26.50/RSF, full service lease rate

• • •
4/1,000 parking ratio

• • •
Panoramic mountain views

• • •
Outstanding location with private entrance with lighted intersection

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Close proximity to restaurants, banks, business services and shopping

• • •
Immediate access to I-215

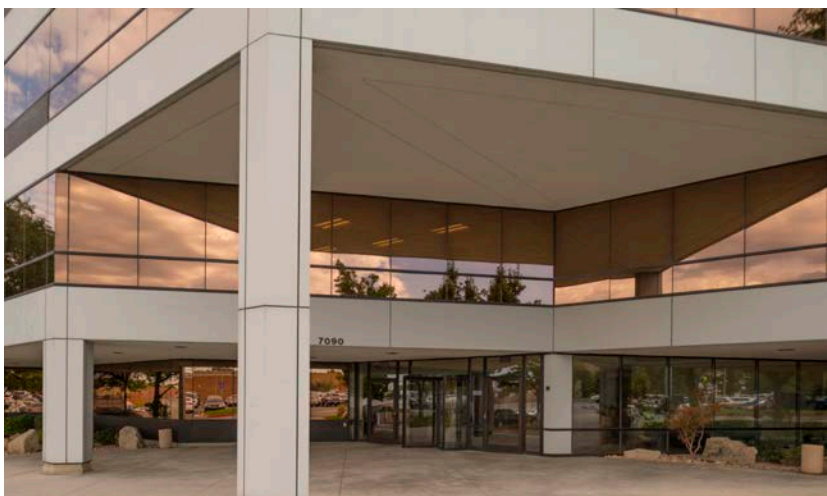
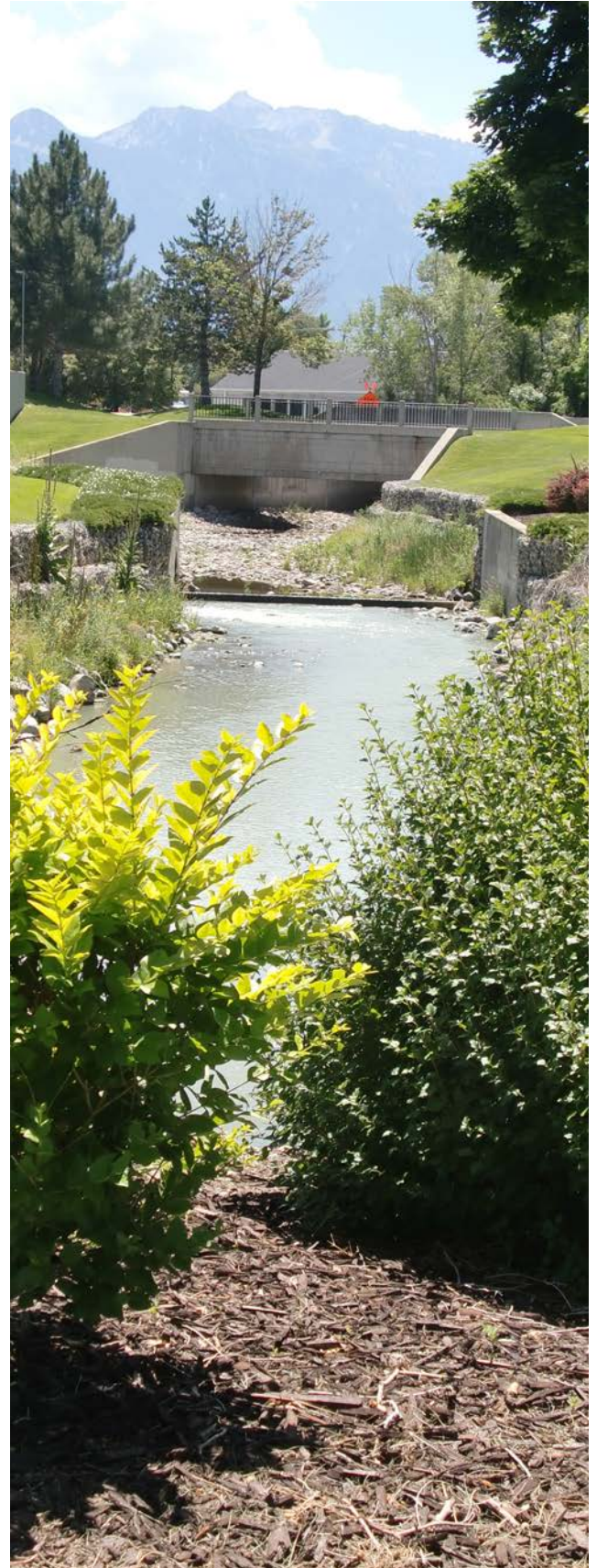
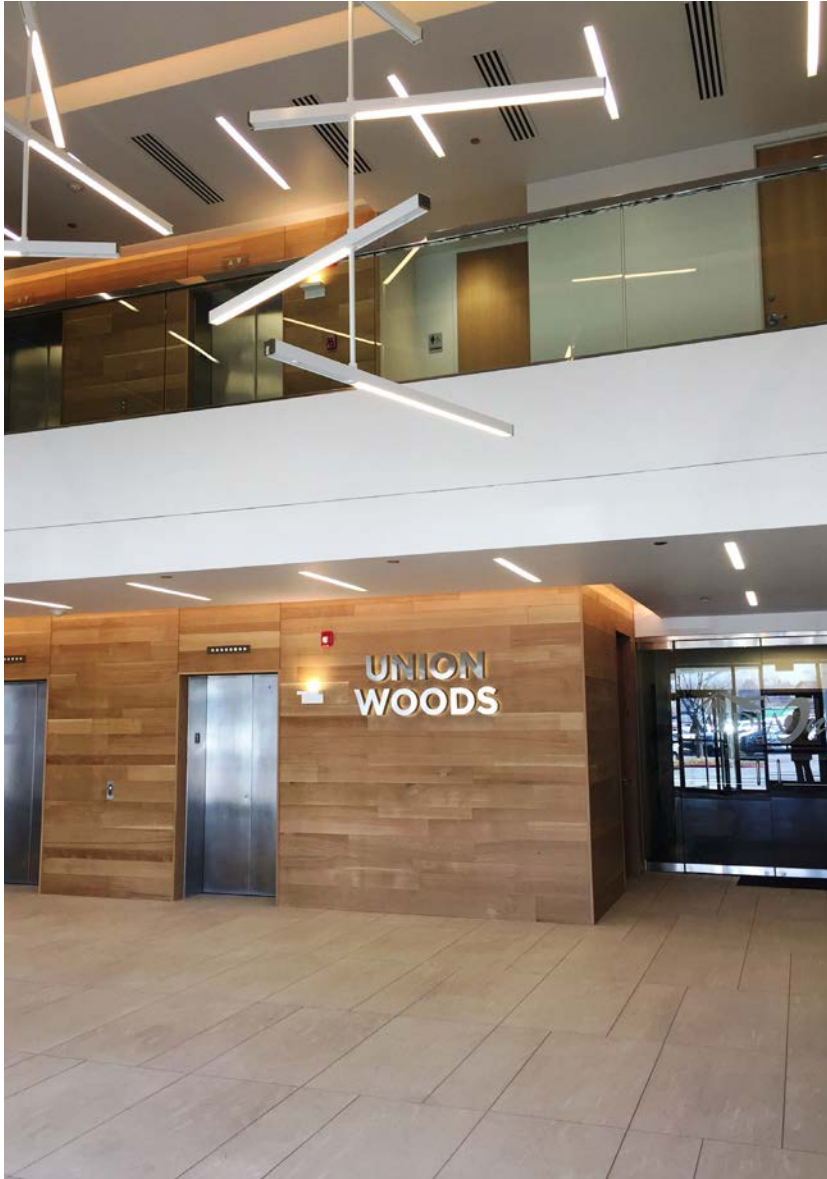
• • •
High-profile, six-story, class "A" building

• • •
Monument signage available

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Fiber providers Utopia, First Digital, Spectrum Fiber, CenturyLink/Integra, Windstream and Verizon

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7090 South Union Park Avenue
Salt Lake City, Utah

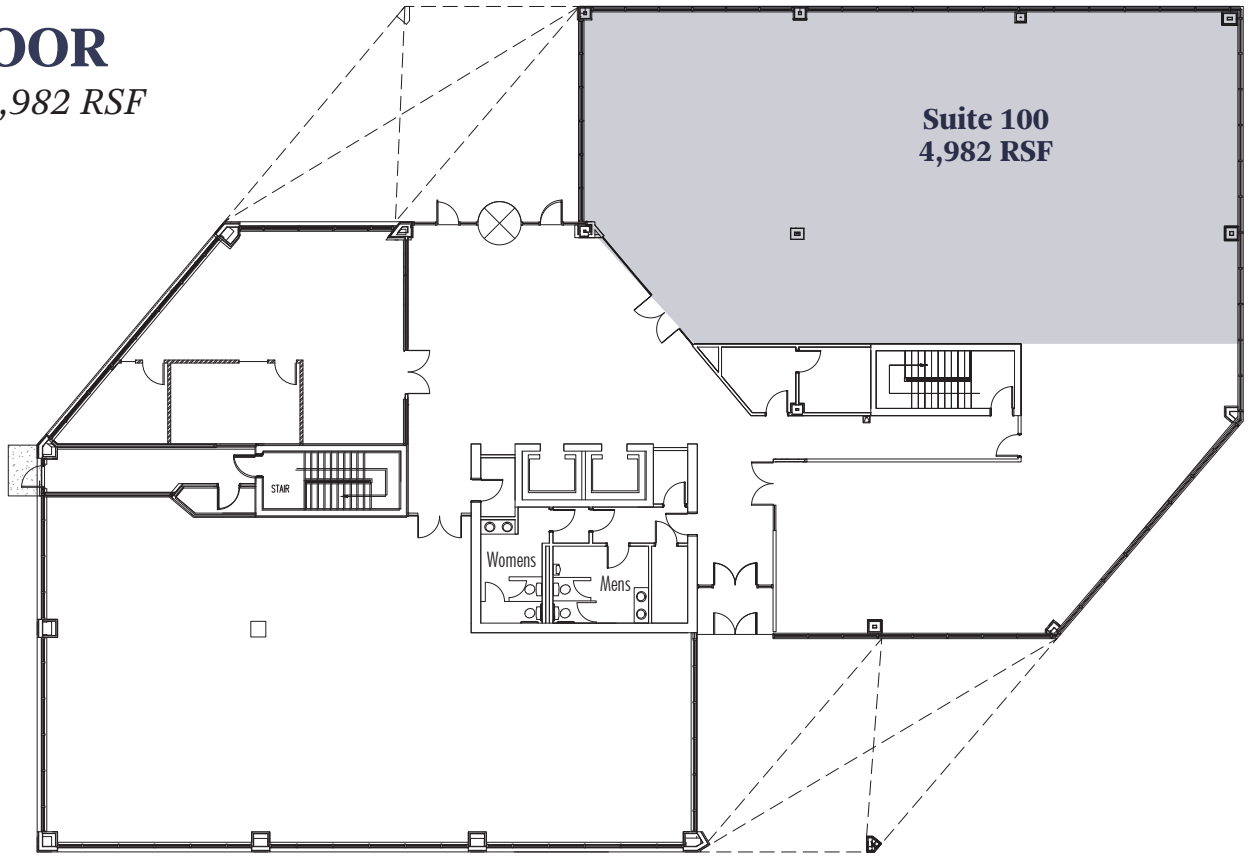




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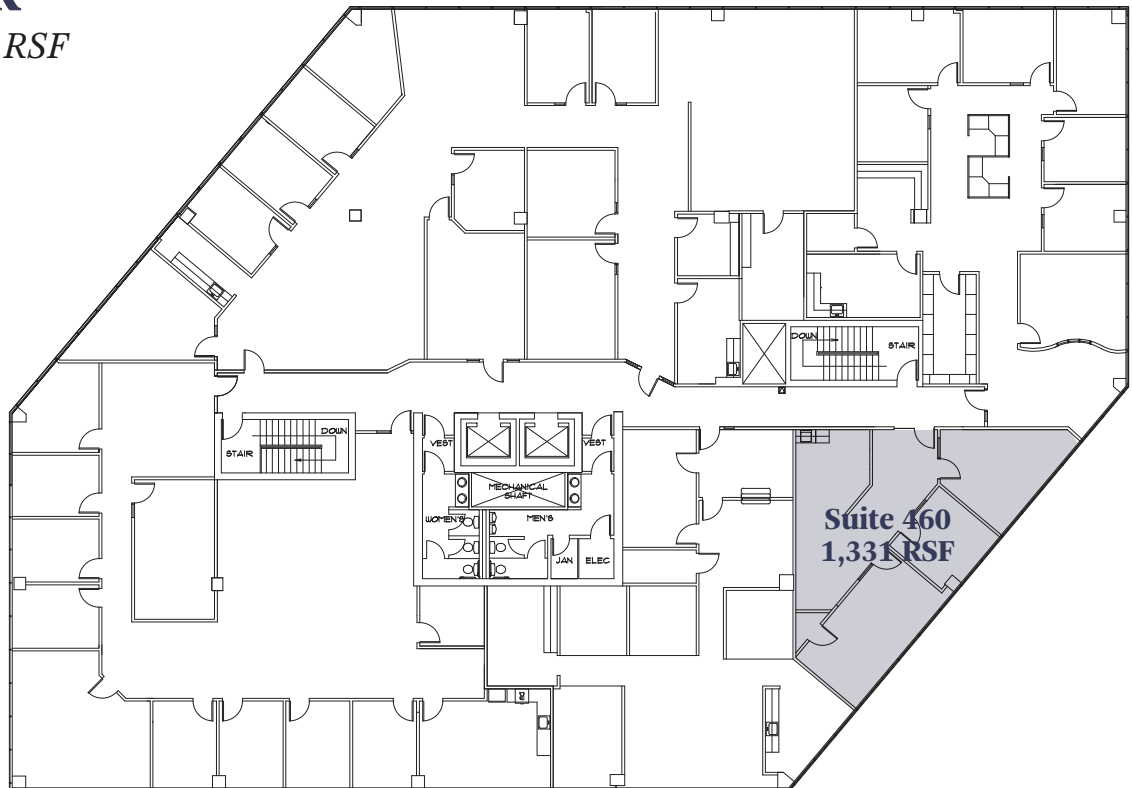
1ST FLOOR

Suite 100: 4,982 RSF



4th FLOOR

Suite 100: 4,982 RSF

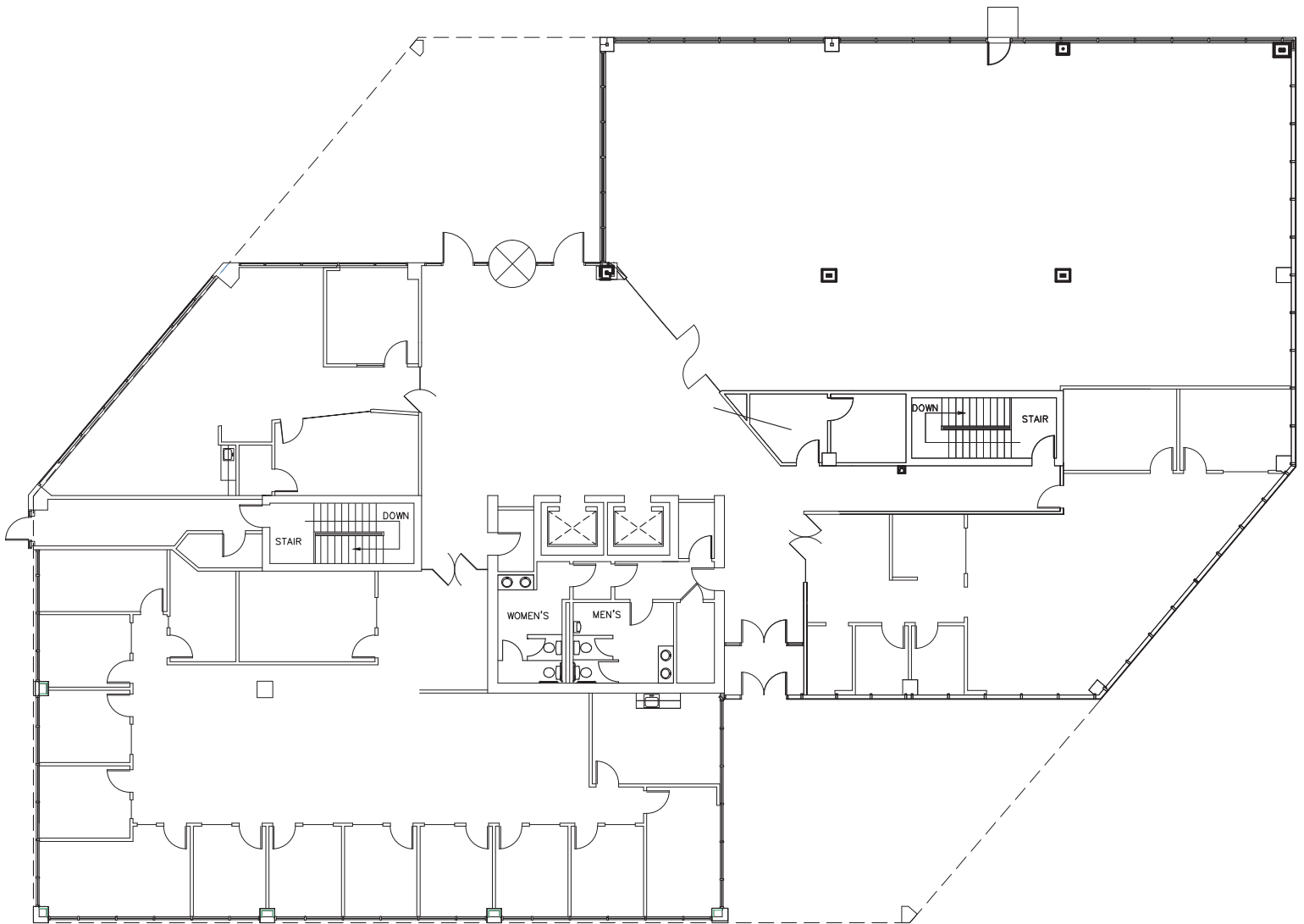


7090 South Union Park Avenue
Salt Lake City, Utah

FULL FLOOR OPPORTUNITY

2ND FLOOR

14,930 RSF





UNION WOODS

AREA AMENITIES

RESTAURANTS

1. Applebee's
2. Beyond Glaze
3. Buca Di Beppo
4. Buffalo Wild Wings
5. Café Rio
6. Carl's Jr.
7. Chick-fil-A
8. Chili's
9. Chipotle
10. Denny's
11. Einstein Bros Bagels
12. Famous Dave's Bar-B-Que
13. Firehouse Subs
14. Five Guys Burgers and Fries
15. Hoopers
16. In-N-Out Burger
17. Jimmy Johns
18. LongHorn Steakhouse
19. McDonalds
20. Noodles & Company
21. Pancake House
22. Panda Express
23. Paradise Bakery & Café
24. Pei Wei
25. Red Mango
26. Rumbi Island Grille
27. Smash Burger
28. Starbucks
29. Wendys
30. Which Wich Superior Sandwiches

SHOPPING

1. Babies R Us
2. Barnes & Noble
3. Bed Bath & Beyond
4. Dicks Sporting Goods
5. Dollar Tree
6. DSW
7. FedEx Office
8. Gordmans
9. Home Depot
10. Michaels
11. Office Depot
12. Office Max
13. Old Navy
14. Petco
15. Ross
16. Target
17. The UPS Store
18. T.J. Maxx
19. T-Mobile
20. Ulta
21. Verizon Wireless
22. Walmart Supercenter
23. World market
24. Zurchers

HOTELS

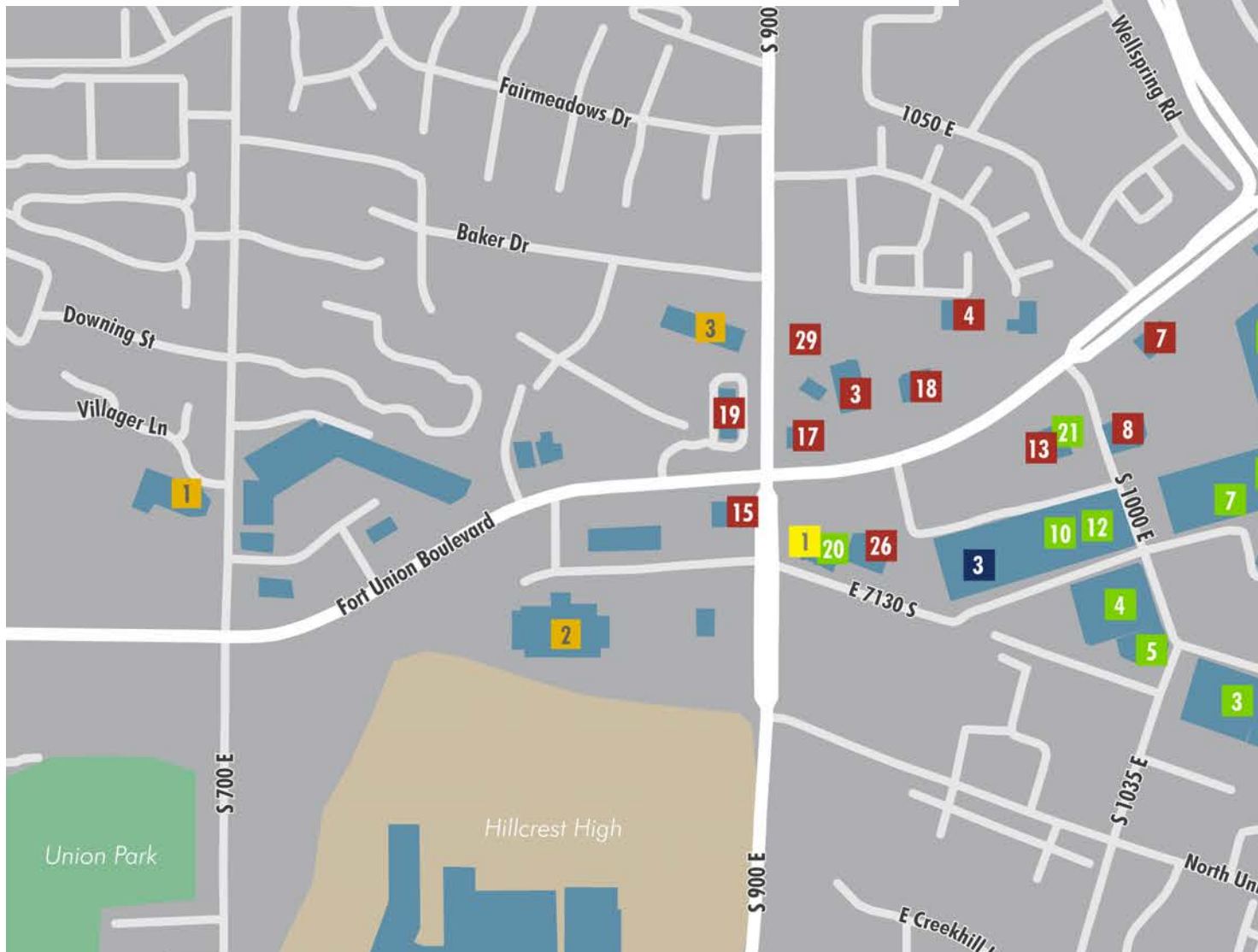
1. Holiday Inn Express
2. Homewood Suites by Hilton
3. Super 8 Pride
4. Staybridge Suites
5. Hawthorn Suites by Wyndham

BANKING

1. Key Bank
2. Cyprus Credit Union
3. Mountain America Credit Union

GROCERY AND CONVENIENCE

1. Maverick
2. Shell
3. Smiths
4. Trader Joe's



7090 South Union Park Avenue Salt Lake City, Utah



ABOUT HINES

Hines has been active in the Utah market since 1988 when the firm acquired the historic Kearns Building in Salt Lake City. Hines is a privately owned real estate firm involved in real estate investment, development and property management worldwide. The firm manages approximately 120 million square feet of office space for its own account and for third parties. Additionally, Hines' historical and current portfolio of projects that are underway, completed, acquired and managed for third parties includes 1,192 properties representing more than 482 million square feet of office, residential, mixed-use, industrial, hotel, medical and sports facilities, as well as large, master-planned communities and land developments. With offices in 110 cities in 18 countries, and controlled assets valued at approximately \$22.9 billion, Hines is one of the largest real estate organizations in the world. Visit www.hines.com for more information.

ABOUT CBRE

CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm (in terms of 2014 revenue). The Company has more than 52,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 370 offices (excluding affiliates) worldwide. CBRE offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. Please visit our website at www.cbre.com.

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