

Cottonwood Heights Community & Economic Development

2015 Office Space Report



Commercial Office Space Summary and Inventory

A comprehensive account of all commercial properties currently utilized as office space.

Cottonwood Heights Community & Economic Development

Class A Commercial Office

Class A Office Space can be characterized by as buildings that have excellent location and access, attract high quality tenants, and are managed professionally. These buildings are of landmark quality and usually consist of five or more floors and approximately 100,000 total square feet. Class A commercial space has usually been built within the previous fifteen to twenty years with high quality building materials. Rental rates are competitive with other newly constructed buildings.

Cottonwood Corporate

2755 East Cottonwood Parkway



Campus: Yes
Acreage: 4.11
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1999
Building Sq. Ft.: 121,500
Lease Sq. Ft.: 86,142
Available Sq. Ft.: 35,358
Floors: 6

Entry: Atrium
Receptionist: Yes
Security: Yes
Assessed Value: \$22,046,497
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 86,142
Available Sq. Ft.: 35,358
Typical Floorplate: 20,250
Rental Rate Range: \$17.00 - \$28.14

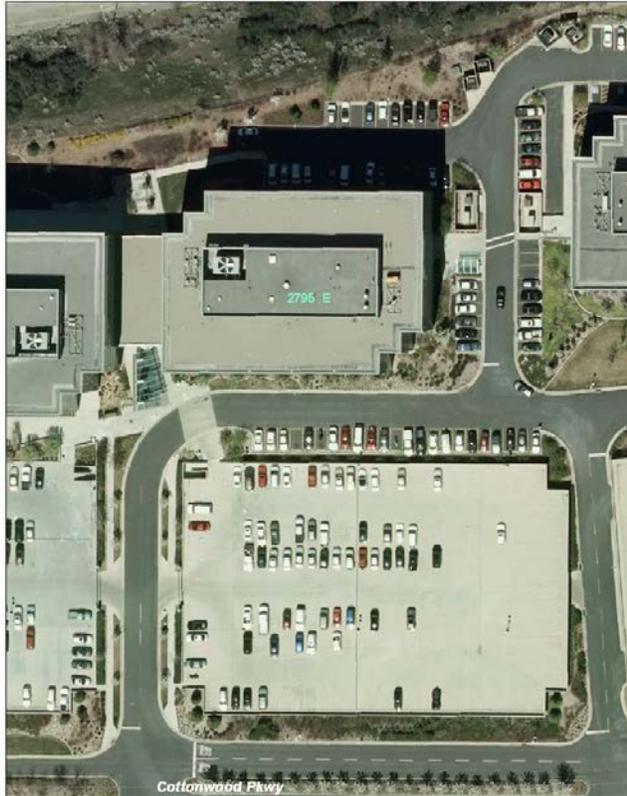
Maximum Available: 22,964
Minimum Available: 4,482
Units of Office Space: 12

The building has entry seating, four elevators, and amenities that include sculptures, artwork, televisions, and a cafeteria. All reserved parking is an additional expense and is negotiable through tenant lease agreements.

Building Contact: Commonwealth Partners 801.930.6200

Cottonwood Corporate

2795 East Cottonwood Parkway



Building Use:	Commercial Office
Year Built:	1998
Building Sq. Ft.:	121,500
Lease Sq. Ft.:	65,803
Available Sq. Ft.:	55,697
Floors:	6

Entry:	Atrium
Receptionist:	Yes
Security:	Yes
Assessed Value:	\$22,043,460
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Campus:	Yes
Acreage:	3.83
Parking:	Structure
Parking Ratio:	4/1000

Leased Sq. Ft.:	65,803
Available Sq. Ft.:	55,697
Typical Floorplate:	20,250
Rental Rate Range:	\$20.00 - \$27.50

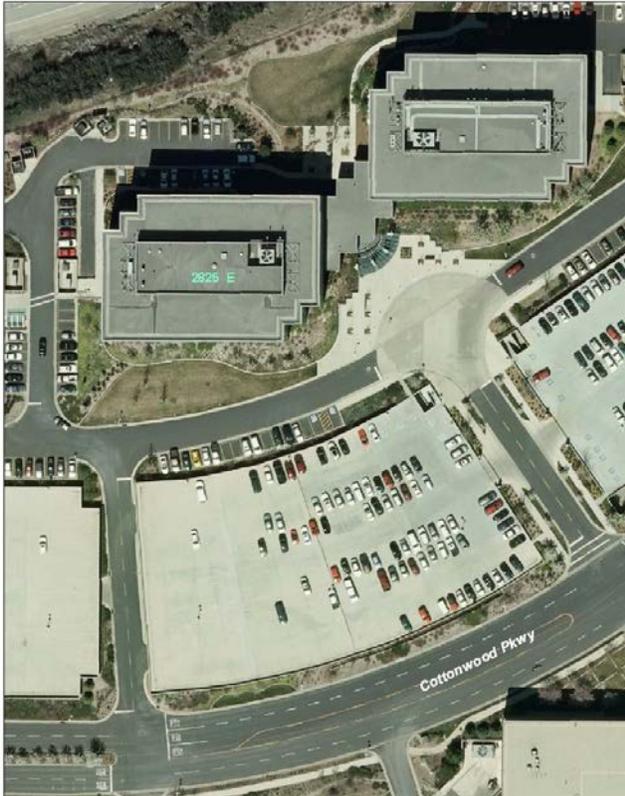
Maximum Available:	39,373
Minimum Available:	1,702
Units of Office Space:	18

The building shares a main atrium entry with 2755 East Cottonwood Parkway. This building too has entry seating, three elevators, and amenities that include sculptures, artwork, televisions, and a cafeteria. Reserved parking spaces are generally negotiated at a rate of \$45.00.

Building Contact: Commonwealth Partners 801.930.6200

Cottonwood Corporate

2825 East Cottonwood Parkway



Campus: Yes
Acreage: 4.10
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1997
Building Sq. Ft.: 107,330
Lease Sq. Ft.: 86,111
Available Sq. Ft.: 21,219
Floors: 5

Entry: Atrium
Receptionist: Yes
Security: Yes
Assessed Value: \$17,689,437
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 86,111
Available Sq. Ft.: 21,219
Typical Floorplate: 21,466
Rental Rate Range: \$16.25 - \$29.13

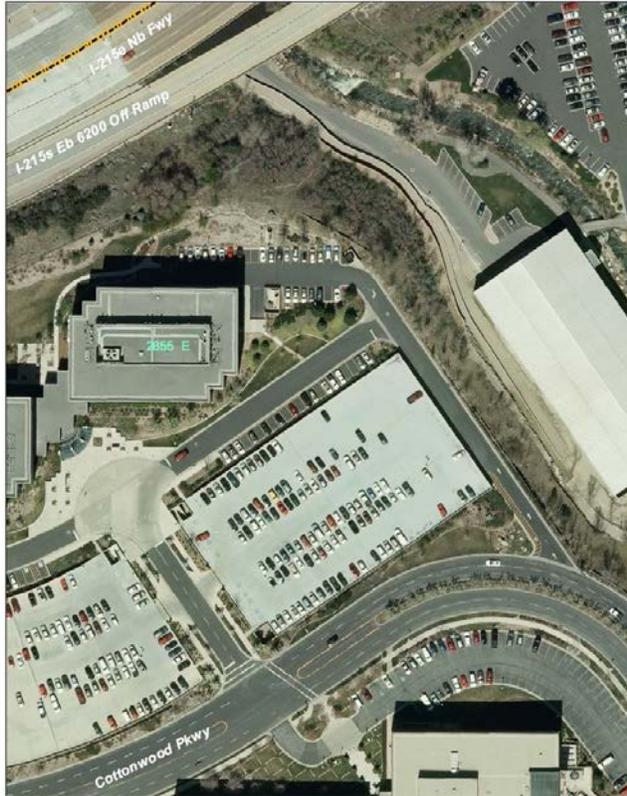
Maximum Available: 7,689
Minimum Available: 1,560
Units of Office Space: 21

The building has entry seating, four elevators, and amenities that include sculptures, artwork, televisions, and a cafeteria. Although every other building at Cottonwood Corporate has access to the Parkside Café, it is located on the first floor of this building. Parking spaces are \$45.00.

Building Contact: Commonwealth Partners 801.930.6200

Cottonwood Corporate

2855 East Cottonwood Parkway



Campus: Yes
Acreage: 5.54
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1997
Building Sq. Ft.: 107,330
Lease Sq. Ft.: 86,111
Available Sq. Ft.: 21,219
Floors: 5

Entry: Atrium
Receptionist: Yes
Security: Yes
Assessed Value: \$17,679,037
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 86,111
Available Sq. Ft.: 21,219
Typical Floorplate: 21,466
Rental Rate Range: \$16.50 - \$27.00

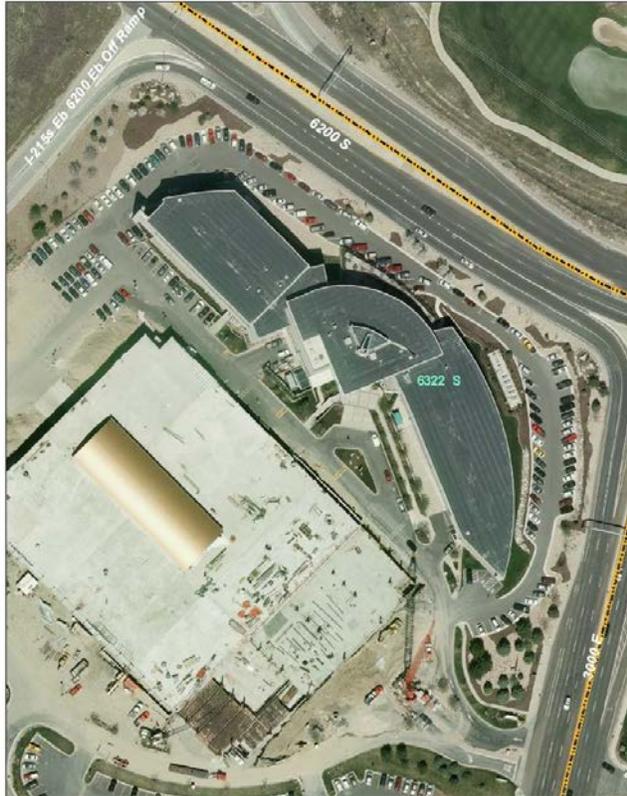
Maximum Available: 12,166
Minimum Available: 9,053
Units of Office Space: 15

The building has entry seating, two elevators, and amenities that include sculptures, artwork, televisions, and access to the cafeteria.

Building Contact: Commonwealth Partners 801.930.6200

Old Mill Corporate

6322 South 3000 East



Campus: Yes
Acreage: 8.80
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1995
Building Sq. Ft.: 151,292
Lease Sq. Ft.: 130,792
Available Sq. Ft.: 20,500
Floors: 4

Entry: Atrium
Receptionist: Yes
Security: No
Assessed Value: \$22,998,509
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 130,792
Available Sq. Ft.: 20,500
Typical Floorplate: 37,823
Rental Rate Range: \$23.50- \$ 24

Maximum Available: 20,500
Minimum Available: 1,500
Units of Office Space: 18

The building has entry seating, four elevators, and amenities that include sculptures, artwork, televisions, and a cafeteria.

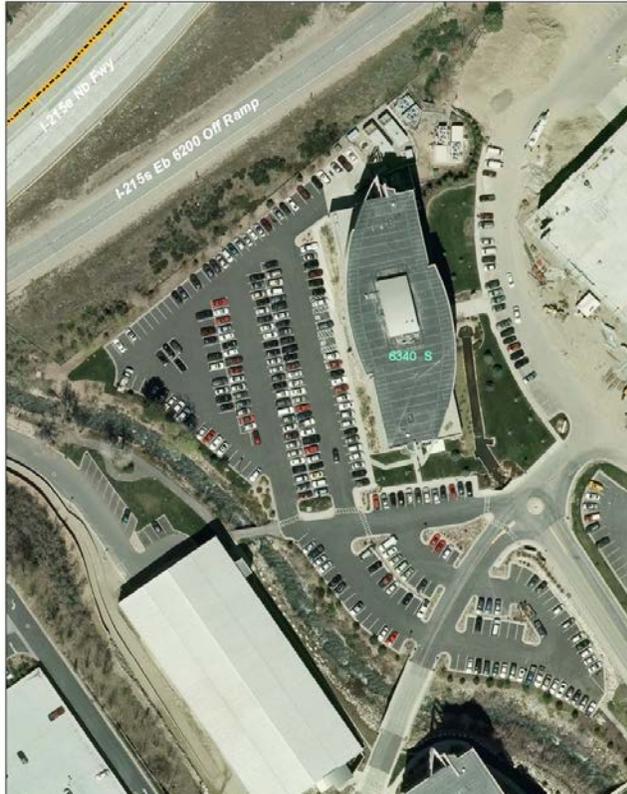
Building Contact:

Beckstrand Family Investments

801.944.7722

Old Mill Corporate

6340 South 3000 East



Campus: Yes
Acreage: 3.65
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 2001
Building Sq. Ft.: 97,719
Lease Sq. Ft.: 57,719
Available Sq. Ft.: 40,000
Floors: 5

Entry: Multi-Level
Receptionist: No
Security: No
Assessed Value: \$20,622,534
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 57,719
Available Sq. Ft.: 40,000
Typical Floorplate: 18,819
Rental Rate Range: \$23.50- \$ 24

Maximum Available: 40,000
Minimum Available: 2,112
Units of Office Space: 18

The building has entry seating, three elevators, and artwork. There are two different points of entry to the building, one on both the first and second floor.

Building Contact:

Beckstrand Family Investments

801.944.7722

Old Mill Corporate

6350 South 3000 East



Campus: Yes
Acreage: 5.51
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 2004
Building Sq. Ft.: 133,694
Lease Sq. Ft.: 133,694
Available Sq. Ft.: 0
Floors: 6

Entry: Multi-Level
Receptionist: No
Security: No
Assessed Value: \$23,227,214
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 133,694
Available Sq. Ft.: 0
Typical Floorplate: 37,823
Rental Rate Range: \$23.50- \$ 24

Maximum Available: 0
Minimum Available: 0
Units of Office Space: 18

Building has dual entry with vestibule. Amenities include entry seating, artwork, and three elevators. The building also has a secure keycard entry system. Again all parking ratios for Old Mill Corporate are currently 6/1000 however the addition of the next phase will make the ratios 4/1000.

Building Contact:

Beckstrand Family Investments

801.944.7722

Old Mill Corporate

6330 South 3000 East



Campus: Yes
 Acreage: 6.38
 Parking: Structure
 Parking Ratio: 4/1000

Building Use: Commercial Office
 Year Built: 2012
 Building Sq. Ft.: 230,000
 Lease Sq. Ft.: 230,000
 Available Sq. Ft.: 0
 Floors: 7

Entry:
 Receptionist:
 Security:
 Assessed Value: \$21,109,309
 LEED Certified: GOLD
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.: 230,000
 Available Sq. Ft.: 0
 Typical Floorplate: 38,000
 Rental Rate Range: \$23.50- \$ 24

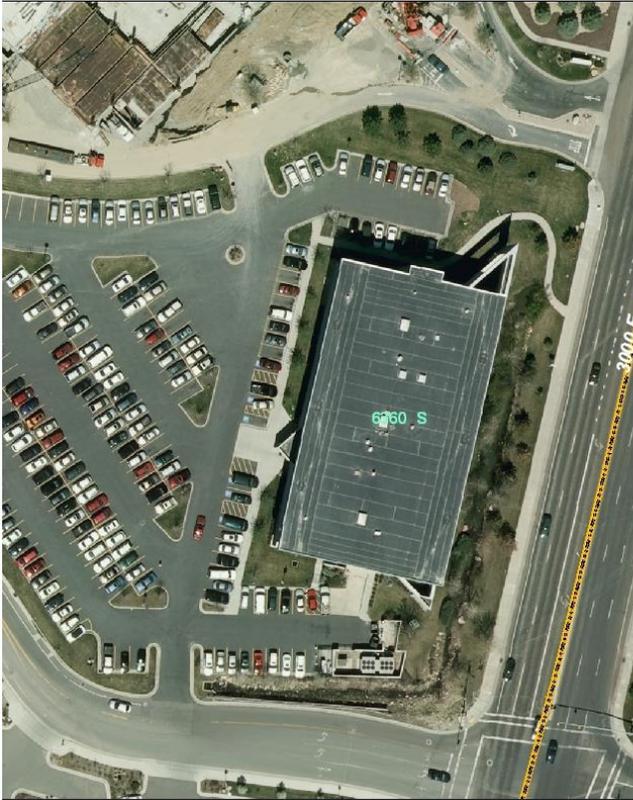
Maximum Available: 0
 Minimum Available: 0
 Units of Office Space:

Floor-to-ceiling glass 10-12' finished ceiling height, covered parking, GOLD LEED certification, on site Skool Lunch restaurant, property manager, owner, and engineer on-site & Spectacular valley views.

Building Contact: Beckstrand Family Investments 801.944.7722

Old Mill Medical

6360 South 3000 East



Building Use:	Medical Office
Year Built:	1997
Building Sq. Ft.:	65,216
Lease Sq. Ft.:	40,451
Available Sq. Ft.:	24,765
Floors:	3

Entry:	Atrium
Receptionist:	No
Security:	No
Assessed Value:	\$12,359,600
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Campus:	Yes
Acreage:	5.14
Parking:	Uncovered
Parking Ratio:	3.5/1000

Leased Sq. Ft.:	40,451
Available Sq. Ft.:	24,765
Typical Floorplate:	37,823
Rental Rate Range:	\$14.11 - \$19.50

Maximum Available:	17,487
Minimum Available:	1,112
Units of Office Space:	7

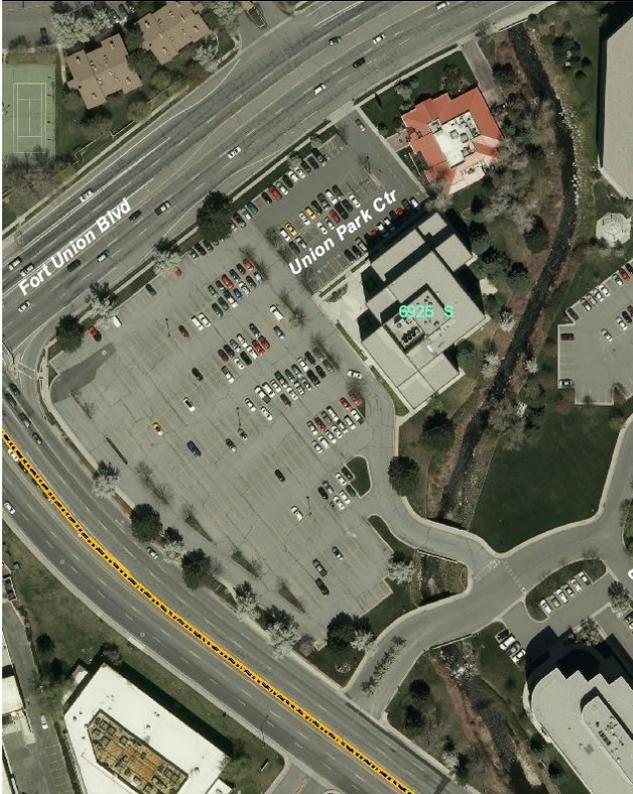
Old Mill Medical has two elevators and a seating area in its entry. The dual entry has key code security. Dual entry is defined as two sets of doors with a vestibule.

Building Contact: The Boyer Company

801.366.7195

Union Park

6925 South Union Parkway



Campus: Yes
Acreage: 5.76
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1983
Building Sq. Ft.: 87,448
Lease Sq. Ft.: 65,000
Available Sq. Ft.: 22,448
Floors: 6

Entry: Atrium
Receptionist: No
Security: No
Assessed Value: \$7,818,200
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 65,000
Available Sq. Ft.: 22,448
Typical Floorplate: 17,028
Rental Rate Range:

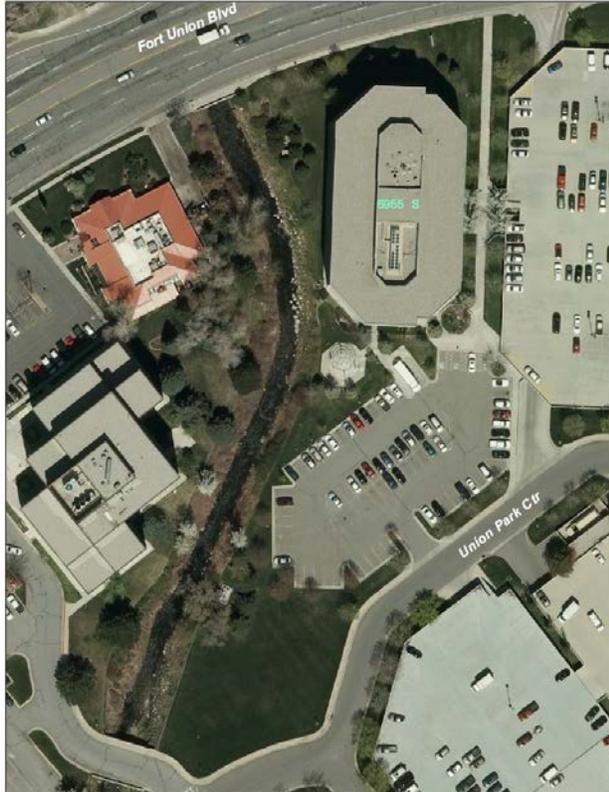
Maximum Available: 22,448
Minimum Available: 1,500
Units of Office Space: 53

The above numbers are only rough approximations.
Building has artwork, sculptures, plants, two elevators, security system, directory, along with dual entry and vestibule.

Building Contact: NuTerra 801.566.6653

Union Park

6955 South Union Parkway



Campus: Yes
Acreage: 4.55
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1996
Building Sq. Ft.: 100,616
Lease Sq. Ft.: 70,000
Available Sq. Ft.: 30,616
Floors: 5

Entry: Atrium
Receptionist: No
Security: No
Assessed Value: \$9,578,884
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 70,000
Available Sq. Ft.: 30,616
Typical Floorplate: 20,116
Rental Rate Range:

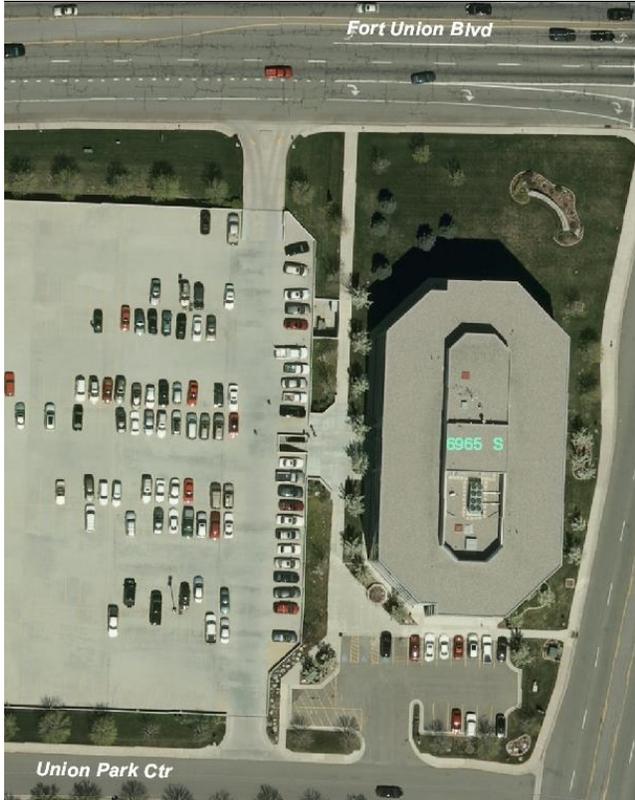
Maximum Available: 22,448
Minimum Available: 1,500
Units of Office Space: 20

The above numbers are only rough approximations. Building has artwork, sculptures, plants, two elevators, security system, directory, along with dual entry and vestibule. Building also has large green space with gazebo and river running through it.

Building Contact: NuTerra 801.566.6653

Union Park

6965 South Union Parkway



Building Use:	Commercial Office
Year Built:	1997
Building Sq. Ft.:	83,769
Lease Sq. Ft.:	
Available Sq. Ft.:	
Floors:	4

Entry:	Atrium
Receptionist:	No
Security:	No
Assessed Value:	\$6,908,200
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Campus:	Yes
Acreage:	0.89
Parking:	Structure
Parking Ratio:	4/1000

Leased Sq. Ft.:		Maximum Available:	
Available Sq. Ft.:		Minimum Available:	
Typical Floorplate:	20,970	Units of Office Space:	17
Rental Rate Range:			

Because of significant turnover and great variance in rental rates no numbers are provided above. Building has dual entry with vestibule, security system, directory at entrance and two elevators.

Building Contact: NuTerra 801.566.6653

Union Park

6975 South Union Parkway



Campus: Yes
Acreage: 3.38
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1990
Building Sq. Ft.: 111,146
Lease Sq. Ft.: 103,446
Available Sq. Ft.: 7,700
Floors: 6

Entry: Atrium
Receptionist: No
Security: No
Assessed Value: \$13,269,471
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 103,446
Available Sq. Ft.: 7,700
Typical Floorplate: 20,970
Rental Rate Range: \$20.75 - \$24.00

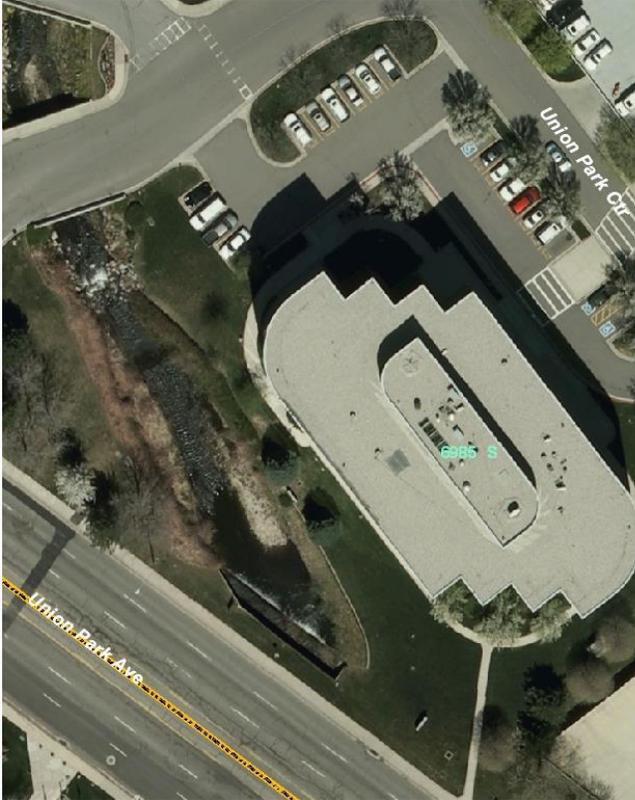
Maximum Available: 4,860
Minimum Available: 2,840
Units of Office Space: 16

This building is managed by Commerce CRG. It has dual entry with vestibule, security system, plants, directory, and two elevators.

Building Contact: Commerce CRG 801.401.3100

Union Park

6985 South Union Parkway



Campus: Yes
Acreage: 1.67
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1988
Building Sq. Ft.: 106,616
Lease Sq. Ft.:
Available Sq. Ft.:
Floors: 6

Entry: Atrium
Receptionist: No
Security: No
Assessed Value: \$10,269,200
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.:
Available Sq. Ft.:
Typical Floorplate: 18,138
Rental Rate Range:

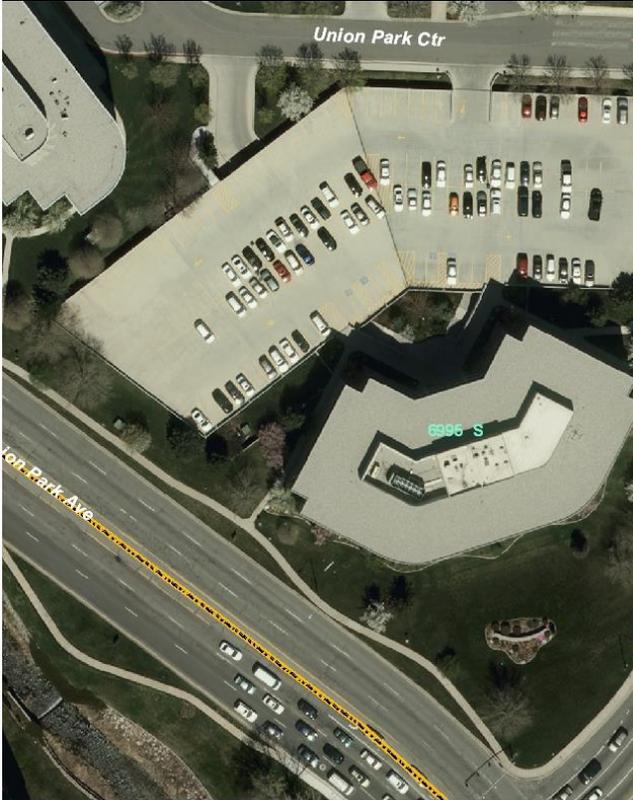
Maximum Available:
Minimum Available:
Units of Office Space: 13

Building has entry seating, artwork, and three elevators. It is managed by Commerce Leasing and Management, all rental rates and occupancy statistics are available upon request. Lobby level space is currently available.

Building Contact: Commerce CRG 801.303.5526

Union Park

6995 South Union Parkway



Building Use:	Commercial Office
Year Built:	1993
Building Sq. Ft.:	83,282
Lease Sq. Ft.:	
Available Sq. Ft.:	
Floors:	6

Entry:	Atrium
Receptionist:	No
Security:	No
Assessed Value:	\$9,069,100
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Campus:	Yes
Acreage:	2.75
Parking:	Structure
Parking Ratio:	4/1000

Leased Sq. Ft.:	
Available Sq. Ft.:	
Typical Floorplate:	13,880
Rental Rate Range:	

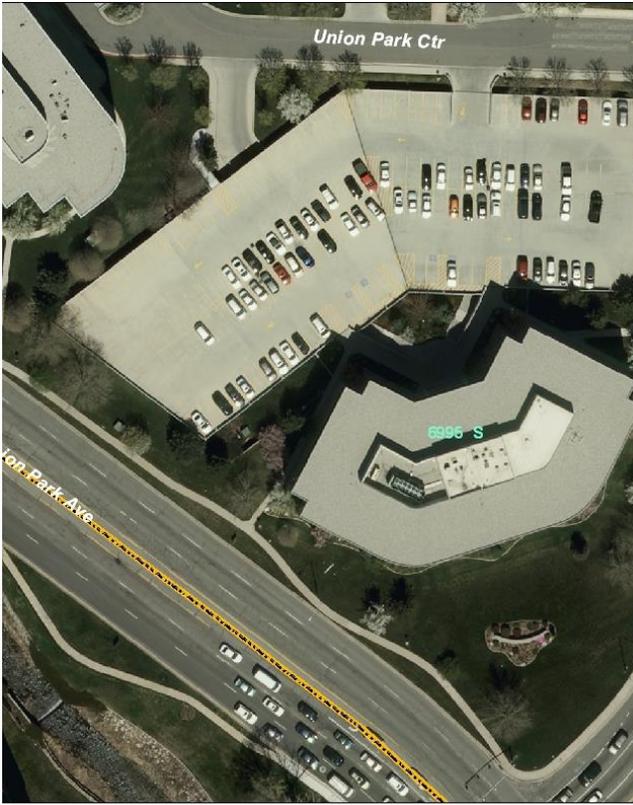
Maximum Available:	
Minimum Available:	
Units of Office Space:	20

Building has dual entry with vestibule, directory, artwork, plants, and two elevators. It is managed by Commerce Leasing and Management, all rental rates and occupancy statistics are available upon request. Two different spaces are available for rent on the lobby level.

Building Contact: NuTerra 801.566.6653

7900 Highland

7900 South Highland Drive



Campus: Yes
Acreage: 2.75
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1993
Building Sq. Ft.: 83,282
Lease Sq. Ft.:
Available Sq. Ft.:
Floors: 6

Entry: Atrium
Receptionist: No
Security: No
Assessed Value: \$9,069,100
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.:
Available Sq. Ft.:
Typical Floorplate: 13,880
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 20

Building has dual entry with vestibule, directory, artwork, plants, and two elevators. It is managed by Commerce Leasing and Management, all rental rates and occupancy statistics are available upon request. Two different spaces are available for rent on the lobby level.

Building Contact: NuTerra 801.566.6653

Cottonwood Heights Community & Economic Development

Class B Commercial Office

Class B Office Space can be summarized as buildings that are in good locations but have either been renovated or are considerably less than 100,000 square feet in size. Class B buildings are often less than five stories tall. Class B mainly consists of smaller, newly constructed buildings in non-prime locations or renovated buildings less than 100,000 square feet in good locations.

Plaza 2000

7138 South Highland Drive



Campus: No
Acreage: 2.10
Parking: Uncovered
Parking Ratio: 3/1000

Building Use: Medical Office
Year Built: 1986
Building Sq. Ft.: 36,289
Lease Sq. Ft.: 33,143
Available Sq. Ft.: 3,146
Floors: 2

Entry: Lobby
Receptionist: No
Security: No
Assessed Value: \$6,150,000
LEED Certified: No
For Sale: Yes
Update/Remodel: Yes

Leased Sq. Ft.: 35,781
Available Sq. Ft.: 1,712
Typical Floorplate: 24,745
Rental Rate Range: \$21.00

Maximum Available: 5,608
Minimum Available: 3,146
Units of Office Space: 35

Building has entry seating, plants, artwork, and one elevator. There are eight spaces of covered and reserved parking. Updating includes paint, tile, and décor of communal areas as well as similar updates in each individual office space.

Building Contact: Commerce CRG 801.303.5466

Canyon Hills

3690 East Fort Union Blvd



Campus: No
 Acreage: 0.68
 Parking: Uncovered
 Parking Ratio: 5/1000

Building Use: Mixed Office
 Year Built: 1979
 Building Sq. Ft.: 8,386
 Lease Sq. Ft.: 8,386
 Available Sq. Ft.: 0
 Floors: 2

Entry: Standard
 Receptionist: No
 Security: No
 Assessed Value: \$1,302,400
 LEED Certified: No
 For Sale: No
 Update/Remodel: Yes

Leased Sq. Ft.: 8,386
 Available Sq. Ft.: 0
 Typical Floorplate: 4,193
 Rental Rate Range:

Maximum Available: 0
 Minimum Available: 0
 Units of Office Space: 8

Secure dual entry with vestibule, directory, but no elevator. Although there is the dual entry with vestibule, once a patron enters the doors there is no lobby. Doors open to a hallway that is used to navigate through the building between different units of office space.

Building Contact: Porcupine Investment Group LLC

Brighton Pointe

7938 – 7910 South 3500 East



Campus: Yes
Acreage: 1.99
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1986
Building Sq. Ft.: 22,334
Lease Sq. Ft.: 18,380
Available Sq. Ft.: 3,954
Floors: 1

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$2,568,410
LEED Certified: No
For Sale: Yes
Update/Remodel: Yes

Leased Sq. Ft.: 18,380
Available Sq. Ft.: 3,954
Typical Floorplate: 10,836
Rental Rate Range: \$13.50

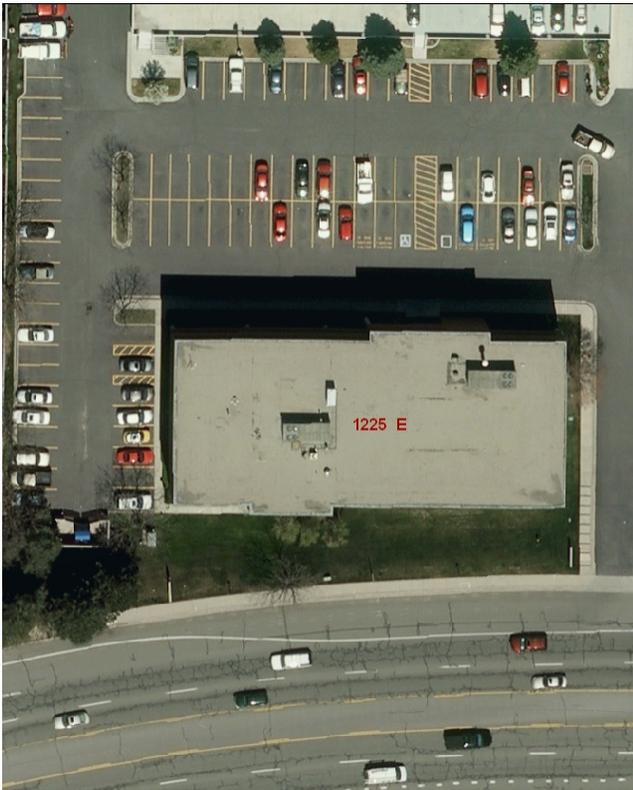
Maximum Available: 1,534
Minimum Available: 1,043
Units of Office Space: 8

There is no grand entry into either building. The entry is a single set of doors which opens to either direct office space or a corridor to walk through cubicles in search of the desired office space.

Building Contact: JLLProperty 801.456.9519

Fort Union Red Brick

1225 East Fort Union Blvd.



Campus: Yes
Acreage: 3.72
Parking: Structure
Parking Ratio: 5/1000

Building Use: Commercial Office
Year Built: 1981
Building Sq. Ft.: 36,423
Lease Sq. Ft.: 32,935
Available Sq. Ft.: 3,488
Floors: 3

Entry: Lobby
Receptionist: No
Security: No
Assessed Value: \$7,458,600
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 32,935
Available Sq. Ft.: 3,488
Typical Floorplate: 10,836
Rental Rate Range: \$18.00

Maximum Available: 3,488
Minimum Available: 1,269
Units of Office Space: 8

The building has amenities that include artwork, plants, and one elevator.

Building Contact: NuTerra 801.566.6653

Fort Union Red Brick

1265 East Fort Union Blvd.



Campus: Yes
 Acreage: see 1225
 Parking: Structure
 Parking Ratio: 5/1000

Building Use: Commercial Office
 Year Built: 1981
 Building Sq. Ft.: 49,386
 Lease Sq. Ft.:
 Available Sq. Ft.:
 Floors: 3
 Entry: Lobby
 Receptionist: No
 Security: No
 Assessed Value: \$7,458,600
 LEED Certified: No
 For Sale: No
 Update/Remodel: Yes

Leased Sq. Ft.:
 Available Sq. Ft.:
 Typical Floorplate: 16,466
 Rental Rate Range:

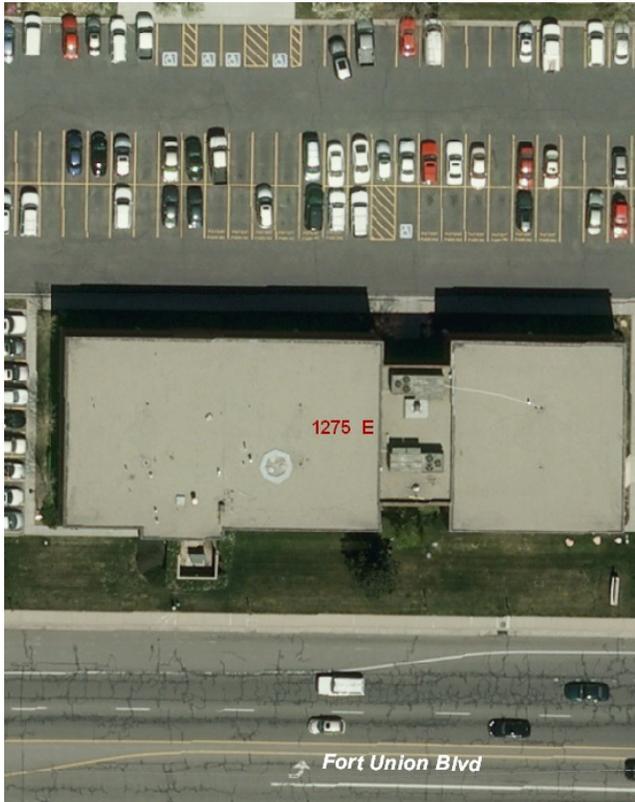
Maximum Available:
 Minimum Available:
 Units of Office Space: 6

Building has one elevator and security system. Cottonwood Heights City and Cottonwood Heights Police Department are both tenants.

Building Contact: NuTerra 801.566.6653

Fort Union Red Brick

1225 East Fort Union Blvd.



Campus: Yes
 Acreage: 1.37
 Parking: Structure
 Parking Ratio: 5/1000

Building Use: Mixed Office
 Year Built: 1982
 Building Sq. Ft.: 30,200
 Lease Sq. Ft.:
 Available Sq. Ft.:
 Floors: 2

Entry: Lobby
 Receptionist: No
 Security: No
 Assessed Value: \$2,003,300
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.:
 Available Sq. Ft.:
 Typical Floorplate: 15,100
 Rental Rate Range:

Maximum Available:
 Minimum Available:
 Units of Office Space: 14

Building is equipped with one elevator and a directory.

Building Contact: NuTerra 801.566.6653

Jamestown Office Condos

6691, 6695, 6699, 6707, 6711, 6713, 6715 South 1300 East



Campus: Yes
 Acreage: 2.17
 Parking: Covered
 Parking Ratio: 3/1000

Building Use: Commercial Office
 Year Built: 2000
 Building Sq. Ft.: 33,923
 Lease Sq. Ft.: Condo
 Available Sq. Ft.: 0
 Floors: 2

Entry: Lobby
 Receptionist: No
 Security: No
 Assessed Value: \$4,446,100
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.:
 Available Sq. Ft.:
 Typical Floorplate: 1,256
 Sales Price Per Sq. Ft.: \$133.24 - \$214.43

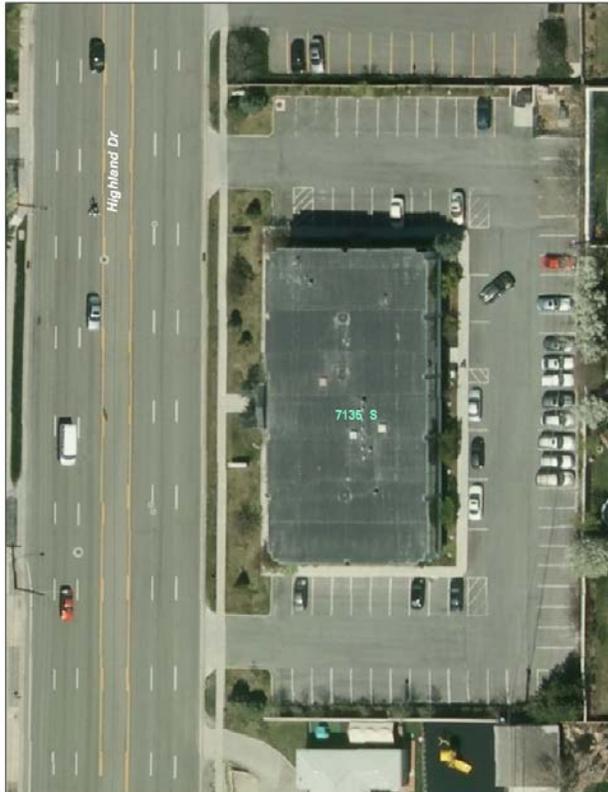
Maximum Available:
 Minimum Available: 866
 Units of Office Space: 19

All condos have different interiors. Most buildings have one elevator, some buildings have receptionists at entry, some have lobbies, and all are in differing condition. All reserved parking is the 41 spaces that are covered. All other parking is uncovered.

Building Contact: James town MGB LLC

Highland Pointe Office Condos

7135 South Highland Drive



Campus: No
 Acreage: 1.13
 Parking: Uncovered
 Parking Ratio: 4/1000

Building Use: Commercial Office
 Year Built: 1998
 Building Sq. Ft.: 29,364
 Lease Sq. Ft.: 29,364
 Available Sq. Ft.: 0
 Floors: 2

Entry: Atrium
 Receptionist: No
 Security: No
 Assessed Value: \$3,016,7007240
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.: 29,364
 Available Sq. Ft.: 0
 Typical Floorplate: 9,380
 Rental Rate Range: \$9.00 - \$17.50

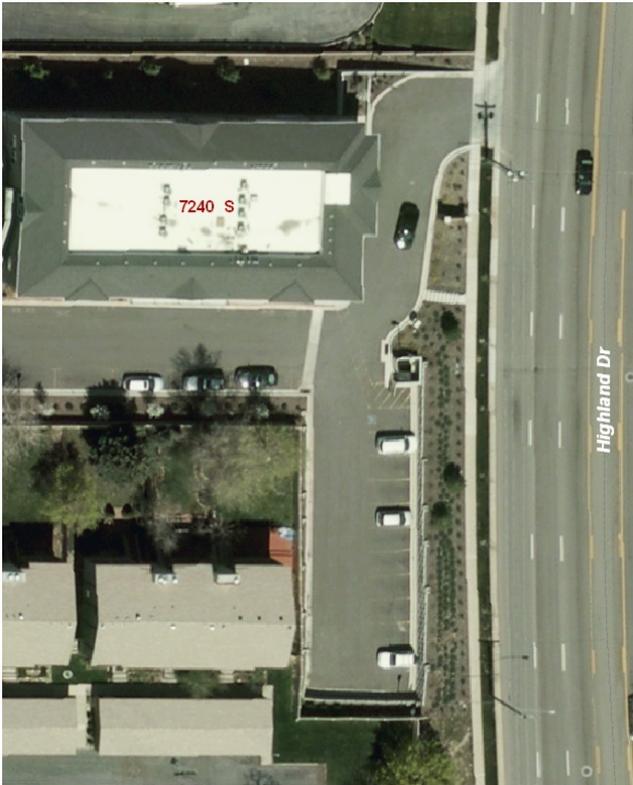
Maximum Available: 8,997
 Minimum Available: 7,975
 Units of Office Space: 8

Building has not been updated but has entry seating with artwork and one elevator.

Building Contact: Wallack Realty LLC

Highland Ridge Office Condos

7240 South Highland Drive



Campus: No
 Acreage: 0.93
 Parking: Basement
 Parking Ratio: 4/1000

Building Use: Mixed Office
 Year Built: 2005
 Building Sq. Ft.: 16,662
 Lease Sq. Ft.: 15,862
 Available Sq. Ft.: 800
 Floors: 2

Entry: Lobby
 Receptionist: No
 Security: No
 Assessed Value: \$3,138,100
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.: 15,862
 Available Sq. Ft.: 800
 Typical Floorplate: 9,380
 Rental Rate Range: \$21.00 - \$24.22

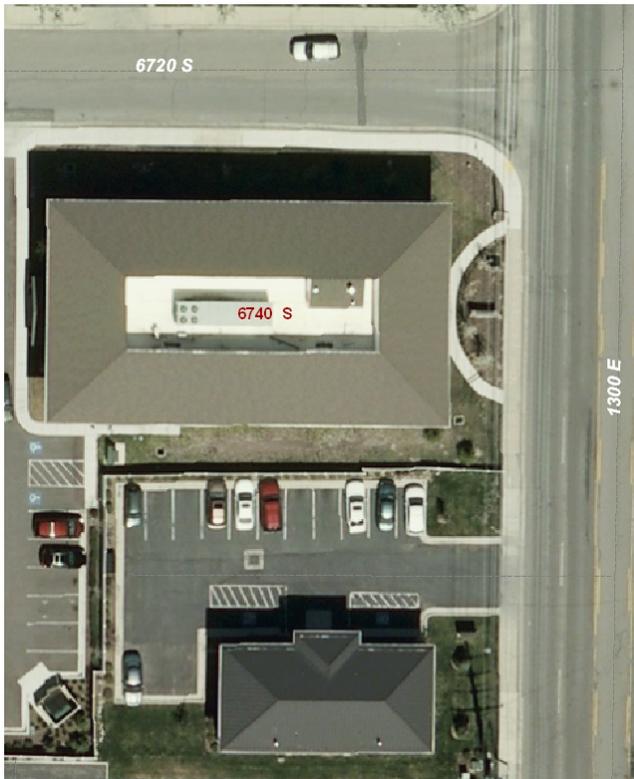
Maximum Available: 800
 Minimum Available: 700
 Units of Office Space: 8

Building has secure entry into lobby and one elevator. 34 uncovered parking spaces are outside. 19 basement parking spaces divided among each unit of office space.

Building Contact: Coldwell Banker Commercial 801.947.8300

Castlewood

6740 South 1300 East



Building Use: Commercial Office
Year Built: 2006
Building Sq. Ft.: 14,280
Lease Sq. Ft.: 11,140
Available Sq. Ft.: 3,140
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$1,647,800
LEED Certified: No
For Sale: No
Update/Remodel: No

Campus: No
Acreage: 0.60
Parking: Uncovered
Parking Ratio: 4/1000

Leased Sq. Ft.: 11,140
Available Sq. Ft.: 3,140
Typical Floorplate: 7,140
Rental Rate Range: \$16.00 - \$22.50

Maximum Available: 3,140
Minimum Available: 3,140
Units of Office Space: 4

Building has dual entry with vestibule and one elevator. 25% of total office space is currently available for lease.

Building Contact: CB Richards Ellis **801.947.3900**

2300 East

7070 South 2300 East



Campus: Yes
 Acreage: 0.46
 Parking: Uncovered
 Parking Ratio: 5/1000

Building Use: Commercial Office
 Year Built: 1999
 Building Sq. Ft.: 8,960
 Lease Sq. Ft.:
 Available Sq. Ft.:
 Floors: 2
 Entry: Standard
 Receptionist: No
 Security: No
 Assessed Value: \$866,200
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.:
 Available Sq. Ft.:
 Typical Floorplate: 4,320
 Rental Rate Range:

Maximum Available:
 Minimum Available:
 Units of Office Space: 8

Contact for 2300 East is Susie Martindale with ReMax Masters. All rental rates and occupancy statistics can be obtained through her. The building has entry seating, artwork, and one elevator.

Building Contact: ReMax Masters 801.453.1166

2300 East

7084 South 2300 East



Campus: Yes
Acreage: 0.86
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1999
Building Sq. Ft.: 12,764
Lease Sq. Ft.:
Available Sq. Ft.:
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$1,533,800
LEED Certified: No
For Sale: Yes
Update/Remodel: No

Leased Sq. Ft.:
Available Sq. Ft.:
Typical Floorplate: 6,530
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 9

The building has entry seating, artwork, and one elevator.

Building Contact:

David Mark Anderson

Plaza 7200

7186 South Highland Drive



Building Use:	Medical Office
Year Built:	1999
Building Sq. Ft.:	7,352
Lease Sq. Ft.:	6,433
Available Sq. Ft.:	919
Floors:	2

Entry:	Atrium
Receptionist:	No
Security:	No
Assessed Value:	\$689,000
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Campus:	No
Acreage:	0.26
Parking:	Uncovered
Parking Ratio:	5/1000

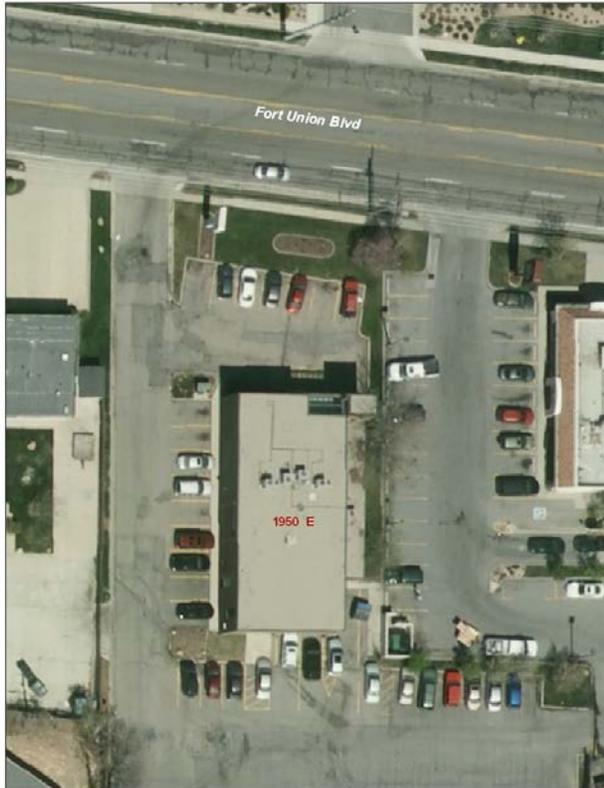
Leased Sq. Ft.:	7,352	Maximum Available:	919
Available Sq. Ft.:	919	Minimum Available:	919
Typical Floorplate:	3,676	Units of Office Space:	4
Rental Rate Range:			

The building has a single entry, meaning one set of doors with no vestibule. The building also lacks an elevator.

Building Contact:

Fort Union & Highland

1950 East Fort Union Blvd.



Campus: Yes
 Acreage: 0.46
 Parking: Uncovered
 Parking Ratio: 6/1000

Building Use: Medical Office
 Year Built: 1983
 Building Sq. Ft.: 7,700
 Lease Sq. Ft.: 7,700
 Available Sq. Ft.: 0
 Floors: 2

Entry: Standard
 Receptionist: No
 Security: No
 Assessed Value: \$916,500
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.: 6,168
 Available Sq. Ft.: 0
 Typical Floorplate: 3,084
 Rental Rate Range:

Maximum Available: 0
 Minimum Available: 0
 Units of Office Space: 2

The building is in okay condition; it has a dual entry with vestibule and one elevator. The elevator is accessible from the outside of the building.

Building Contact: Saunders Holdings LLC

Fort Union & Highland

1952 East Fort Union Blvd.



Campus: Yes
 Acreage: 0.88
 Parking: Uncovered
 Parking Ratio: 3/1000

Building Use: Commercial Office
 Year Built: 1981
 Building Sq. Ft.: 12,480
 Lease Sq. Ft.: 12,480
 Available Sq. Ft.: 0
 Floors: 2

Entry: Standard
 Receptionist: No
 Security: No
 Assessed Value: \$1,065,200
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.: 12,480
 Available Sq. Ft.: 0
 Typical Floorplate: 6,240
 Rental Rate Range:

Maximum Available: 0
 Minimum Available: 0
 Units of Office Space: 1

The building has a single occupier. Its amenities are limited to one elevator. Reserved parking spaces are available, and line the west side of the building.

Building Contact: Mountain Land Rehab Properties LLC

Fort Union & Highland

1954 East Fort Union Blvd.



Campus: Yes
 Acreage: 1.39
 Parking: Uncovered
 Parking Ratio: 5/1000

Building Use: Commercial Office
 Year Built: 1981
 Building Sq. Ft.: 22,400
 Lease Sq. Ft.: 0
 Available Sq. Ft.: 22,400
 Floors: 2

Entry: Standard
 Receptionist: No
 Security: No
 Assessed Value: \$1,671,600
 LEED Certified: No
 For Sale: Yes
 Update/Remodel: No

Leased Sq. Ft.: 0
 Available Sq. Ft.: 22,400
 Typical Floorplate: 11,200
 Rental Rate Range:

Maximum Available:
 Minimum Available: 22,400
 Units of Office Space: 1

The building is available for both sale and lease options. The building has one elevator; the office space can be divided so that multiple spaces can be formed with the possibility of a lobby entrance on the south side.

Building Contact: Commerce CRG 801.303.5568

Brighton Plaza

7105 South Highland Drive



Campus: No
 Acreage: 1.21
 Parking: Uncovered
 Parking Ratio: 5/1000

Building Use: Commercial Office
 Year Built: 1978
 Building Sq. Ft.: 11,035
 Lease Sq. Ft.:
 Available Sq. Ft.:
 Floors: 2
 Entry: Lobby
 Receptionist: No
 Security: No
 Assessed Value: \$1,708,400
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.:Owned
 Available Sq. Ft.:
 Typical Floorplate: 7,723
 Rental Rate Range:

Maximum Available:
 Minimum Available:
 Units of Office Space: 12

The building has no elevator, no directory, or many other amenities. Contact Bruce Hunt for lease statistics and rental rates.

Building Contact: Brighton Bank

The Atrium

7069 South Highland Drive



Campus: No
 Acreage: 0.85
 Parking: Uncovered
 Parking Ratio: 4/1000

Building Use: Commercial Office
 Year Built: 1982
 Building Sq. Ft.: 12,212
 Lease Sq. Ft.: 10,412
 Available Sq. Ft.: 1,800
 Floors: 2

Entry: Atrium
 Receptionist: No
 Security: No
 Assessed Value: \$962,800
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.: 10,412
 Available Sq. Ft.: 1,800
 Typical Floorplate: 5,766
 Rental Rate Range:

Maximum Available: 1,800
 Minimum Available: 150
 Units of Office Space: 24

The building has entry seating, directory, and one elevator. Building is in okay condition.

Building Contact: SRI Real Estate Properties LLC

Cottonwood Insurance

2028 East 7000 South



Campus: No
 Acreage: 0.52
 Parking: Uncovered
 Parking Ratio: 4/1000

Building Use: Commercial Office
 Year Built: 1978
 Building Sq. Ft.: 7,744
 Lease Sq. Ft.: 7,744
 Available Sq. Ft.: 0
 Floors: 2

Entry: Standard
 Receptionist: No
 Security: No
 Assessed Value: \$649,900
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.:	7,744	Maximum Available:	0
Available Sq. Ft.:	0	Minimum Available:	0
Typical Floorplate:	3,862	Units of Office Space:	7
Rental Rate Range:			

Building has twelve reserved and covered parking spaces. Cottonwood Insurance owns and manages the building and all other tenants.

Building Contact: Cottonwood Insurance 801.943.5700

Cosmetic Dentistry

6784 South Highland Drive



Campus: No
 Acreage: 0.24
 Parking: Uncovered
 Parking Ratio: 5/1000

Building Use: Medical Office
 Year Built: 2002
 Building Sq. Ft.: 1,631
 Lease Sq. Ft.: 1,631
 Available Sq. Ft.: 0
 Floors: 1

Entry: Lobby
 Receptionist: Yes
 Security: No
 Assessed Value: \$372,800
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.: 1,631
 Available Sq. Ft.: 0
 Typical Floorplate: 1,631
 Rental Rate Range:

Maximum Available: 0
 Minimum Available: 0
 Units of Office Space: 2

Building is in excellent condition; has entry seating and artwork in lobby.

Building Contact: Cosmetic Dentistry 801.733.4199

Vincent Surgical

6710 South Black Stone Road



Building Use:	Medical Office
Year Built:	2008
Building Sq. Ft.:	11,642
Lease Sq. Ft.:	5,821
Available Sq. Ft.:	5,821
Floors:	2

Entry:	Lobby
Receptionist:	Yes
Security:	No
Assessed Value:	\$1,172,500
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Campus:	No
Acreage:	0.63
Parking:	Uncovered
Parking Ratio:	4/1000

Leased Sq. Ft.:	5,821
Available Sq. Ft.:	5,821
Typical Floorplate:	5,821
Rental Rate Range:	

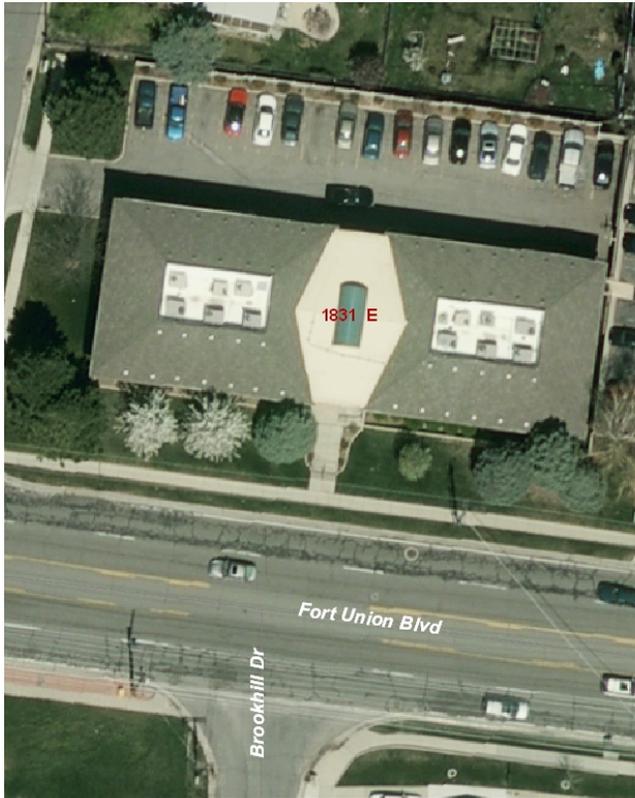
Maximum Available:	5,821
Minimum Available:	2,941
Units of Office Space:	4

Four main units of office space, each has its own dedicated entry.

Building Contact:

Companion Corporation

1831 East Fort Union Blvd.



Campus: No
 Acreage: 0.72
 Parking: Structure
 Parking Ratio: 5/1000

Building Use: Commercial Office
 Year Built: 1979
 Building Sq. Ft.: 13,112
 Lease Sq. Ft.: 0
 Available Sq. Ft.: 0
 Floors: 2

Entry: Standard
 Receptionist: No
 Security: No
 Assessed Value: \$760,300
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.: 13,112
 Available Sq. Ft.: 0
 Typical Floorplate: 6,556
 Rental Rate Range:

Maximum Available: 0
 Minimum Available: 0
 Units of Office Space: 4

Companion Corp. owns and operates out of the building. There is no common entrance; each unit of office space is accessible from outside catwalks. Reserved parking for employees is in structure.

Building Contact: Companion Corp. 801.943.9277

GoEngineer

1787 East 7000 South



Campus: No
 Acreage: 0.85
 Parking: Basement
 Parking Ratio: 5/1000

Building Use: Commercial Office
 Year Built: 1983
 Building Sq. Ft.: 19,734
 Lease Sq. Ft.: 19,734
 Available Sq. Ft.: 0
 Floors: 2

Entry: Atrium
 Receptionist: No
 Security: No
 Assessed Value: \$969,200
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.: 19,734
 Available Sq. Ft.: 0
 Typical Floorplate: 9,867
 Rental Rate Range:

Maximum Available: 0
 Minimum Available: 0
 Units of Office Space: 8

Amenities for building include artwork in common areas, basement level parking, and one elevator.

Building Contact:

Coburn Management LLC

CMC Flex

2450 East 7000 South



Campus: No
 Acreage: 0.72
 Parking: Uncovered
 Parking Ratio: 3/1000

Building Use: Commercial Office
 Year Built: 1981
 Building Sq. Ft.: 13,000
 Lease Sq. Ft.: 0
 Available Sq. Ft.: 13,000
 Floors: 2
 Entry: Lobby
 Receptionist: Yes
 Security: No
 Assessed Value: \$1,640,000
 LEED Certified: No
 For Sale: Yes
 Update/Remodel: No

Leased Sq. Ft.: 0
 Available Sq. Ft.: 13,000
 Typical Floorplate: 3,706
 Rental Rate Range: \$19.95

Maximum Available: 13,944
 Minimum Available: 3,706
 Units of Office Space: 1

Space is for lease or sale. Previous owner/occupant had the building set up with one main business and set of office space, however the building is capable of housing multiple units of office space. Building has one elevator and two points of access.

Building Contact: Newmark Grubb Acres 801.578.5556

Twin Peaks

7258 S Racquet Club Dr



Campus: No
 Acreage: 0.64
 Parking: Uncovered
 Parking Ratio: 5/1000

Building Use: Commercial Office
 Year Built: 1977
 Building Sq. Ft.: 8,042
 Lease Sq. Ft.: 8,042
 Available Sq. Ft.: 0
 Floors: 2

Entry: Standard
 Receptionist: No
 Security: No
 Assessed Value: \$742,900
 LEED Certified: No
 For Sale: No
 Update/Remodel: Yes

Leased Sq. Ft.: 8,042
 Available Sq. Ft.: 0
 Typical Floorplate: 3,955
 Rental Rate Range:

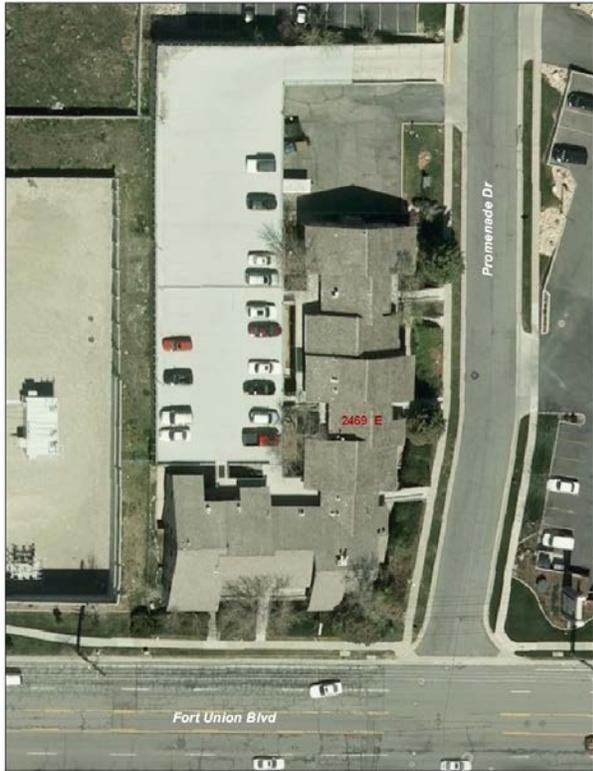
Maximum Available: 0
 Minimum Available: 0
 Units of Office Space: 6

Building has dual entry with vestibule on north entrance; office space is also accessible from a standard entry near the south side parking. Building does not have an elevator. All updating was done on interior.

Building Contact: Twin Peaks Property Management 801.274.3497

Hillside Business Park

2469 East Fort Union Blvd.



Building Use: Commercial Office
 Year Built: 1981
 Building Sq. Ft.: 22,134
 Lease Sq. Ft.: 20,824
 Available Sq. Ft.:
 Floors: 2

Entry: Lobby
 Receptionist: Yes
 Security: No
 Assessed Value: \$2,274,800
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Campus: No
 Acreage: 0.99
 Parking: Structure
 Parking Ratio: 4/1000

Leased Sq. Ft.:	20,824	Maximum Available:	1,310
Available Sq. Ft.:	1,310	Minimum Available:	1,310
Typical Floorplate:	11,067	Units of Office Space:	10
Rental Rate Range:	\$13.50		

Parking structure is not accessible from Fort Union Blvd. Building has separate entrances for each office space. Lobby entrance therefore is for each individual unit of space and not a grand lobby/entrance for the entire center.

Building Contact: Coldwell Banker Commercial 801.573.7445

Office Investments

6772- 6802 South 1300 East



Campus: Yes
 Acreage: 2.15
 Parking: Uncovered
 Parking Ratio: 4/1000

Building Use: Mixed Office
 Year Built: 1999
 Building Sq. Ft.: 9,600
 Lease Sq. Ft.:
 Available Sq. Ft.:
 Floors: 2
 Entry: Lobby
 Receptionist: Yes
 Security: No
 Assessed Value: \$1,594,400
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.:
 Available Sq. Ft.:
 Typical Floorplate: 960
 Rental Rate Range:

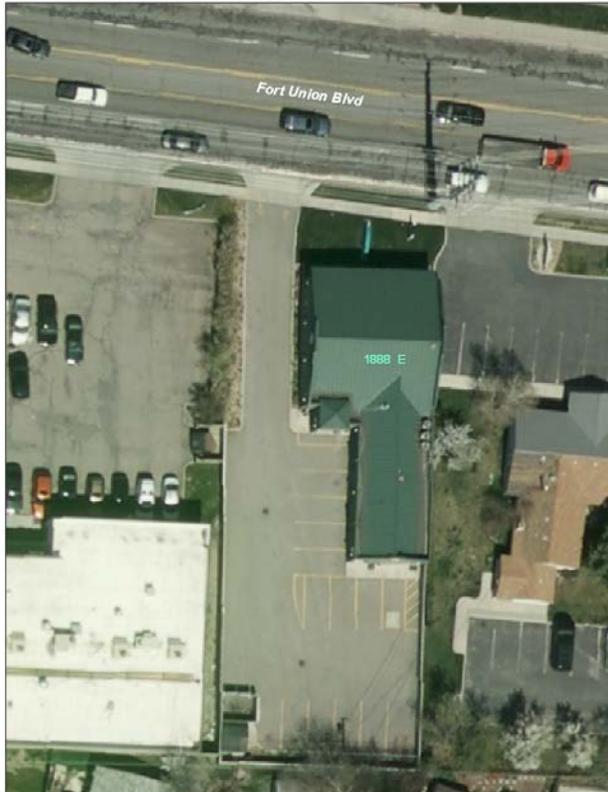
Maximum Available:
 Minimum Available:
 Units of Office Space: 5

Office Investments is a collection of commercial buildings, in the complex five units of space can be categorized as office space. Current rental rates and occupancy statistics can be obtained from Chapman Richards.

Building Contact: Chapman Richards 801.278.4144

1888 East Fort Union Blvd.

1888 East Fort Union Blvd.



Campus: No
 Acreage: 0.32
 Parking: Uncovered
 Parking Ratio: 3/1000

Building Use: Commercial Office
 Year Built: 1997
 Building Sq. Ft.: 6,040
 Lease Sq. Ft.: 0
 Available Sq. Ft.: 6,040
 Floors: 1

Entry: Lobby
 Receptionist: Yes
 Security: No
 Assessed Value: \$539,400
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.: 0
 Available Sq. Ft.: 6,040
 Typical Floorplate: 6,040
 Rental Rate Range:

Maximum Available: 6,040
 Minimum Available: 6,040
 Units of Office Space: 1

Space is available both for sale and lease. Building is in very good condition.

Building Contact: M Baucum Investments LLC

Dynatronics

7030 South Park Centre Drive



Campus: No
 Acreage: 1.98
 Parking: Uncovered
 Parking Ratio: 4/1000

Building Use: Commercial Office
 Year Built: 1993
 Building Sq. Ft.: 19,206
 Lease Sq. Ft.:
 Available Sq. Ft.: 0
 Floors: 2

Entry: Lobby
 Receptionist: Yes
 Security: No
 Assessed Value: \$2,836,500
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.: Own
 Available Sq. Ft.: 0
 Typical Floorplate: 9,556
 Rental Rate Range:

Maximum Available: 19,206
 Minimum Available: 19,206
 Units of Office Space: 1

Building is owner occupied. Amenities include dual entry with vestibule, entry seating, artwork, plants, and one elevator. There are also two access points to parking from Park Centre Drive. Site is used as both office and manufacturing space.

Building Contact: Dynatronics 801.568.7000

7900 Highland Office Building A and B

7900 South Highland Drive



Campus: No
 Acreage: 1.32
 Parking: Uncovered
 Parking Ratio: 2.4 per 1,000

Building Use: Commercial Office
 Year Built: 2015
 Building Sq. Ft.: 10,000 per building
 Lease Sq. Ft.: 7,672
 Available Sq. Ft.: 7,672
 Floors: 2 per building

Entry:
 Receptionist:
 Security:
 Assessed Value: \$2,200,000
 LEED Certified:
 For Sale: Yes
 Update/Remodel: New

Leased Sq. Ft.: N/A
 Available Sq. Ft.: 20,000 per building
 Typical Floorplate:
 Rental Rate Range:

Maximum Available:
 Minimum Available:
 Units of Office Space:

Building is owner occupied. Amenities include shared common entrance with building B. Office space will be used for Medical and Professional services.

Building Contact: Steve Howcroft 801.830.6000

Cottonwood Heights Community & Economic Development

Class C Commercial Office

These buildings are can be more than twenty five years old but still maintain steady occupancy. Class C space is generally much smaller than Class A and even Class B, however the buildings condition is taken into account. Many Class C office spaces are not truly office buildings; many have been modified and renovated to accommodate commerce.

Willow Creek Medical

7050 South Highland Drive



Campus: No
Acreage: 0.84
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Medical Office
Year Built: 1974
Building Sq. Ft.: 14,040
Lease Sq. Ft.: 11,098
Available Sq. Ft.: 2,942
Floors: 3

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$1,239,500
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 11,098
Available Sq. Ft.: 2,942
Typical Floorplate: 4,680
Rental Rate Range: \$9.00 - \$ 10.50

Maximum Available: 1,673
Minimum Available: 1,269
Units of Office Space: 9

Building is privately managed by owner who resides in Florida. Management is looking to erect a fence/barrier to distinguish between its parking spaces and McDonalds.

Building Contact: Union Fort Properties 561.239.8091

Highland Medical

7086 South Highland Drive



Building Use:	Medical Office
Year Built:	1978
Building Sq. Ft.:	6,732
Lease Sq. Ft.:	5,881
Available Sq. Ft.:	851
Floors:	2

Entry:	Lobby
Receptionist:	Yes
Security:	No
Assessed Value:	\$410,600
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Campus:	No
Acreage:	0.86
Parking:	Uncovered
Parking Ratio:	3/1000

Leased Sq. Ft.:	5,881
Available Sq. Ft.:	851
Typical Floorplate:	4,680
Rental Rate Range:	\$13.00

Maximum Available:	851
Minimum Available:	851
Units of Office Space:	4

Building has outdoor seating, artwork, and a dual entrance. Office space is accessible from both the west and east entrances.

Building Contact: MSW Management Limited Liability Company

Wasatch Exotic Pet

1892 E. Fort Union Blvd.



Campus: No
 Acreage: 0.31
 Parking: Uncovered
 Parking Ratio: 6/1000

Building Use: Medical Office
 Year Built: 1945
 Building Sq. Ft.: 1,877
 Lease Sq. Ft.: Own
 Available Sq. Ft.: 0
 Floors: 1

Entry: Lobby
 Receptionist: Yes
 Security: No
 Assessed Value: \$300,400
 LEED Certified: No
 For Sale: No
 Update/Remodel: Yes

Leased Sq. Ft.: Own
 Available Sq. Ft.: 0
 Typical Floorplate: 1,877
 Rental Rate Range:

Maximum Available: 1,877
 Minimum Available: 1,877
 Units of Office Space: 1

Building is owner occupied and privately managed by Wasatch Exotic Pet Care.

Building Contact: Wasatch Exotic Pet 801.943.3367

Mangrum

7110 South Highland Drive



Building Use:	Mixed Office
Year Built:	1953
Building Sq. Ft.:	2,513
Lease Sq. Ft.:	2,513
Available Sq. Ft.:	0
Floors:	1

Entry:	Lobby
Receptionist:	Yes
Security:	No
Assessed Value:	\$351,200
LEED Certified:	No
For Sale:	No
Update/Remodel:	Yes

Campus:	No
Acreage:	0.39
Parking:	Uncovered
Parking Ratio:	10/1000

Leased Sq. Ft.:	2,513
Available Sq. Ft.:	0
Typical Floorplate:	2,513
Rental Rate Range:	

Maximum Available:	
Minimum Available:	
Units of Office Space:	4

Building has fourteen reserved parking spaces for employees. Building is owner occupied; Mangrum Law leases space from Mangrum Dental.

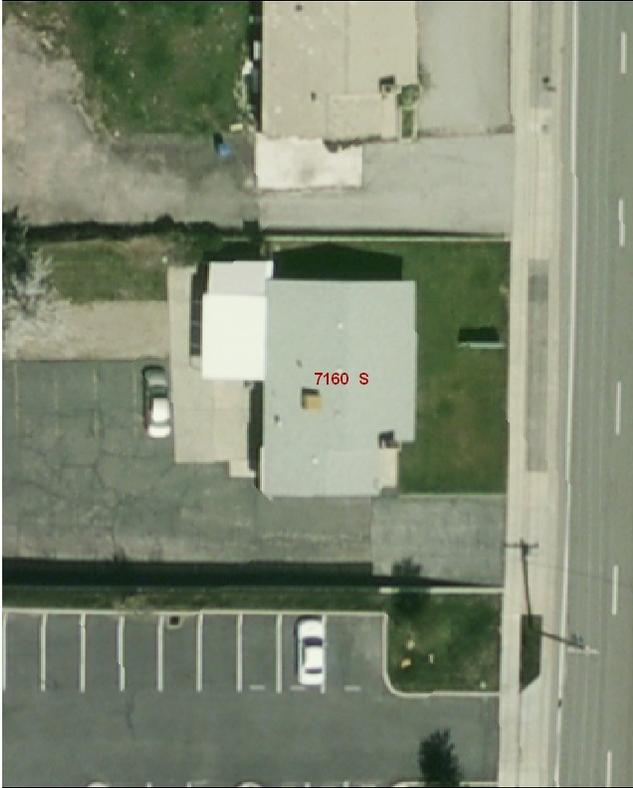
Building Contact:

Mangrum Dental

801.943.6880

State Farm

7160 South Highland Drive



Building Use:	Commercial Office
Year Built:	1955
Building Sq. Ft.:	1,344
Lease Sq. Ft.:	Own
Available Sq. Ft.:	0
Floors:	1

Entry:	Lobby
Receptionist:	Yes
Security:	No
Assessed Value:	\$270,600
LEED Certified:	No
For Sale:	No
Update/Remodel:	Yes

Campus:	No
Acreage:	0.29
Parking:	Uncovered
Parking Ratio:	7/1000

Leased Sq. Ft.:	Own	Maximum Available:	1,344
Available Sq. Ft.:	0	Minimum Available:	1,344
Typical Floorplate:	1,344	Units of Office Space:	1
Rental Rate Range:			

Building has amenities that include entry seating and artwork. Space is owner occupied and has a single entry.

Building Contact: State Farm 801.942.2200

Realty Pro

7177 South Highland Drive



Building Use:	Commercial Office
Year Built:	1953
Building Sq. Ft.:	1,590
Lease Sq. Ft.:	Own
Available Sq. Ft.:	0
Floors:	1

Entry:	Lobby
Receptionist:	Yes
Security:	No
Assessed Value:	\$269,180
LEED Certified:	No
For Sale:	No
Update/Remodel:	Yes

Campus:	No
Acreage:	0.22
Parking:	Uncovered
Parking Ratio:	7/1000

Leased Sq. Ft.:	Own
Available Sq. Ft.:	0
Typical Floorplate:	1,590
Rental Rate Range:	

Maximum Available:	1,590
Minimum Available:	1,590
Units of Office Space:	1

Site is owner occupied. Building has entry seating and artwork as amenities.

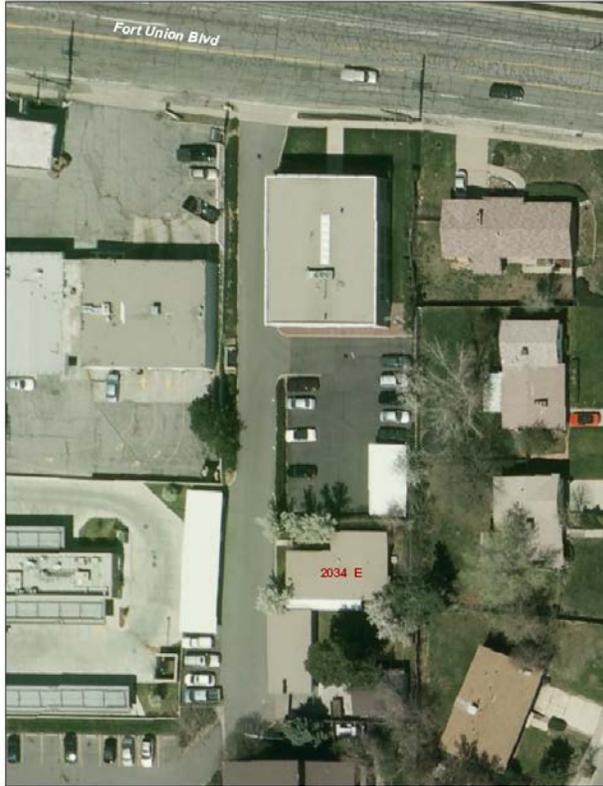
Building Contact:

Realty Pro

801.943.3939

Holiday Management

2034 East 7000 South



Campus: No
Acreage: 0.23
Parking: Uncovered
Parking Ratio: 5/1000

Building Use: Commercial Office
Year Built: 1960
Building Sq. Ft.: 1,282
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$286,300
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,282
Rental Rate Range:

Maximum Available: 1,282
Minimum Available: 1,282
Units of Office Space: 1

The building is in good condition. It has entry seating, artwork and a single entry. Space is owner occupied.

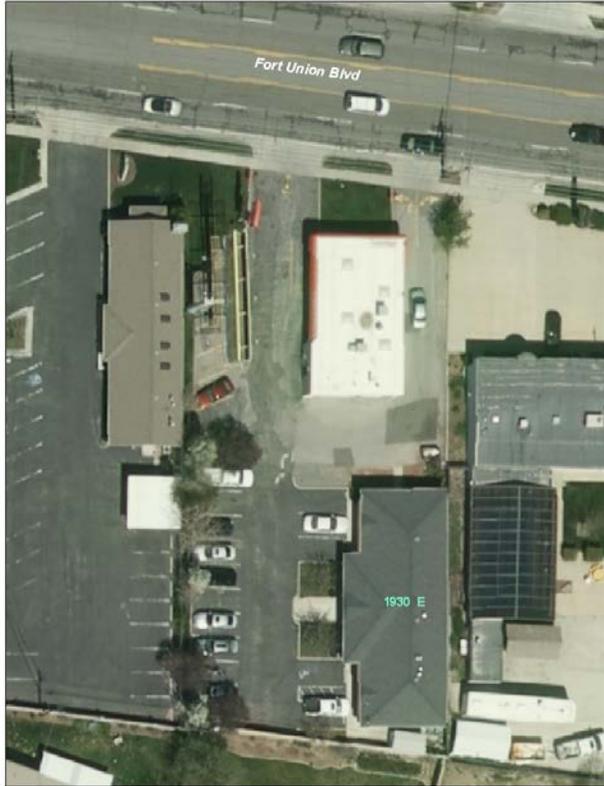
Building Contact:

Holiday Management

801.9442.2280

Premiere Mortgage

1930 East Fort Union Blvd.



Campus: No
Acreage: 0.23
Parking: Uncovered
Parking Ratio: 6/1000

Building Use: Commercial Office
Year Built: 1998
Building Sq. Ft.: 2,635
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$291,400
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 2,635
Rental Rate Range:

Maximum Available: 2,635
Minimum Available: 2,635
Units of Office Space: 1

Entry is a single entry which opens to entry seating and artwork. Building is in good condition and is also owner occupied.

Building Contact:

Premiere Mortgage

801.453.9000

Staker-Henderson Complex

6914 South 3000 East



Campus: No
Acreage: 0.43
Parking: Uncovered
Parking Ratio: 3/1000

Building Use: Commercial Office
Year Built: 1980
Building Sq. Ft.: 9,640
Lease Sq. Ft.: 9,640
Available Sq. Ft.: 0
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$406,000
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 9,640
Available Sq. Ft.: 0
Typical Floorplate: 4,820
Rental Rate Range:

Maximum Available:
Minimum Available: 150
Units of Office Space: 11

Building has a secure key code entry and is partially owner occupied.

Building Contact: Staker Henderson LLC

Hillside Dental

6936 South Promenade Drive



Campus: No
Acreage: 0.51
Parking: Uncovered
Parking Ratio: 5/1000

Building Use: Medical Office
Year Built: 1981
Building Sq. Ft.: 9,486
Lease Sq. Ft.: 6,923
Available Sq. Ft.: 2,563
Floors: 3

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$270,600
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 6,923
Available Sq. Ft.: 2,563
Typical Floorplate: 3,162
Rental Rate Range: \$15.25

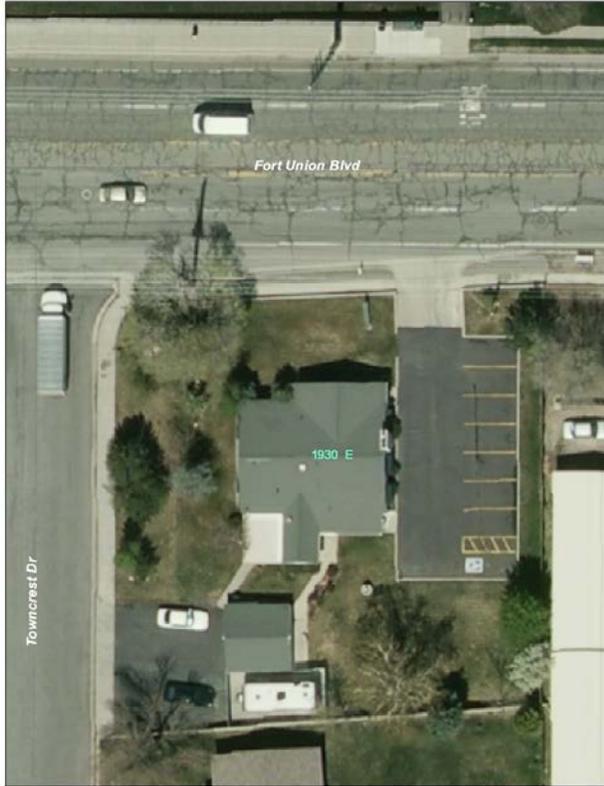
Maximum Available: 2,181
Minimum Available: 382
Units of Office Space: 10

Building has directory and one elevator. The building has a standard single entry which opens to a corridor. The main corridor is the point of entry for all units of office space in the building.

Building Contact: Newmark Grubb ACRES 801.578.5556

The Tooth Doctor

2180 East Fort Union Blvd.



Campus: No
 Acreage: 0.50
 Parking: Uncovered
 Parking Ratio: 4/1000

Building Use: Medical Office
 Year Built: 1953
 Building Sq. Ft.: 1,690
 Lease Sq. Ft.: Own
 Available Sq. Ft.: 0
 Floors: 1

Entry: Lobby
 Receptionist: Yes
 Security: No
 Assessed Value: \$333,900
 LEED Certified: No
 For Sale: No
 Update/Remodel: Yes

Leased Sq. Ft.: Own
 Available Sq. Ft.: 0
 Typical Floorplate: 1,690
 Rental Rate Range:

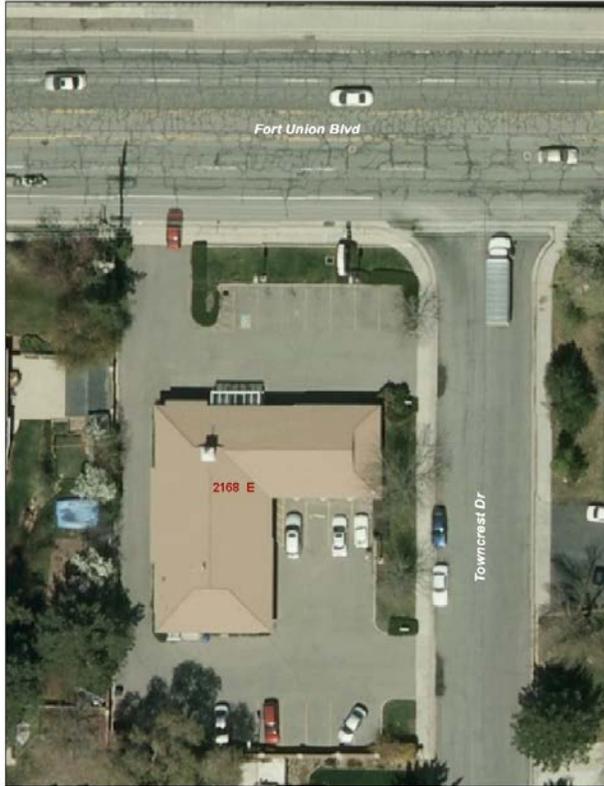
Maximum Available: 1,690
 Minimum Available: 1,690
 Units of Office Space: 1

Space is owner occupied and equipped with entry seating and artwork as amenities.

Building Contact: The Tooth Doctor 801.944.4141

Wall & Wall

2168 East Fort Union Blvd.



Building Use: Commercial Office
Year Built: 1982
Building Sq. Ft.: 2,960
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$415,500
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Campus: No
Acreage: 0.61
Parking: Uncovered
Parking Ratio: 7/1000

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 2,960
Rental Rate Range:

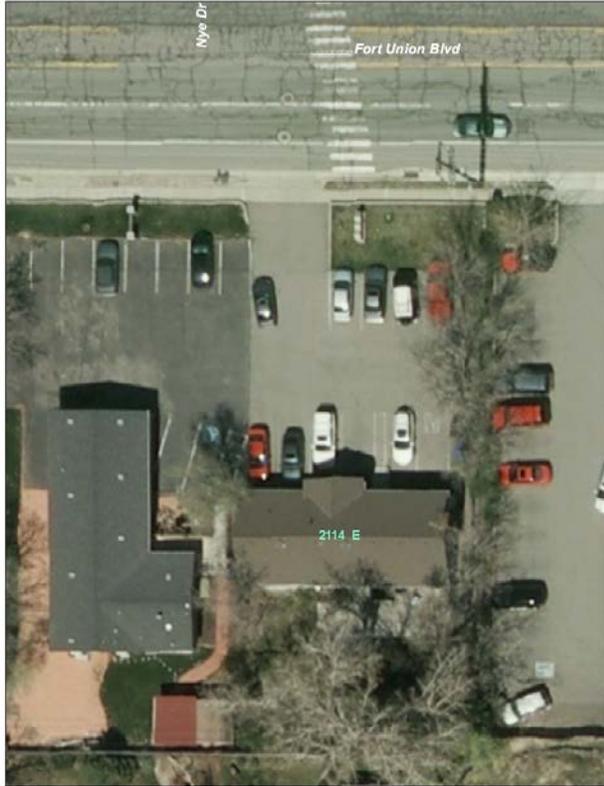
Maximum Available: 2,960
Minimum Available: 2,960
Units of Office Space: 1

Building has separate employee and customer parking. Employee parking is on south side of building. Building has dual entry with vestibule and entry seating. Space is owner occupied.

Building Contact: Wall & Wall **801.274.3100**

Brighton Dental

2114 East 7000 South



Campus: No
 Acreage: 0.31
 Parking: Uncovered
 Parking Ratio: 7/1000

Building Use: Medical Office
 Year Built: 1939
 Building Sq. Ft.: 1,587
 Lease Sq. Ft.: Own
 Available Sq. Ft.: 0
 Floors: 1

Entry: Lobby
 Receptionist: Yes
 Security: No
 Assessed Value: \$523,900
 LEED Certified: No
 For Sale: No
 Update/Remodel: Yes

Leased Sq. Ft.: Own
 Available Sq. Ft.: 0
 Typical Floorplate: 1,587
 Rental Rate Range:

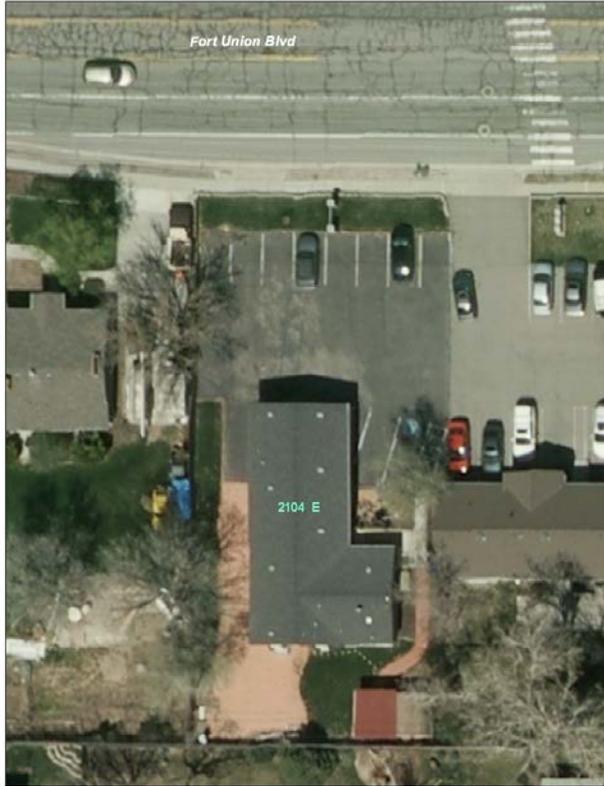
Maximum Available: 1,587
 Minimum Available: 1,587
 Units of Office Space: 1

Building has undergone both interior and exterior renovations. Entry seating and artwork are in lobby. Space is owner occupied.

Building Contact: Brighton Dental 801.943.2020

Medical Hair Restoration

2104 East 7000 South



Building Use:	Medical Office
Year Built:	1960
Building Sq. Ft.:	2,131
Lease Sq. Ft.:	Own
Available Sq. Ft.:	0
Floors:	1

Entry:	Lobby
Receptionist:	Yes
Security:	No
Assessed Value:	\$266,180
LEED Certified:	No
For Sale:	No
Update/Remodel:	Yes

Campus:	No
Acreage:	0.31
Parking:	Uncovered
Parking Ratio:	5/1000

Leased Sq. Ft.:	Own
Available Sq. Ft.:	0
Typical Floorplate:	2,131
Rental Rate Range:	

Maximum Available:	2,131
Minimum Available:	2,131
Units of Office Space:	1

Space is owner occupied. Building has gone through both interior and exterior renovations and updating. Building amenities include entry seating and artwork.

Building Contact: Medical Hair Restoration 801.943.1751

Kasteler Fenton

1838 East Fort Union Blvd.



Building Use:	Commercial Office
Year Built:	1964
Building Sq. Ft.:	2,182
Lease Sq. Ft.:	Own
Available Sq. Ft.:	0
Floors:	2

Entry:	Lobby
Receptionist:	Yes
Security:	No
Assessed Value:	\$266,500
LEED Certified:	No
For Sale:	No
Update/Remodel:	Yes

Campus:	No
Acreage:	0.18
Parking:	Uncovered
Parking Ratio:	4/1000

Leased Sq. Ft.:	Own
Available Sq. Ft.:	0
Typical Floorplate:	972
Rental Rate Range:	

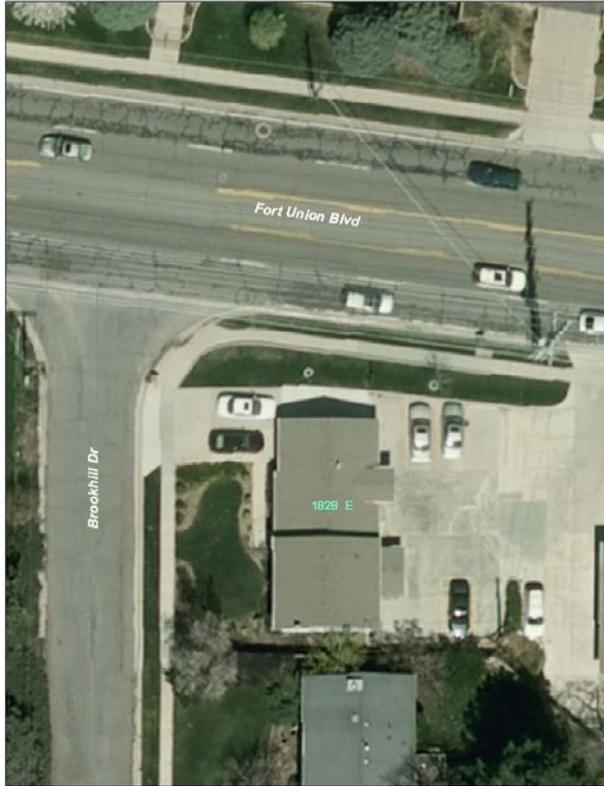
Maximum Available:	2,182
Minimum Available:	2,182
Units of Office Space:	1

Building has undergone exterior and interior updating. Kasteler Fenton bought the property on a lease to own option, so the space is now owner occupied.

Building Contact: Kasteler Fenton 801.943.3406

Richards Financial

1828 East Fort Union Blvd.



Campus: No
Acreage: 0.19
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1964
Building Sq. Ft.: 1,700
Lease Sq. Ft.: 836
Available Sq. Ft.: 864
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$244,100
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: 836
Available Sq. Ft.: 864
Typical Floorplate: 850
Rental Rate Range:

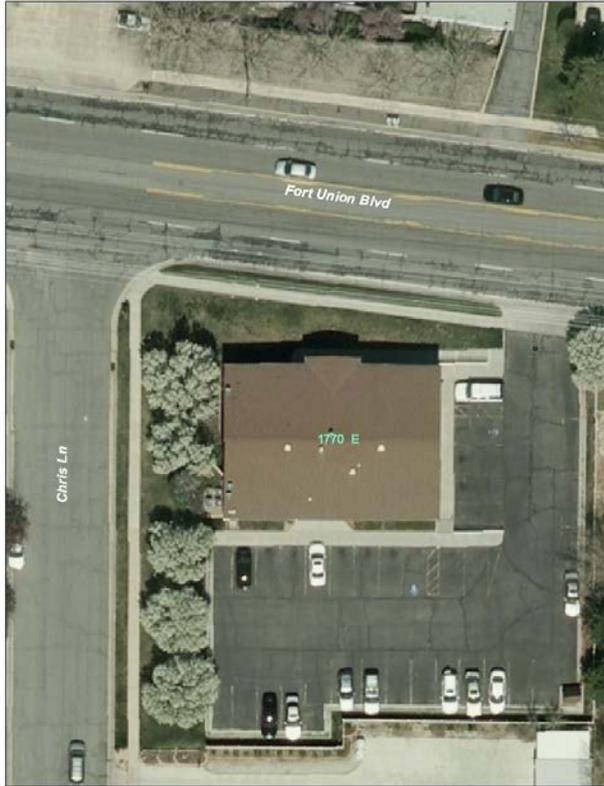
Maximum Available: 864
Minimum Available: 864
Units of Office Space: 3

Space is partially owner occupied. Largest office space available on main level is vacant.

Building Contact: KR Holdings LLC

Cottonwood Heights Professional

1770 East Fort Union Blvd.



Campus: No
Acreage: 0.60
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Mixed Office
Year Built: 1985
Building Sq. Ft.: 8,152
Lease Sq. Ft.: 8,152
Available Sq. Ft.: 0
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$526,500
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 8,152
Available Sq. Ft.: 0
Typical Floorplate: 4,076
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 4

Split level building, entrances from both north and south sides of building. Building is owner occupied by Insurance Concepts. All office space excluding Insurance Concepts is leased. Building has entry seating, artwork, and communal break room for all employees.

Building Contact:

Insurance Concepts

801.942.0412

Kesler Chiropractic

1760 East 6900 South



Building Use:	Medical Office
Year Built:	1969
Building Sq. Ft.:	1,672
Lease Sq. Ft.:	Own
Available Sq. Ft.:	0
Floors:	1

Entry:	Lobby
Receptionist:	Yes
Security:	No
Assessed Value:	\$369,200
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Campus:	No
Acreage:	0.28
Parking:	Uncovered
Parking Ratio:	9/1000

Leased Sq. Ft.:	Own
Available Sq. Ft.:	0
Typical Floorplate:	4,076
Rental Rate Range:	

Maximum Available:	1,672
Minimum Available:	1,672
Units of Office Space:	1

Building is owner occupied. Amenities include entry seating and artwork.

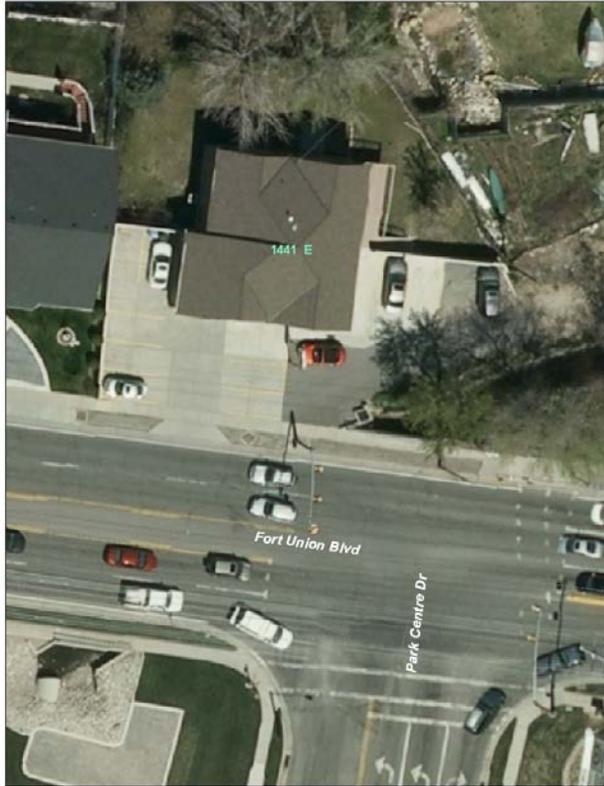
Building Contact:

Kesler Chiropractic

801.942.7272

Farmers Insurance

1441 East Fort Union Blvd.



Campus: No
 Acreage: 0.27
 Parking: Uncovered
 Parking Ratio: 10/1000

Building Use: Commercial Office
 Year Built: 1976
 Building Sq. Ft.: 1,300
 Lease Sq. Ft.: Own
 Available Sq. Ft.: 0
 Floors: 1

Entry: Lobby
 Receptionist: Yes
 Security: No
 Assessed Value: \$380,600
 LEED Certified: No
 For Sale: No
 Update/Remodel: Yes

Leased Sq. Ft.: Own
 Available Sq. Ft.: 0
 Typical Floorplate: 1,300
 Rental Rate Range:

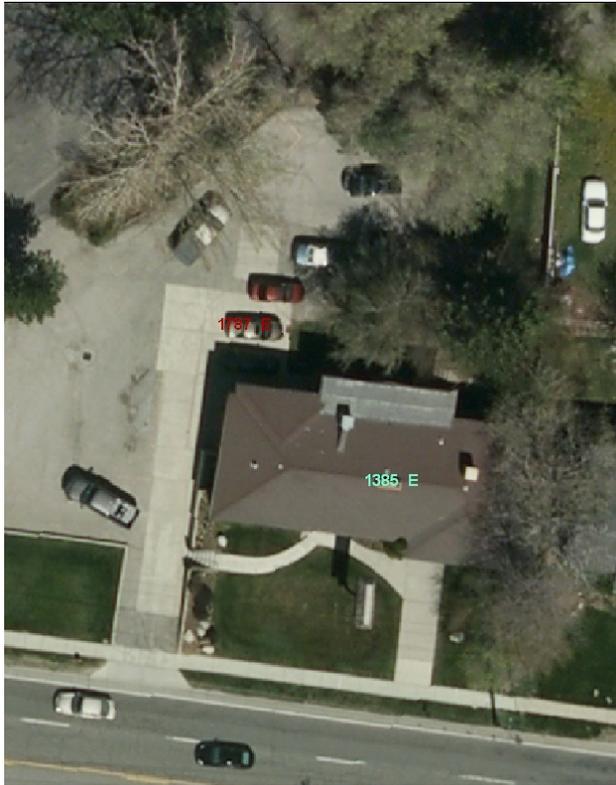
Maximum Available: 1,300
 Minimum Available: 1,300
 Units of Office Space: 1

Building has dual entry with vestibule and entry seating. Space is also owner occupied. Building because of recent renovations is in excellent condition.

Building Contact: Farmers Insurance 801.944.9600

Century 21

1385 East Fort Union Blvd.



Building Use:	Commercial Office
Year Built:	1974
Building Sq. Ft.:	3,950
Lease Sq. Ft.:	Own
Available Sq. Ft.:	0
Floors:	2

Entry:	Lobby
Receptionist:	Yes
Security:	No
Assessed Value:	\$420,600
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Campus:	No
Acreage:	0.63
Parking:	Uncovered
Parking Ratio:	6/1000

Leased Sq. Ft.:	Own
Available Sq. Ft.:	0
Typical Floorplate:	2,404
Rental Rate Range:	

Maximum Available:	3,940
Minimum Available:	3,940
Units of Office Space:	1

Split-level home converted to office space. The building has entry seating however has not had significant updating.

Building Contact: Century 21 (Doug MacAfee) 801.942.2111

Brighton View Dental

1343 East Fort Union Blvd



Campus: No
Acreage: 0.48
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Medical Office
Year Built: 1976
Building Sq. Ft.: 2,160
Lease Sq. Ft.: 2,160
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$236,000
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 2,160
Available Sq. Ft.: 0
Typical Floorplate: 2,160
Rental Rate Range:

Maximum Available: 1,080
Minimum Available: 1,080
Units of Office Space: 2

Each unit of office space has its own entrance with entry seating and other amenities. Property is managed privately by owner.

Building Contact:

Sculptec

6841 South 1300 East



Campus: No
Acreage: 0.20
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Commercial Office
Year Built: 1938
Building Sq. Ft.: 1,080
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$205,690
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,080
Rental Rate Range:

Maximum Available: 1,080
Minimum Available: 1,080
Units of Office Space: 1

Building is used for both commercial office and manufacturing.

Building Contact:

Sculptec

801.942.1874

Bengal Blvd.

2540 East Bengal Blvd.



Campus: No
Acreage: 0.74
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Commercial Office
Year Built: 1986
Building Sq. Ft.: 5,555
Lease Sq. Ft.: 5,555
Available Sq. Ft.: 0
Floors: 1

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$451,700
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 5,555
Available Sq. Ft.: 0
Typical Floorplate: 5,555
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 4

Each unit of office space has its own point of entry. All entrances are single entry.

Building Contact: Stratus Solutions LLC

Real Source

2089 East Fort Union Blvd.



Campus: No
Acreage: 0.22
Parking: Uncovered
Parking Ratio: 8/1000

Building Use: Commercial Office
Year Built: 1977
Building Sq. Ft.: 3,700
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$333,600
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 3,700
Rental Rate Range:

Maximum Available: 3,700
Minimum Available: 3,700
Units of Office Space: 1

Building has minor updating, entry seating, and artwork.

Building Contact: Real Source 801.386.8990



**Retail Inventory
2014**



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AARF Pet Care and Dog Walking

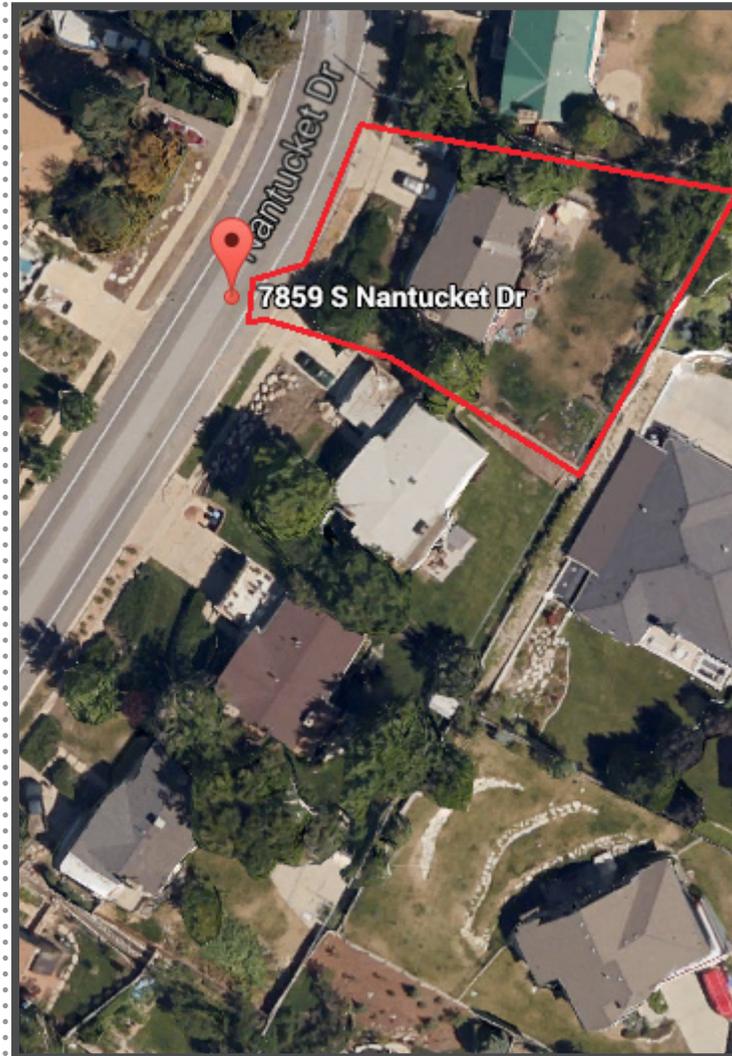
7859 S Nantucket Dr
Community & Economic Development

4



Services include dog hikes, dog walks, overnight stays at your home, training and pet transportation

Hours:
By Appointment

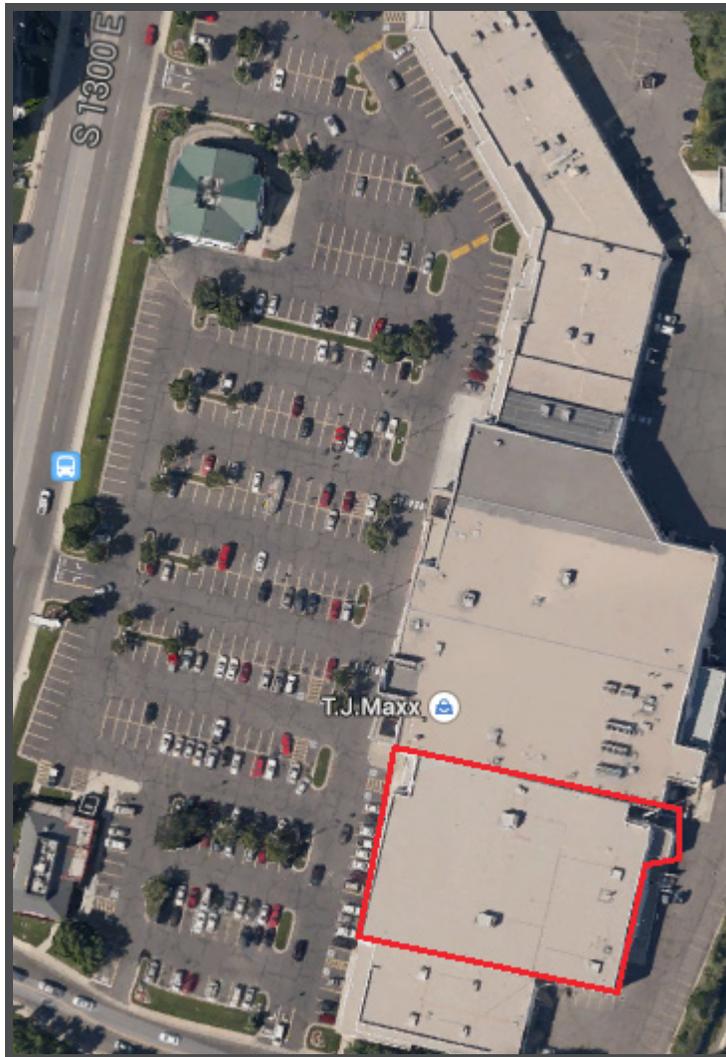




Academy Sports

7035 S 1300 E

Community & Economic Development



Catering to athletes by providing equipment, apparel, and accessories

Hours:

Monday - Sunday

9:00 AM to 8:00 PM



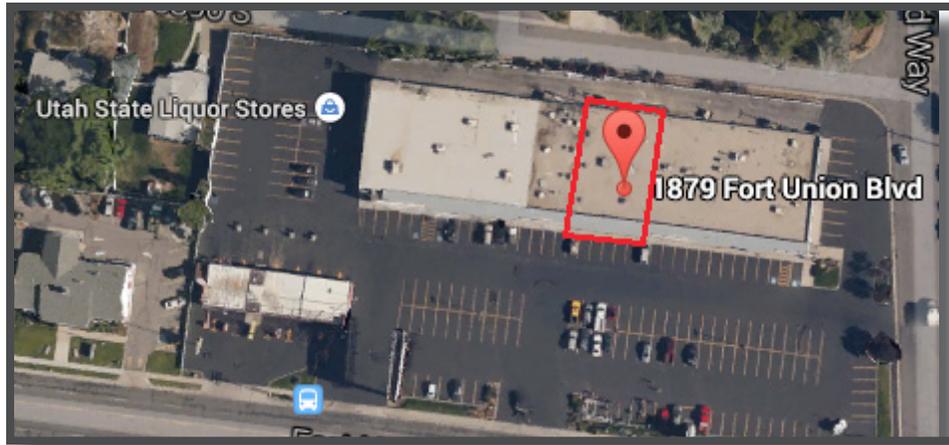
5



AJ Motion Sports

1879 East Fort Union Blvd.
Community & Economic Development

6



Specializes in Winter Sports rentals and accessories sales

Hours:
Monday - Saturday
11:00 AM to 6:00 PM
Closed Sunday





Allegro Coffee

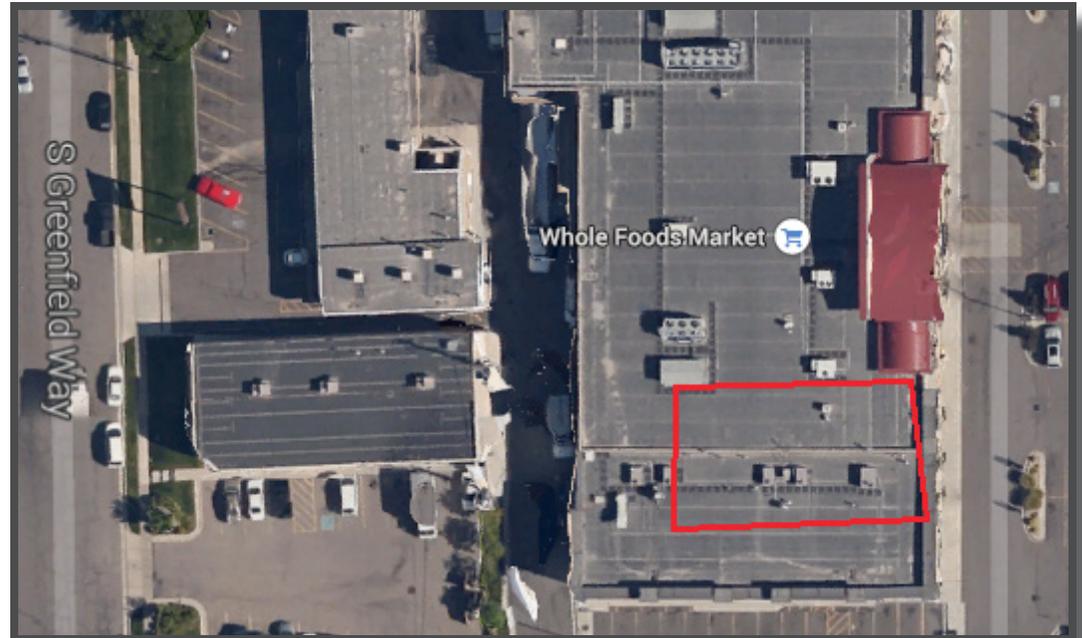
6930 South Highland Dr.

Community & Economic Development



Offering fine coffee, teas, hot chocolate, breads, and pastries.
Inside of Whole Foods Market

Hours:
Monday - Sunday
7:00 AM to 10:00 PM



7



America First Federal Credit Union

6924 South 2300 East
Community & Economic Development

8



Personal loans, auto loans, checking, savings, credit cards, and more

Hours:

Monday - Friday

9:00 AM to 6:00 PM

Saturday

9:00 AM to 3:00 PM

Closed Sunday





American Paws

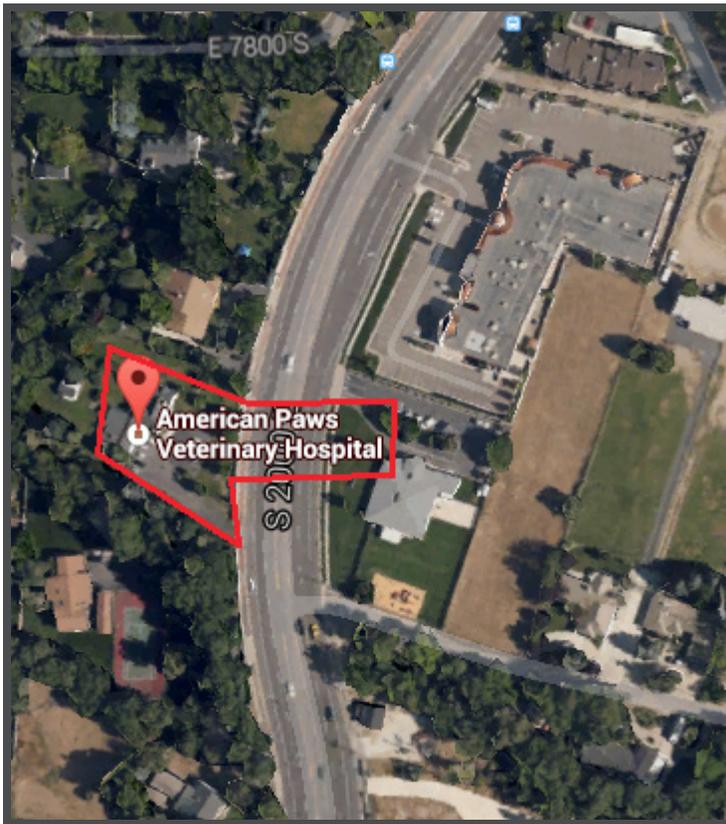
7884 South Highland Drive

Community & Economic Development

Trusted care for your pet; taking emergency cases as well as day-to-day checkups

Hours:
 Closed Monday
 Tuesday
 9:30 PM to 12:00 AM

Wednesday to Saturday
 12:00 AM to 6:00 PM &
 9:30 PM to 12:00 AM
 Sunday
 12:00 AM to 4:00 PM



American United Federal Credit Union

2277 East Fort Union Blvd.

10

Community & Economic Development

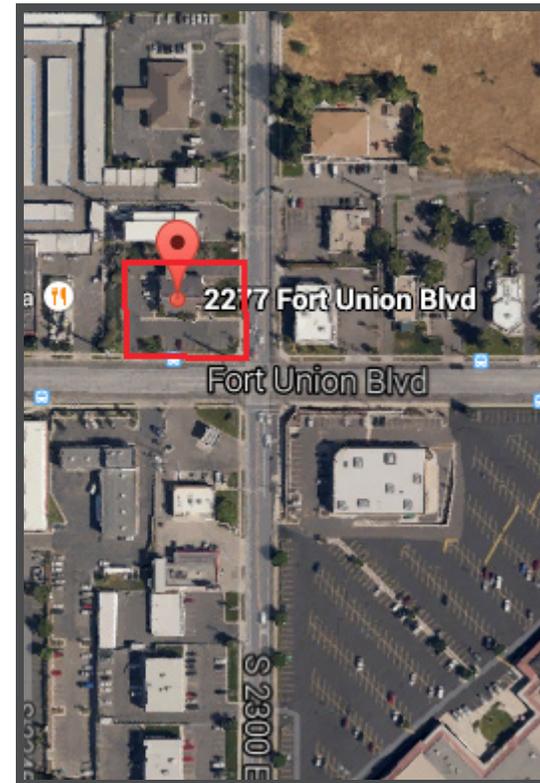


Personal loans, auto loans, checking, savings, credit cards, and more

Hours:

Monday - Friday

9:00 AM to 5:30 PM





Amici 2578 East Bengal Blvd.

Community & Economic Development



Fresh, homemade Italian food. Friendly staff!

Hours:

Monday - Saturday
11:00 AM to 9:00 PM
Closed Sunday



11



Arctic Circle

3408 East 7800 South

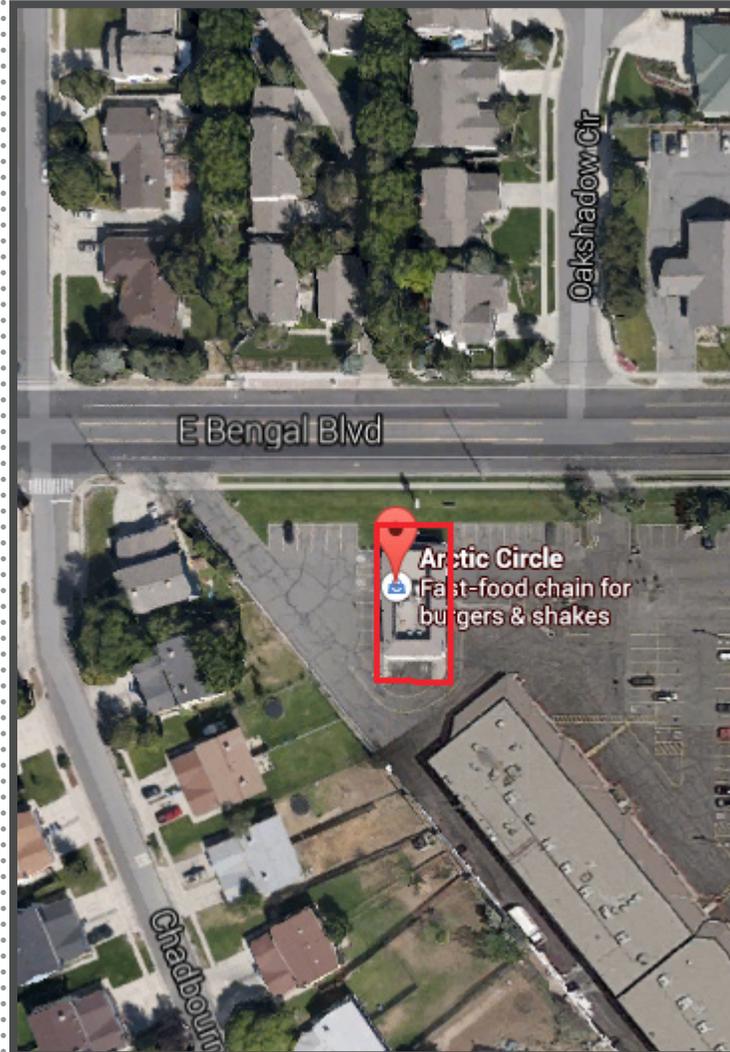
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Community & Economic Development



Premium burgers, fries, halibut, shakes, and more.

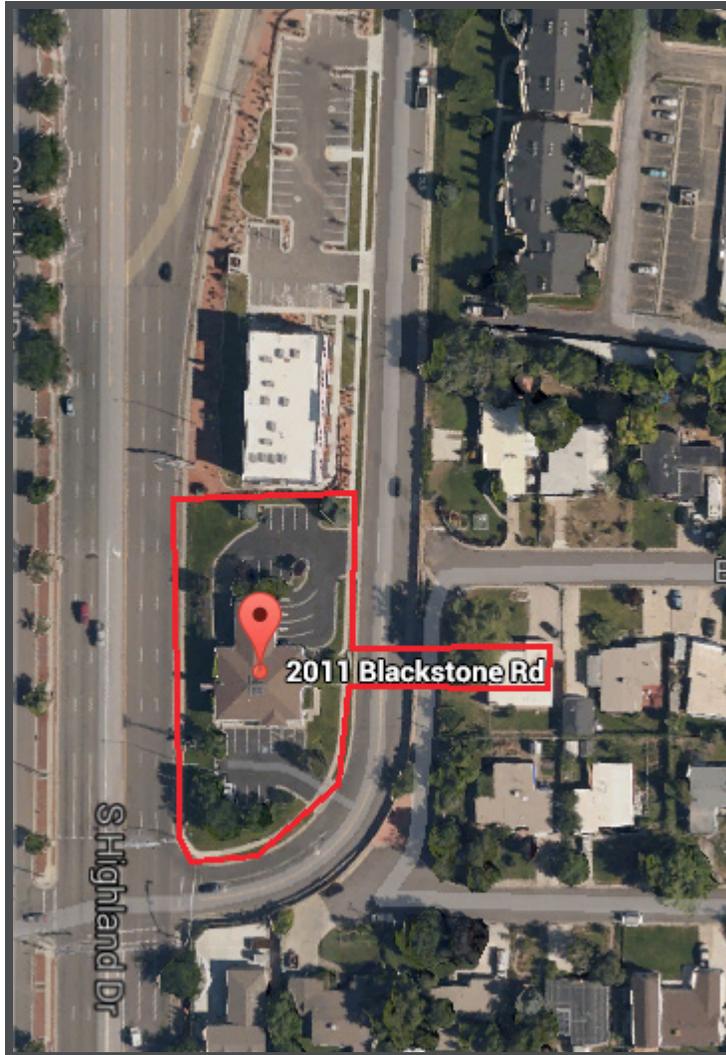
Hours:
Drive Thru
Open 24 Hours a day 7 days a week





Bank of The West 2011 Blackstone Rd.

Community & Economic Development



Personal loans, auto loans, checking, savings, credit cards, and more

Hours:

Monday - Friday

9:00 AM to 5:00 PM

Saturday

Drive Thru 9:00 AM to Noon

Closed Sunday



13



Barbacoa

1953 East Fort Union Blvd.

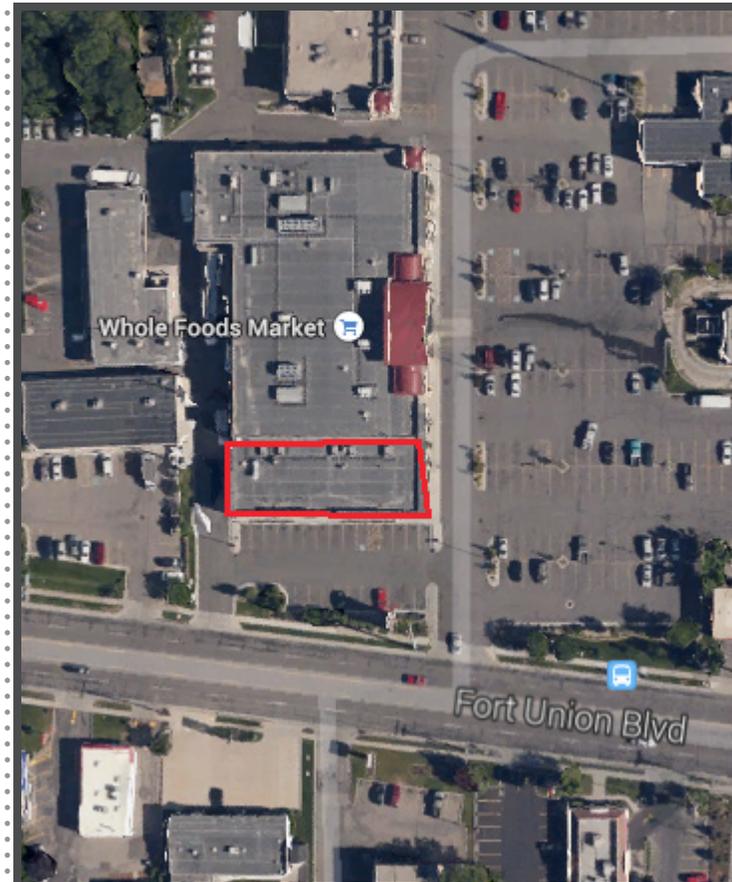
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Community & Economic Development



Huge burritos, satisfying salads, and delicious tacos

Hours:
Daily
10:30 AM to 9:00 PM





Barnes & Noble

7119 South 1300 East

Community & Economic Development

Books and Gifts for all ages

Hours:

Monday - Sunday

9:00 AM to 10:00 PM



Beans & Brews

2335 East 7000 South

Community & Economic Development

16



Coffee, esspresso, and shakes. Quick for when you need it

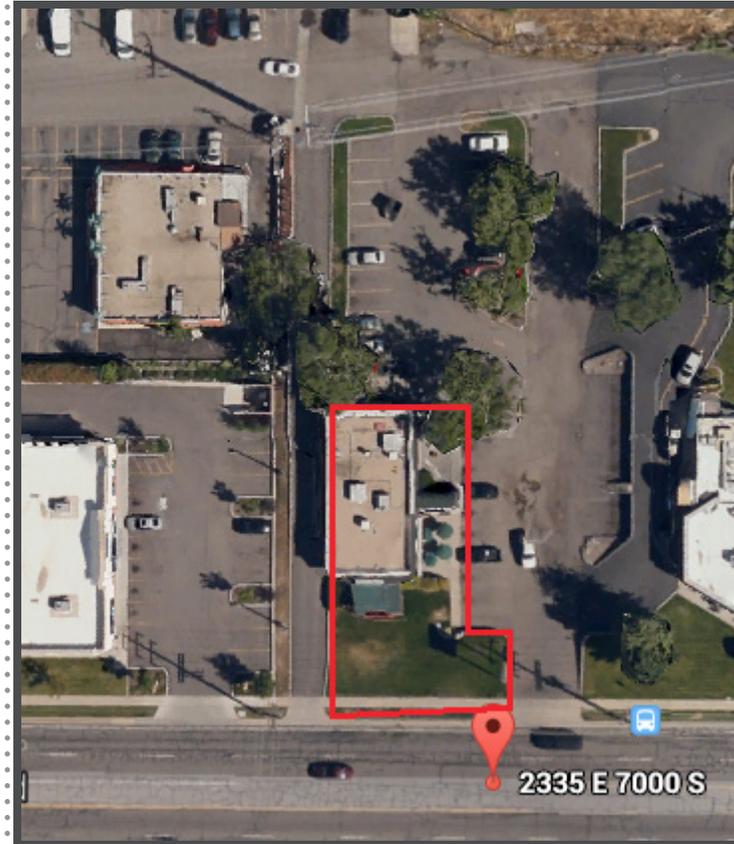
Hours:

Monday - Saturday

5:30 AM to 9:00 PM

Sunday

6:30 AM to 9:00 PM





Big O Tires & Service Center

2284 East Fort Union Blvd.

Community & Economic Development

Tires, Oil changes, and basic car servicing!

Hours:

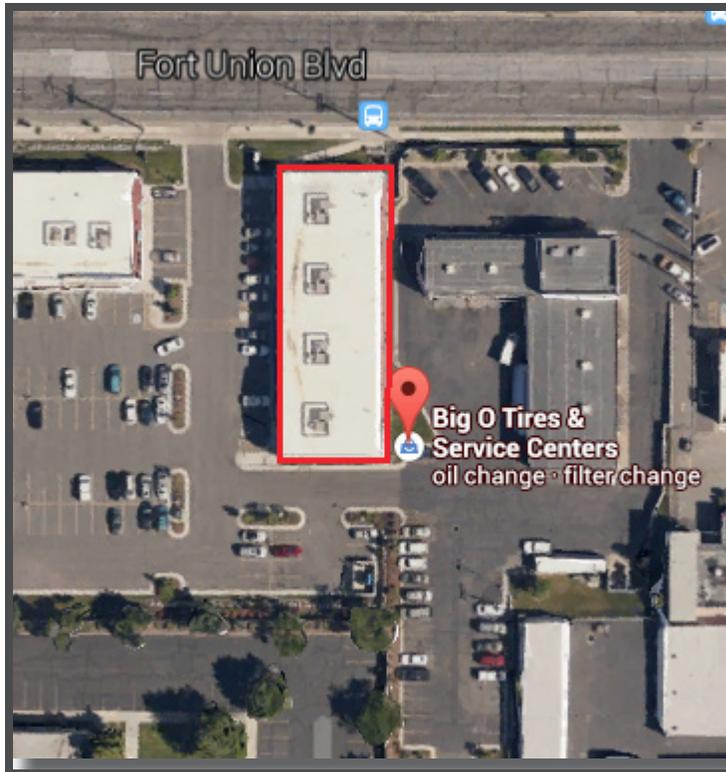
Monday - Friday

7:00 AM to 6:00 PM

Saturday:

7:00 AM to 5:00 PM

Closed Sunday



Blue Bay Chinese Cuisine

1883 East Fort Union Blvd

18

Community & Economic Development



Excellent Chinese food and terrific service.

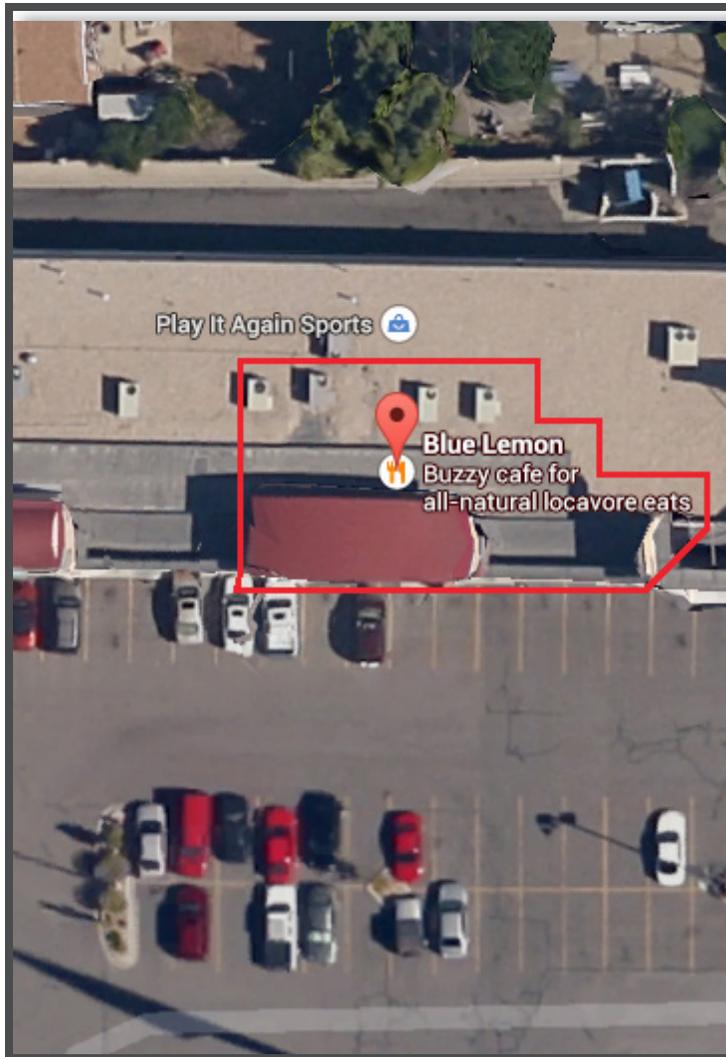
Hours:
Daily
11:00 AM to 9:30 PM





Blue Lemon 6910 South Highland Dr.

Community & Economic Development



Pure clean food with a twist. Menu is full of guilt-free options, including plenty of selections for vegetarians and those with health issues.

Hours:

Monday - Thursday

7:00 AM to 9:00 PM

Friday - Saturday

7:00 AM to 10:00 PM

Closed Sunday



19

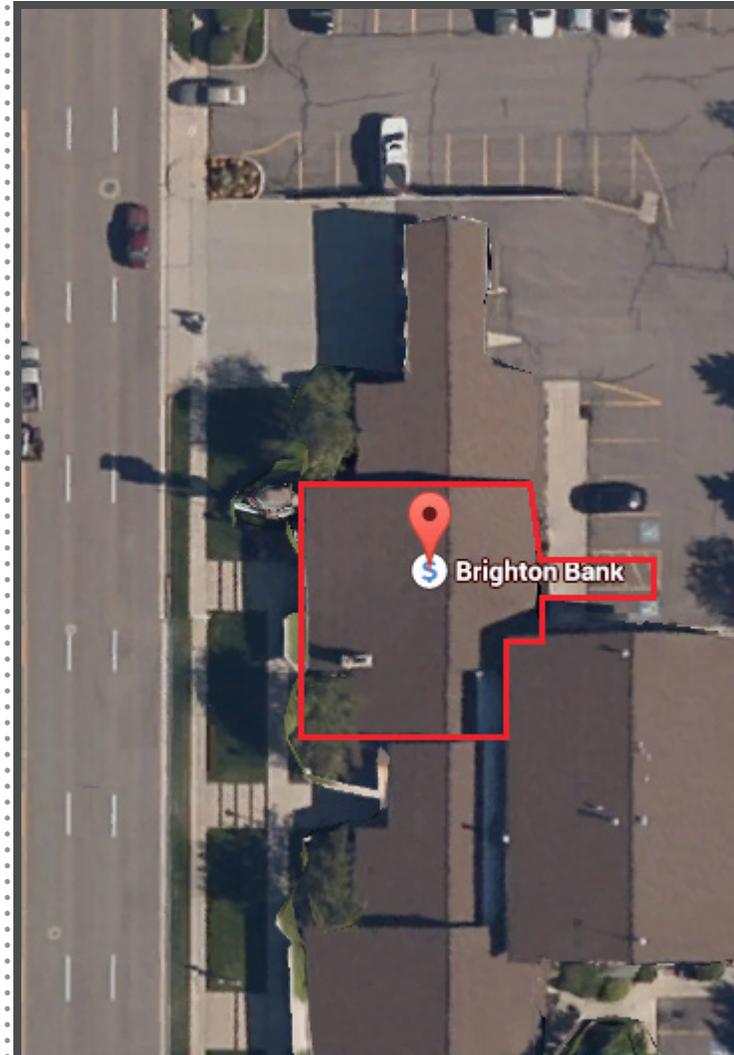


Brighton Bank

7101 South Highland Dr.

20

Community & Economic Development



Personal Loans, Home Loans, Checkings, Savings, credit cards and more

Lobby Hours:

Monday - Friday
9:00 AM to 5:00 PM

Drive Thru Hours

Monday - Friday
8:30 AM to 6:00 PM
Saturday
9:30 AM to 1:00 PM



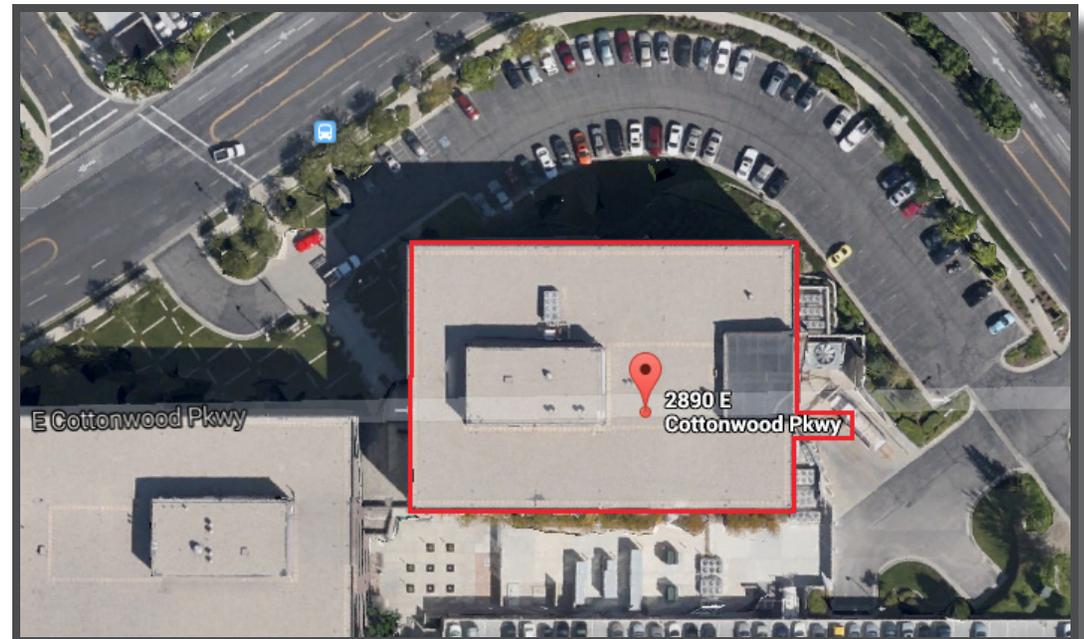
Cafe Blue

2890 Cottonwood Parkway

Community & Economic Development



Cafe style restaurant offering great food at a reasonable price. Located in the basement of the Blue Cross Building.



21



Cafe Rio

6985 South Park Centre Dr.

22

Community & Economic Development



Tasty Mexican food in a short amount of time.

Hours:
Monday - Thursday
10:30 AM to 10:00 PM
Friday - Saturday
10:30 AM to 11:00 PM
Sunday
11:00 AM to 9:00 PM





Cancun Cafe

1891 East Fort Union Blvd.

Community & Economic Development

Excellent service to compliment the great Mexican Food.

Hours:

Monday - Thursday
11:00 AM to 9:00 PM

Friday - Saturday
11:00 AM to 10:00 PM
Closed Sunday



23



Carl's Cafe

2336 East Fort Union Blvd.

24

Community & Economic Development



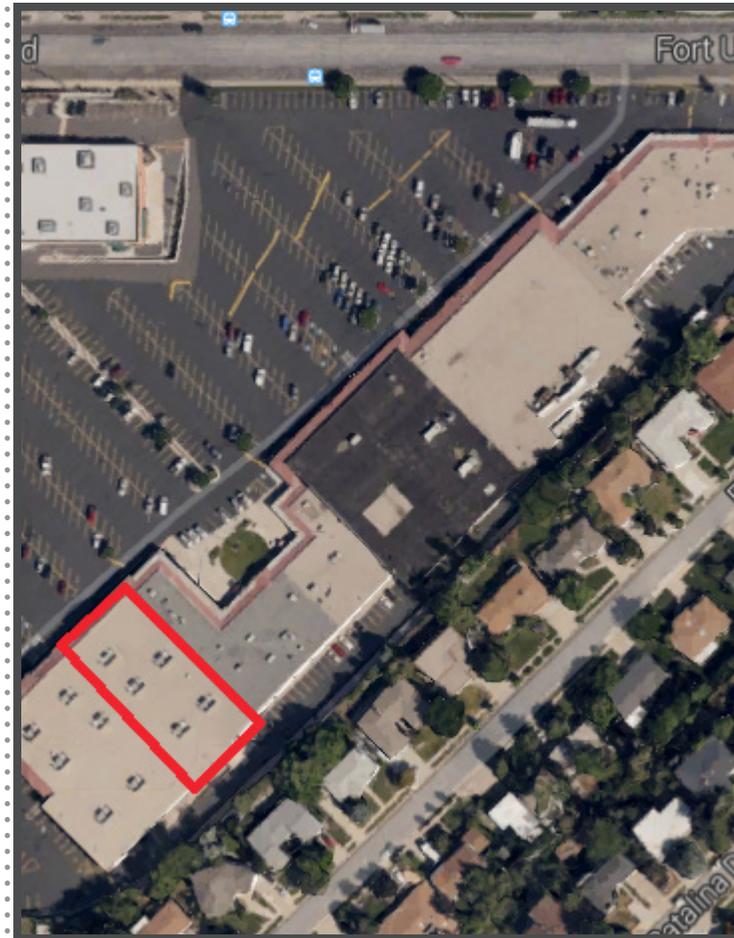
Great for breakfast or an early lunch.

Hours:

Monday - Saturday

7:00 AM to 2:30 PM

Closed Sunday





Carl's Jr

6959 South 1300 East

Community & Economic Development

Burgers, fries, and more when you're in a hurry

Hours:

Drive Thru Open 24 hours a day.



Chase Bank

1845 East Fort Union Blvd.

26

Community & Economic Development

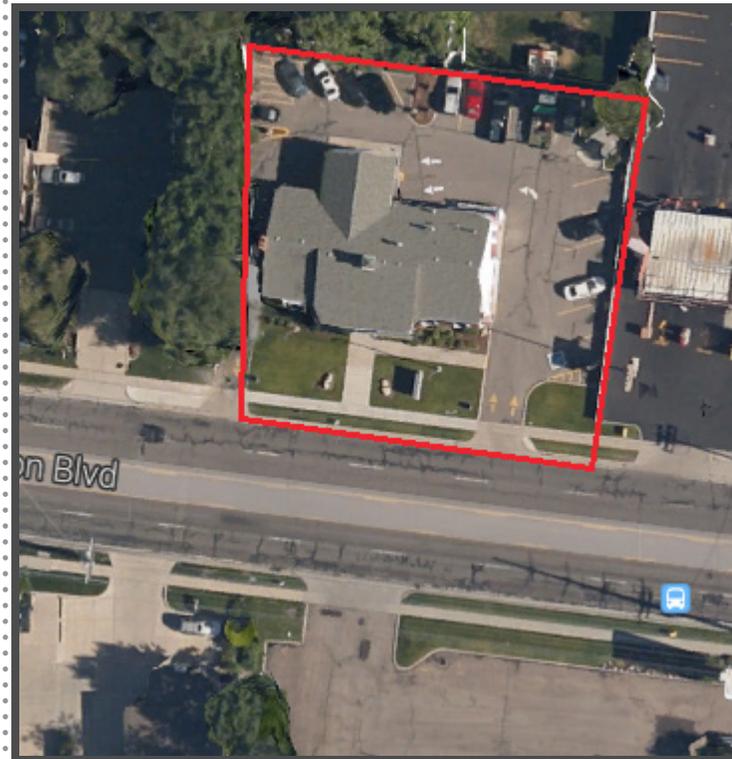


Lobby Hours:

Monday - Friday
9:00 AM to 6:00 PM
Saturday
9:00 AM to 3:00 PM
Closed Sunday

Drive Thru Hours

Monday - Friday
8:30 AM to 6:00 PM
Saturday
9:00 AM to 3:00 PM
Closed Sunday





Check City

6975 South Highland Dr.

Community & Economic Development



Payday advance, check cashing, gold buying, and more

Hours:

Monday - Friday

8:00 AM to 9:00 PM

Saturday

10:00 AM to 8:00 PM

Closed Sunday



27



Chipotle Mexican Grill

6924 South Park Centre Dr.

28

Community & Economic Development



Great Mexican and service without the wait.

Hours:
Daily
11:00 AM to 10:00 PM

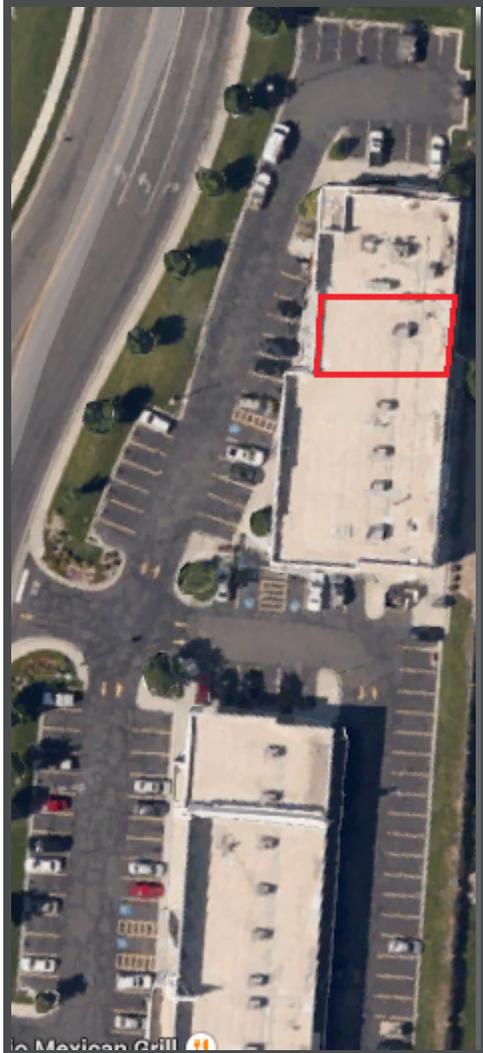




Complete Nutrition

6935 South Park Centre Dr.

Community & Economic Development



A premier shop for supplements, vitamins, and sports nutrition

Hours:

Monday - Friday

9:00 AM to 9:00 PM

Saturday

9:00 AM to 8:00 PM

Closed Sunday



Cottonwood Cafe

2577 East Bengal Blvd

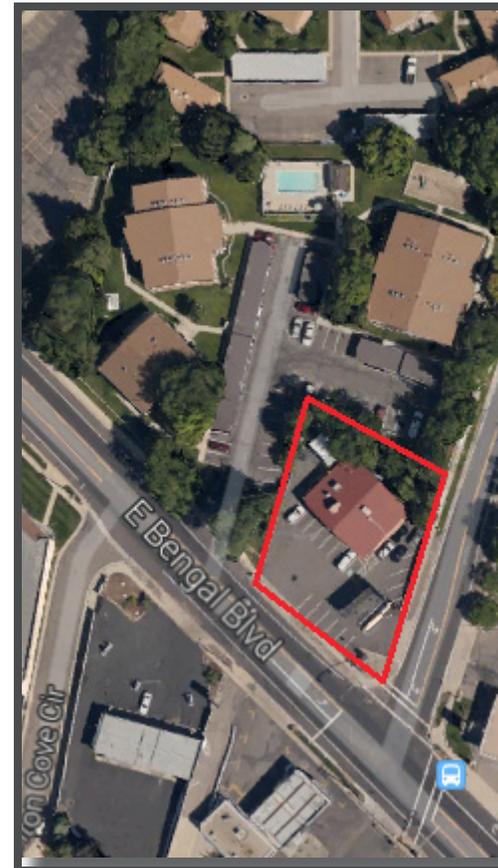
30

Community & Economic Development



An excellent choice for breakfast or lunch.

Hours:
Daily
7:00 AM to 3:00 PM

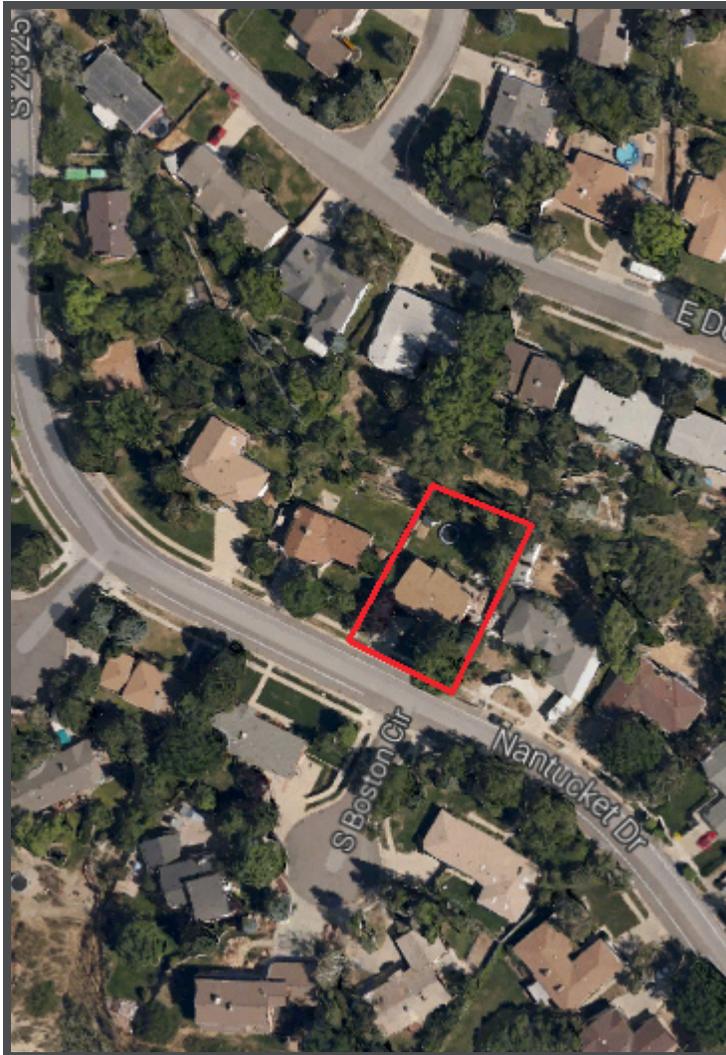




Cottonwood Critter Sitters

2365 Nantucket Dr

Community & Economic Development



Offers vacation pet sits for dogs, cats, and critters in their own home. Also offers a pet taxi and dog walking.



31



Cottonwood Cyclery

2594 East Bengal Blvd.

32

Community & Economic Development



Bicycle shop catering to cyclists, mountain bikers, BMX riders and casual recreationalists

Hours:
Monday - Saturday
9:00 AM to 7:00 PM
Sunday
10:00 AM to 4:00 PM



Craft Center of Fine Stichery

Community & Economic Development

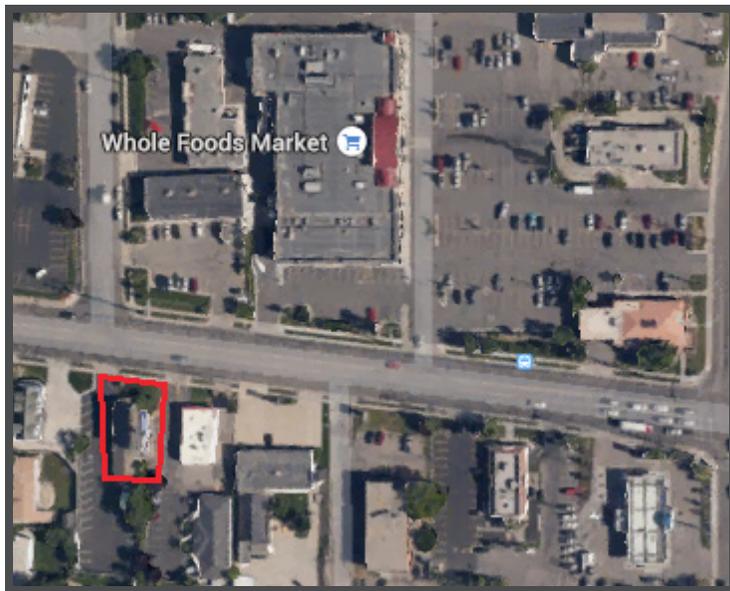
Crafting store containing a vast array of needlework books, patterns, threads, and accessories.

Hours:

Monday - Saturday

10:00 AM to 5:30 PM

Closed Sunday



Denny's

7051 South 1300 East

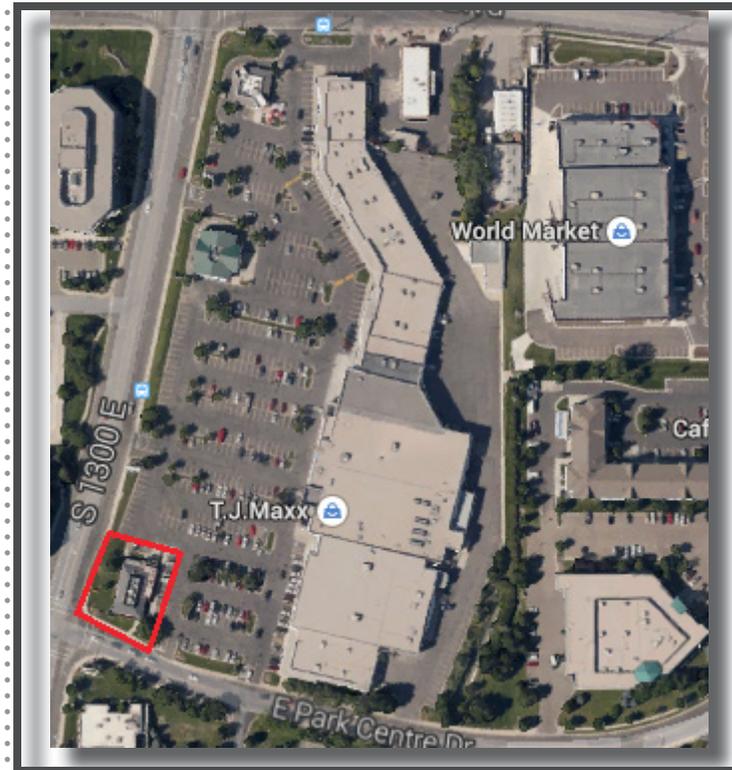
34

Community & Economic Development



Fluffy pancakes, crispy bacon, and juicy burgers.

Hours:
Open 24 hours a day 7 days a week.





Dan's Food

2029 East Fort Union Blvd.

Community & Economic Development

Full service grocery store including Pharmacy, Produce, Bakery, Food, Drug, Dairy, and Butcher.

Hours:
Daily
6:00 AM to 11:00 PM



Dragon Isle

3414 East Bengal Blvd.

36

Community & Economic Development



Authentic Chinese Cuisine for the Family

Hours:
Monday - Thursday
11:00 AM to 9:30 PM
Friday - Saturday
11:00 AM to 10:00 PM
Sunday
4:30 PM to 9:00 PM





Einstein Bros Bagels

2353 East Fort Union Blvd

Community & Economic Development

Bagels and coffee for the morning, and sandwiches for lunch.

Hours:

Monday - Friday

5:00 AM to 7:00 PM

Saturday - Sunday

6:00 AM to 5:00 PM



Elaine's Quilt Block

6970 South 3000 East

38

Community & Economic Development



A Fine selection of notions and fabrics for all your quilting needs.

Hours:
Monday - Saturday
10:00 AM to 6:00 PM
Closed Sunday





Famous Dave's 1166 East Fort Union Blvd.

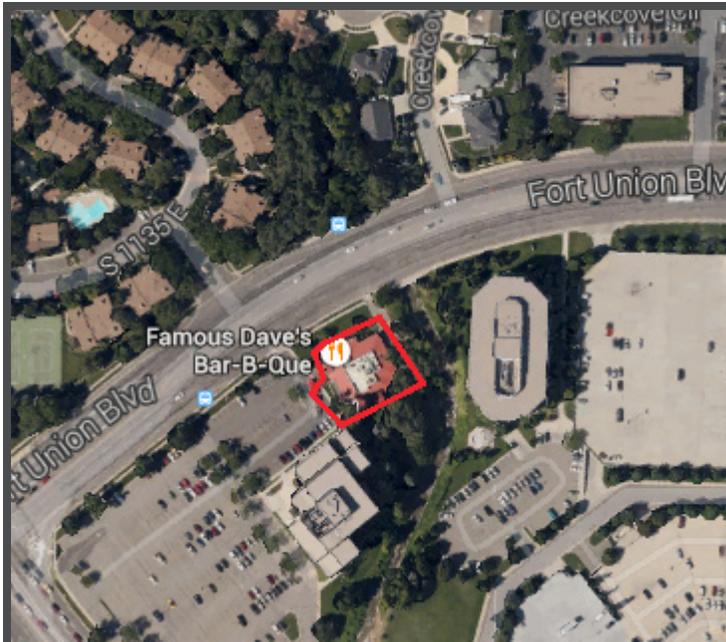
Community & Economic Development

Offering award winning barbeque for lunch and dinner.

Hours:

Sunday - Thursday
11:00 AM to 9:30 PM

Friday - Saturday
11:00 AM to 11:00 PM



Fantastic Mr. Finds 1346 East Fort Union Blvd.

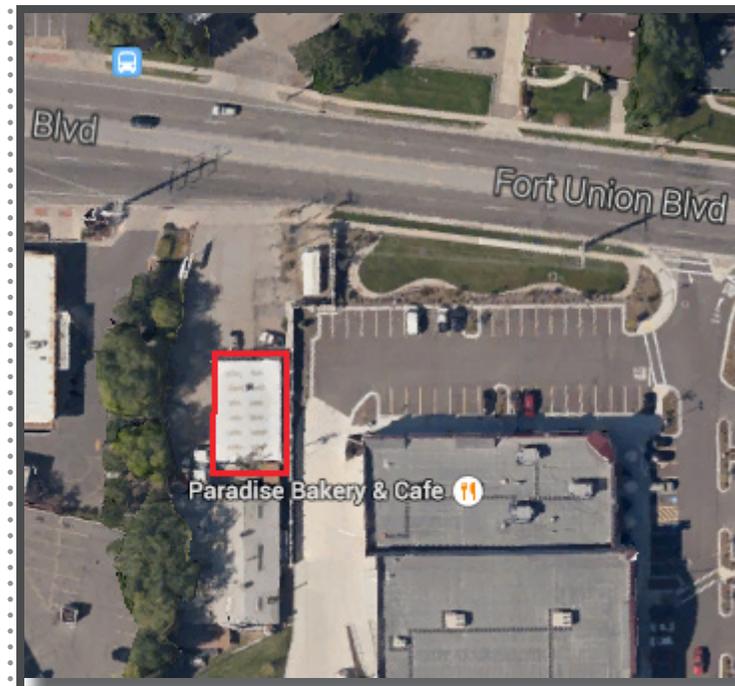
40

Community & Economic Development



A wide variety of furniture and collectibles

Hours:
Tuesday - Saturday
11:00 AM to 6:00 PM
Sunday - Monday
Closed





Framer's Nook

2338 East Fort Union Blvd.

Community & Economic Development

Custom framing services for all your personal keepsakes and your commercial needs.

Hours:

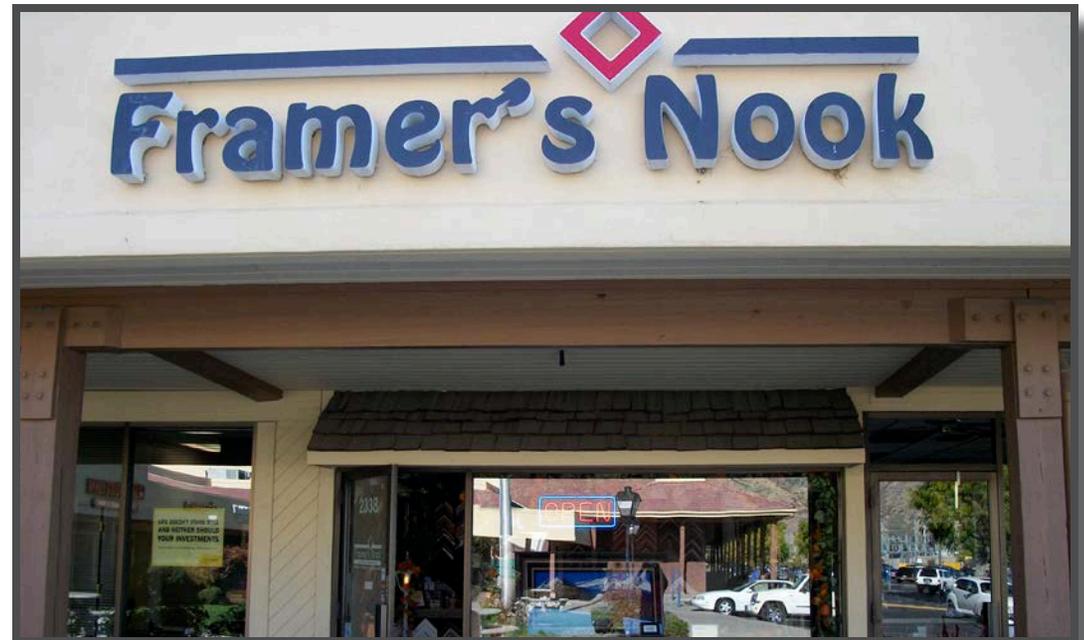
Monday - Friday

10:00 AM to 6:00 PM

Saturday

10:00 AM to 2:00 PM

Closed Sunday



41



Fur 'r' We

1873 Fort Union Blvd.

42

Community & Economic Development



Here to meet all your pet grooming needs.

Hours:

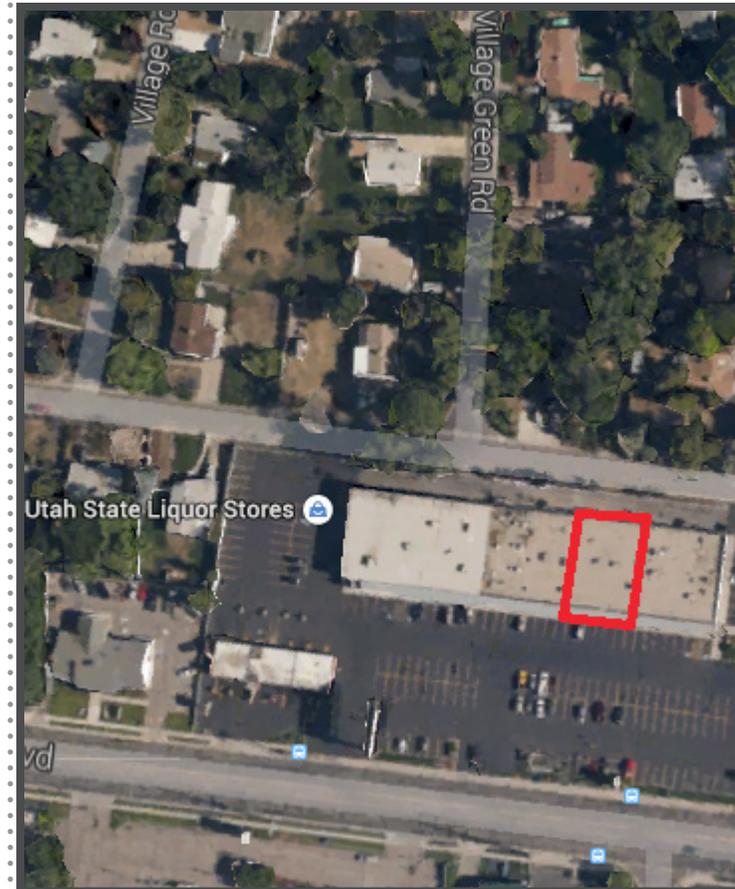
Monday - Friday

8:00 AM to 6:00 PM

Saturday

9:00 AM to 4:00 PM

Closed Sunday

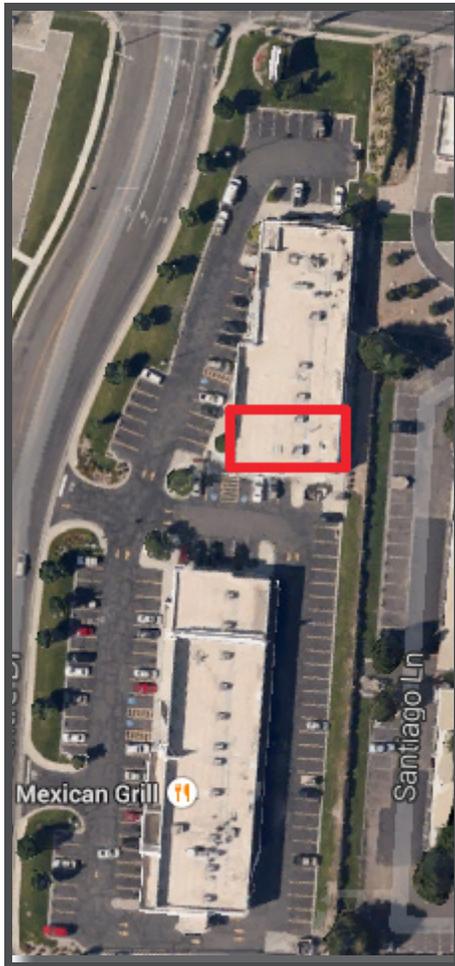




Gamestop

6949 South Park Centre Dr.

Community & Economic Development



Video games for all consoles and all ages.

Hours:

Monday - Saturday

10:00 AM to 9:00 PM

Sunday

11:00 AM to 5:00 PM

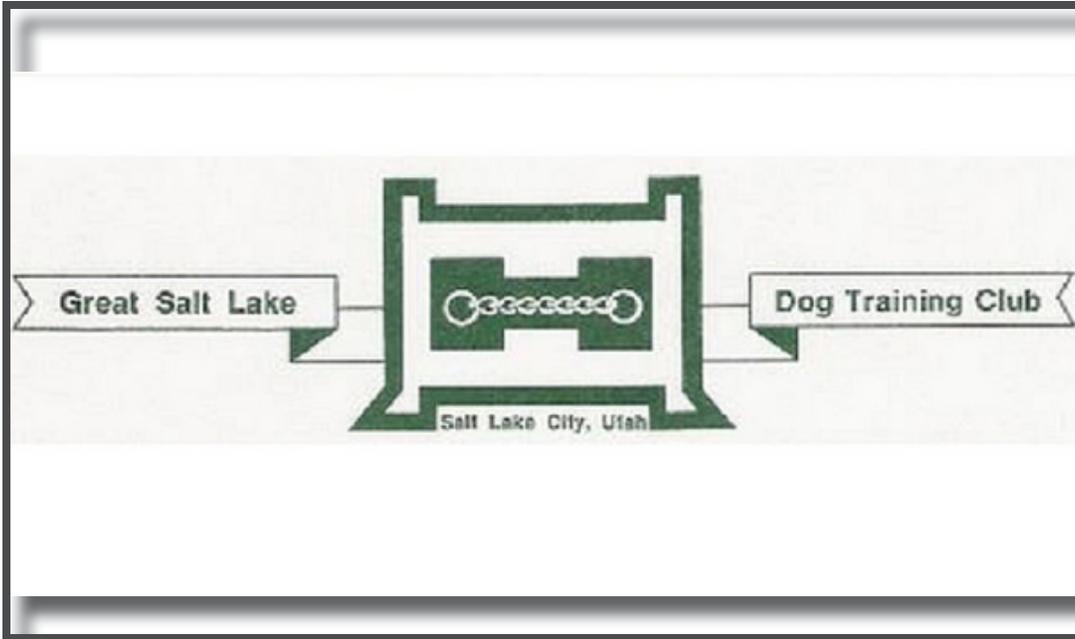


Great Salt Lake Dog Training

1840 East 1730 South

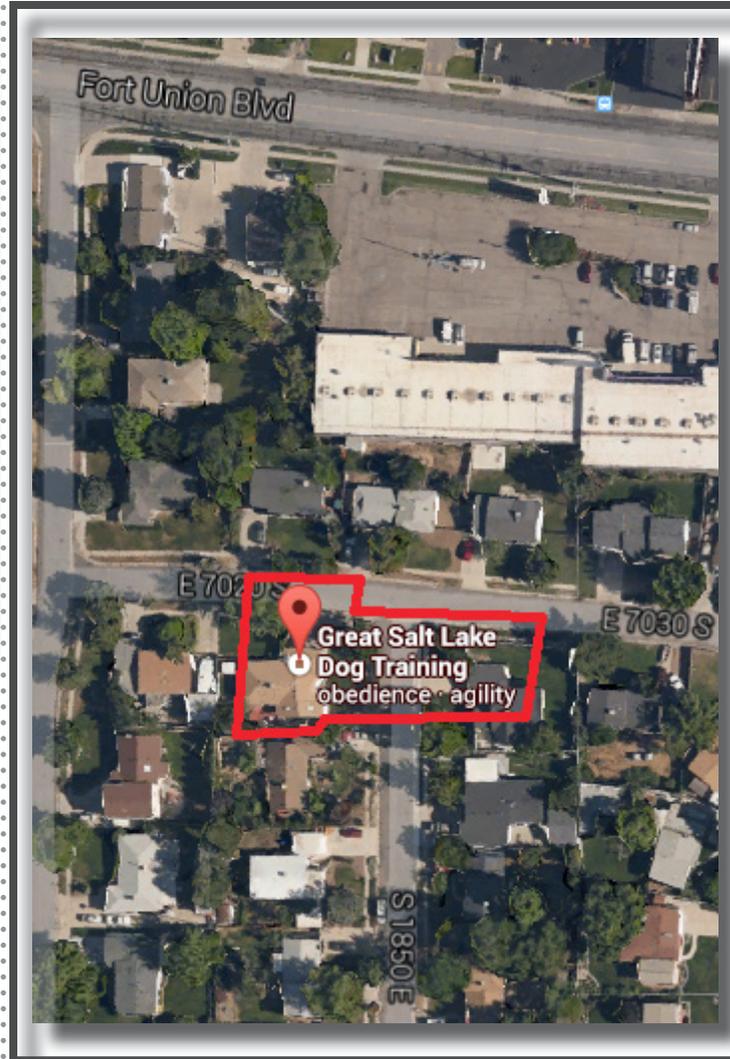
44

Community & Economic Development



Not for profit organization dedicated to helping the general public train their dogs to be good citizens.

Hours:
By Appointment



Healthy Pets Mountain West 2352 Fort Union Blvd.

Community & Economic Development



Family owned pet store that offers all natural foods treats, as well as grooming, self service dog wash, and classes

Hours:

Monday - Friday

10:00 AM to 7:00 PM

Saturday

9:00 AM to 4:00 Pm

Sunday

10:00 AM to 3:00 PM



45

Hillrise Veterinary Hospital

2364 Fort Union Blvd.

46

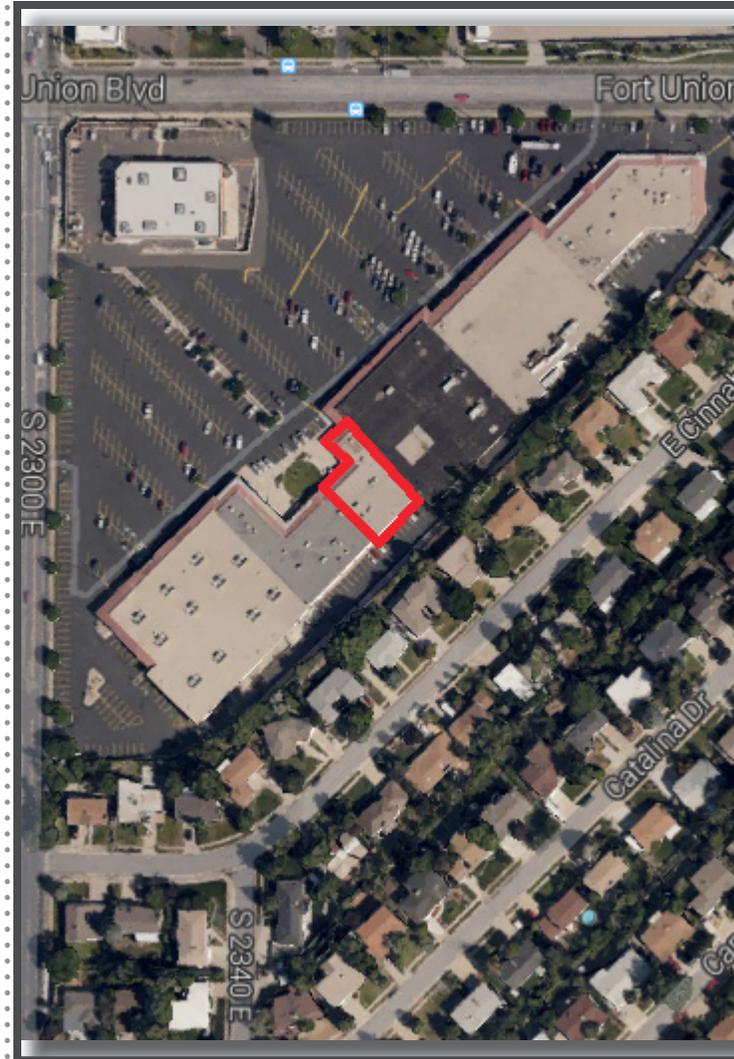
Community & Economic Development



Small animal hospital providing surgical, dental and other comprehensive medical services.

Hours:

Monday - Friday
8:30 AM to 5:00 PM
Saturday
8:00 AM to Noon
Closed Sunday

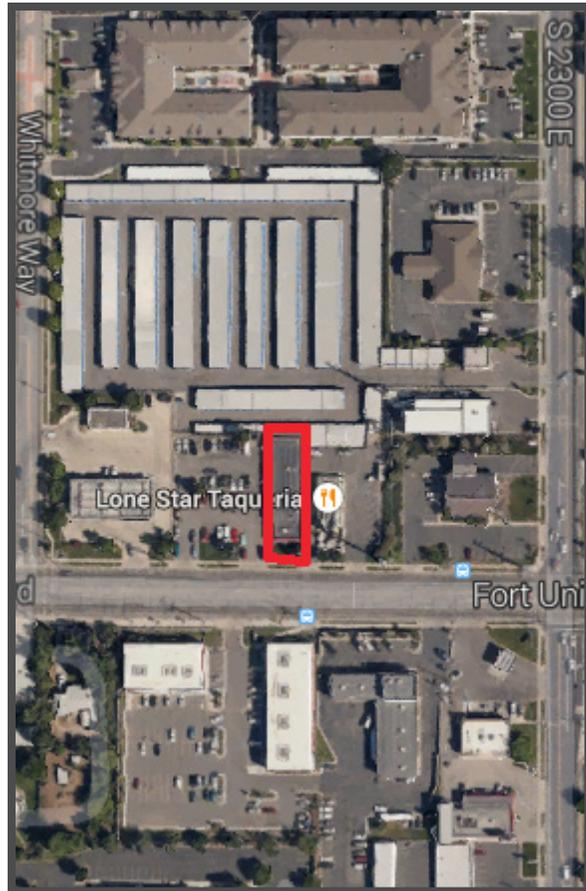




Hillside Tire

2255 East Fort Union Blvd.

Community & Economic Development



Hours:
 Monday - Saturday
 7:00 AM to 6:00 PM
 Closed Sunday



47



Home Touch Window Fashions

6839 South 1300 East

48

Community & Economic Development



Explore a full range of customizable shades, blinds, and windows

Hours:
Monday - Friday
10:00 AM to 5:00 PM
Closed Saturday & Sunday

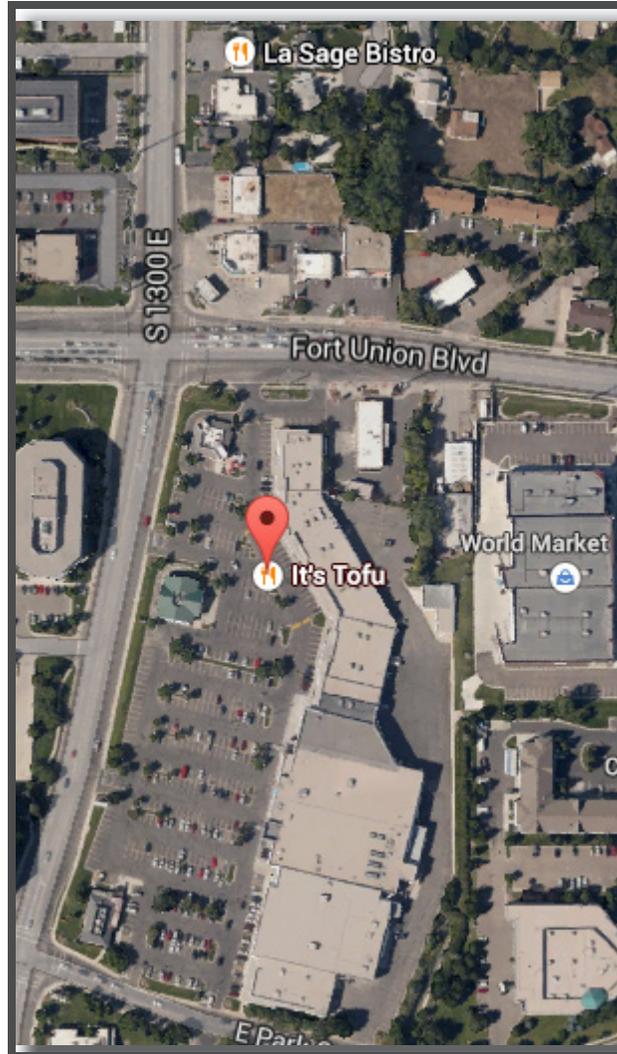




It's Tofu

6949 South 1300 East

Community & Economic Development



Trendy, Casual Korean Food.

Hours:

Monday - Saturday

11:00 AM to 9:30 PM

Closed Sunday





Java Jo's

6895 South Highland Dr.

50

Community & Economic Development



Java Jo's located in the parking lot of Dan's Foods has long been a fixture in Cottonwood Heights. A drive-thru with fast service and a wide variety of drinks available.





Jiffy Lube

1331 Fort Union Blvd.

Community & Economic Development

Hours:
 Monday - Friday
 8:00 AM to 6:00 PM
 Saturday
 8:00 AM to 5:00 PM
 Closed Sunday



Johnniebeefs

6913 South 1300 East

52

Community & Economic Development



Chicago style hot dogs with Italian Beef.

Hours:
Monday - Friday
11:00 AM to 9:00 PM
Saturday
11:00 AM to 8:00 PM
Closed Sundays



Jonathan's Jewelry

6900 South Highland Dr.

Community & Economic Development



Owned and operated locally by John Glauser, your home for custom jewelry.

Hours:

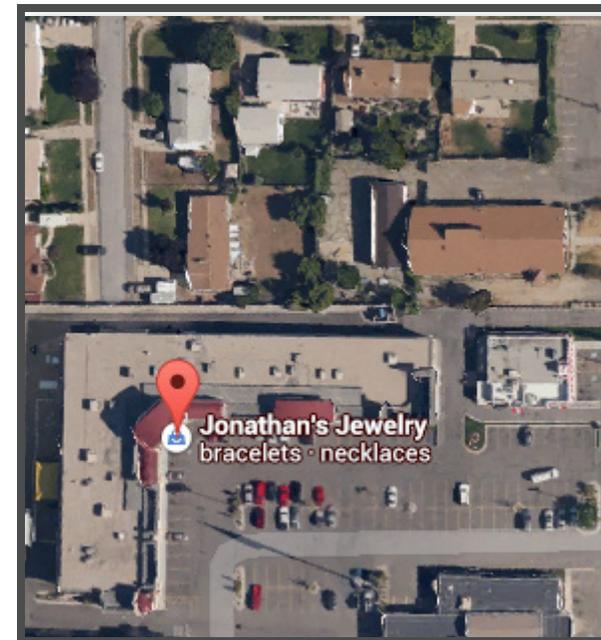
Monday - Friday

10:00 AM to 6:00 PM

Saturday

10:00 AM to 4:00 PM

Closed Sundays



53

KFC

6890 South Highland Dr.

Community & Economic Development

54



Enjoy some of America's Favorite Fried Chicken at a Family Price

Hours:
Drive Thru open 24 Hours a Day





Klay Anderson Audio Inc.

7054 South 2300 East

Community & Economic Development



Handles everything from professional audio equipment sale and consulting to maintenance and installation.

Hours:

Monday - Thursday

9:00 AM to 4:00 PM

Friday

9:00 AM to Noon

Closed Saturday and Sunday



Knickerbockers Deli

6322 South 3000 East

56

Community & Economic Development



Knickerbockers Deli is located in the Old Mill Corporate Center, the furthest North Building in the complex.

We offer the finest Italian Espresso, Iced beverages, breakfast all day, great burgers, flavorful sandwiches and freshly made salads.

Hours:

Monday - Thursday
8:00 AM to 4:00 PM

Friday
8:00 AM to 3:00 PM

Closed Sunday





La Cocina Mexican Restaurant

6965 South 2300 East

Community & Economic Development

Enjoy your favorite flavors from south of the border at La Cocina Mexican Restaurant.

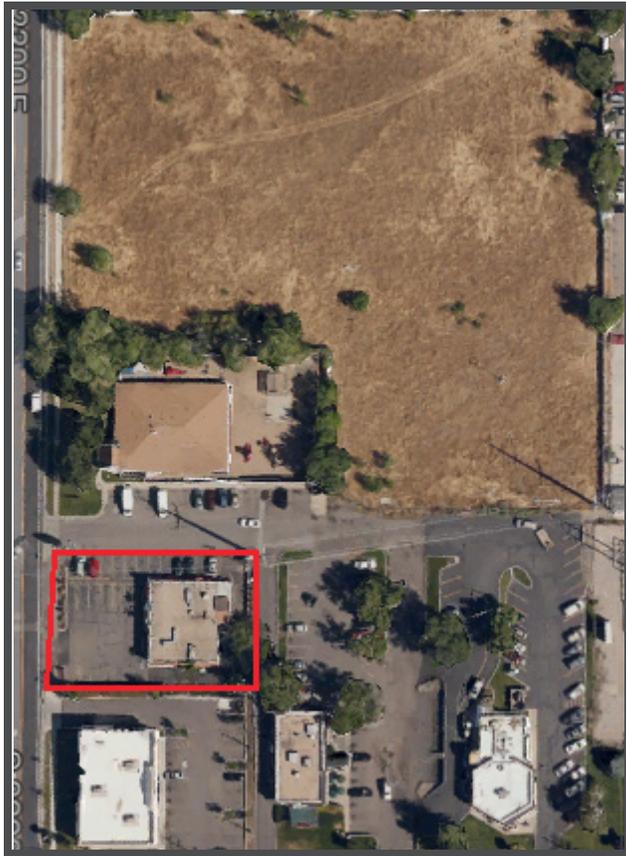
Hours:

Monday - Friday

11:00 AM to 9:30 PM

Saturday - Sunday

11:00 AM to 10:00 PM



La Sage Bistro

6831 South 1300 East

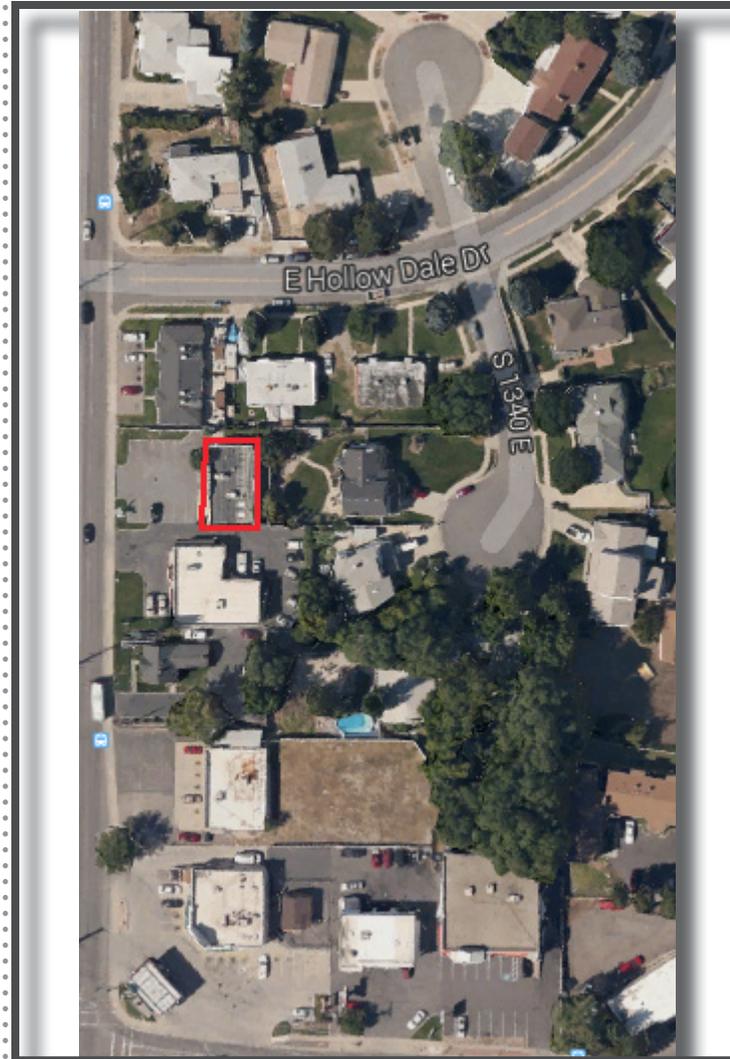
58

Community & Economic Development



Locally owned and operated, bakery, sandwiches, subs, and deserts.

Hours:
Monday - Thursday
10:00 AM to 4:00 PM
Friday
10:00 AM to 8:00 PM
Closed Saturday and Sunday





Lifthouse

3698 East Fort Union Blvd.

Community & Economic Development

Ski and Snowboard shop providing a wide variety of gear and top of the line equipment

Hours:
Monday - Sunday
9:00 AM to 7:00 PM



Little Caesars Pizza

3422 East 7800 South

60

Community & Economic Development



\$5 Hot and ready Pizza.

Hours:
Monday - Thursday
11:00 AM to 10:00 PM
Friday - Saturday
11:00 AM to 11:00 PM
Sunday
Noon to 10:00 PM

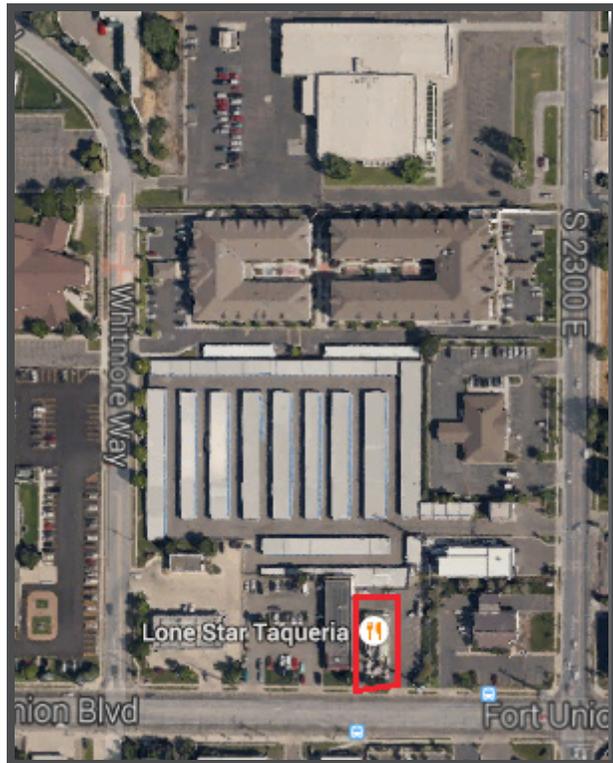




Lone Star Taqueria

2265 East Fort Union Blvd.

Community & Economic Development



Lone Star's vibrant atmosphere and fiesta of flavors really makes you feel south of the border. Lone Star Taqueria has been featured on Guy Fieri's Diner's Drive-in's & Dives as well as a spread in Sunset Magazine claiming we have the West's Best Taco.

Hours:

Monday - Thursday
11:00 AM to 9:00 PM

Friday - Saturday
11:00 AM to 10:00 PM
Closed Sunday



Market Street Grill

2985 East Cottonwood PKWY

62

Community & Economic Development



Fresh Fish and a warming atmosphere complete with outdoor patio.

Hours:

Monday - Thursday
11:30 AM to 9:00 PM
Friday - Saturday
11:30 AM to 9:30 PM
Sunday
9:00 AM to 9:00 PM





McDonald's 7024 South Highland Dr. Community & Economic Development



Millions and Millions Served.

Hours:

Drive-Thru Open 24 hours a day, 7 days a week.



Migun Wellness Center

6957 South 1300 East

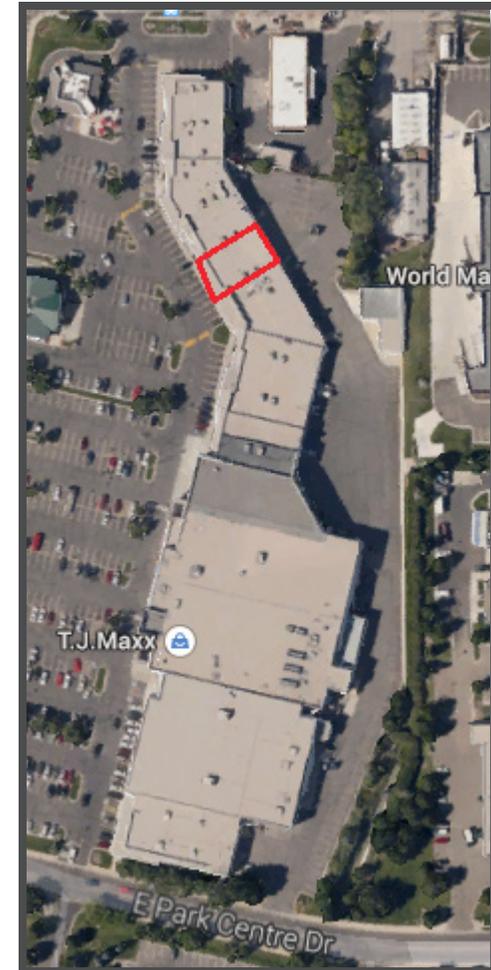
64

Community & Economic Development



Improving people's lives by combining techniques of Eastern and Western medicine.

Hours:
Monday - Saturday
9:00 AM to 6:00 PM
Closed Sunday





Mountain America Credit Union

6440 South 3000 East & 7325 South Union Park Ave

Community & Economic Development

A local credit union with two locations in Cottonwood Heights to meet your banking needs. Located in both the Union Park Center, and the Cottonwood Corporate Center.

Hours:
 Monday - Friday
 9:00 AM to 6:00 PM
 Saturday
 9:00 AM to 2:00 PM
 Closed Sunday



New York Take & Bake Pizza Co.

2416 East Fort Union Blvd.

66

Community & Economic Development



The finest New York style pizza made with fresh ingredients. Take your Delicious Pizza home and Bake it when you're ready to serve.

Hours

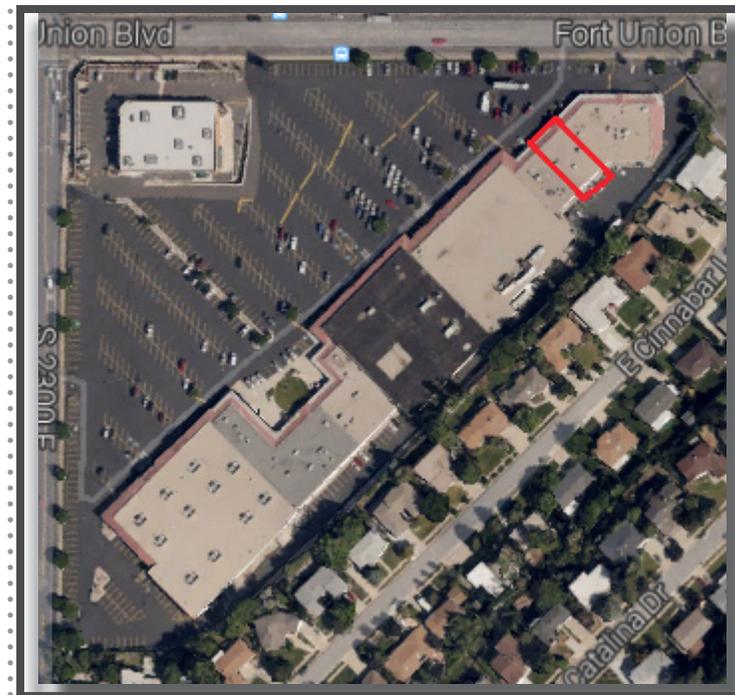
Monday - Thursday

11:00 AM to 8:00 PM

Friday - Saturday

11:00 AM to 9:00 PM

Closed Sunday





Noodles & Company

6901 South 1300 East

Community & Economic Development

Noodles and Company restaurant is a gathering place of sorts. The perfect stop over for a satisfying lunch or dinner.

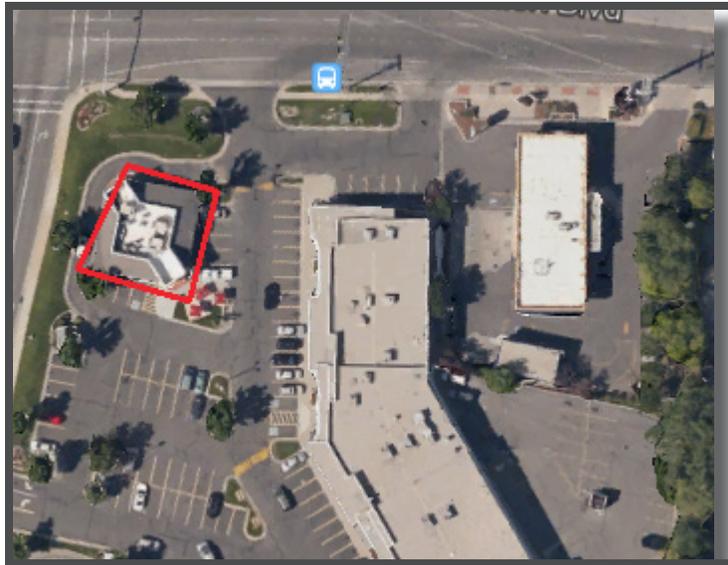
Hours:

Monday - Saturday

10:00 AM to 10:00 PM

Sunday

11:00 AM to 8:00 PM



Office Depot

6972 South Park Centre Drive

68

Community & Economic Development



Supplies and technology for everyday use.

Hours

Monday - Saturday
8:00 AM to 9:00 PM

Sunday
11:00 AM to 5:00 PM





Old Navy

7123 South 1300 East

Community & Economic Development

Affordable outfits and clothing for everyone in the family

Hours:

Monday - Saturday

9:00 AM to 9:00 PM

Sunday

12:00 (Noon) to 6:00 PM



Panda Express

6927 South Park Centre Dr.

70

Community & Economic Development



Fast americanized Chinese Food

Hours

Monday - Thursday

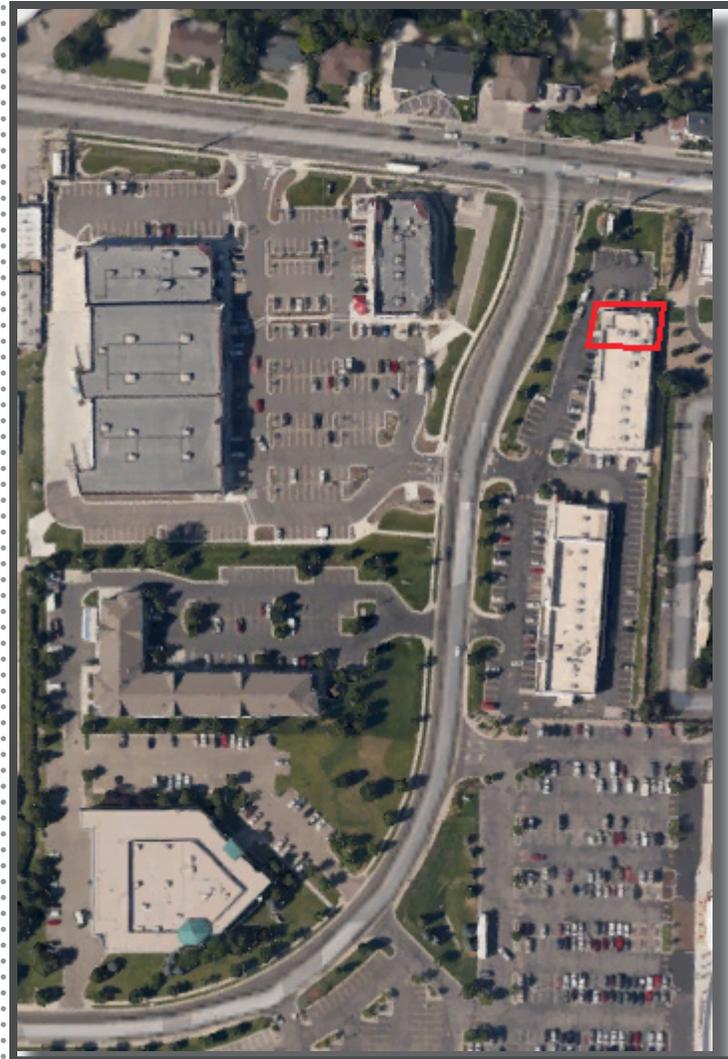
10:30 AM to 9:30 PM

Friday to Saturday

10:30 AM to 10:00 PM

Sunday

11:30 AM to 8:00 PM





Papa John's Pizza

1844 East Fort Union Blvd

Community & Economic Development

· Making quality pizza using better ingredients has been the foundation of Papa John's for more than 25 years

· Hours

· Monday - Thursday

10:00 AM to 11:00 PM

· Friday - Saturday

10:00 AM to 12:00 AM

· Sunday

10:00 AM to 11:00 PM



71



Papa Murphy's Take 'N' Bake Pizza

1933 East Fort Union Blvd

72

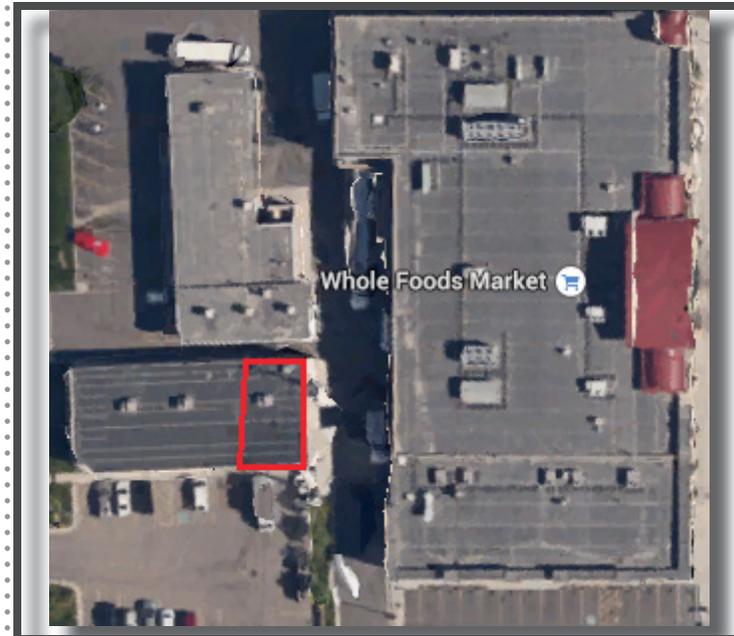
Community & Economic Development



"Papa Murphy's Take 'N' Bake Pizza is the freshest in Cottonwood Heights, because you bake it yourself"

Hours

Monday - Thursday
11:00 AM to 8:00 PM
Friday - Saturday
10:00 AM to 9:00 PM
Sunday
Noon to 7:00 PM



Paradise Bakery & Cafe

1400 East Fort Union Blvd

Community & Economic Development



Hands-on bakery and cafe where all items are prepared daily.

Hours:

Monday - Saturday

6:00 AM to 9:00 PM

Sunday

7:00 AM to 11:00 AM



73

Payless Shoes

7015 South 1300 East

74

Community & Economic Development



The latest fashions at inexpensive prices

Hours

Monday - Sunday

9:30 AM to 9:30 PM





Peerless Beauty Supply

6961 South 1300 East

Community & Economic Development



Cosmetic products and accessories with superb service

Hours

Monday - Friday

8:30 AM to 6:00 PM

Saturday

9:00 AM to 5:00 PM

Closed Sunday



75



Pizza Hut

7829 South Highland Dr

76

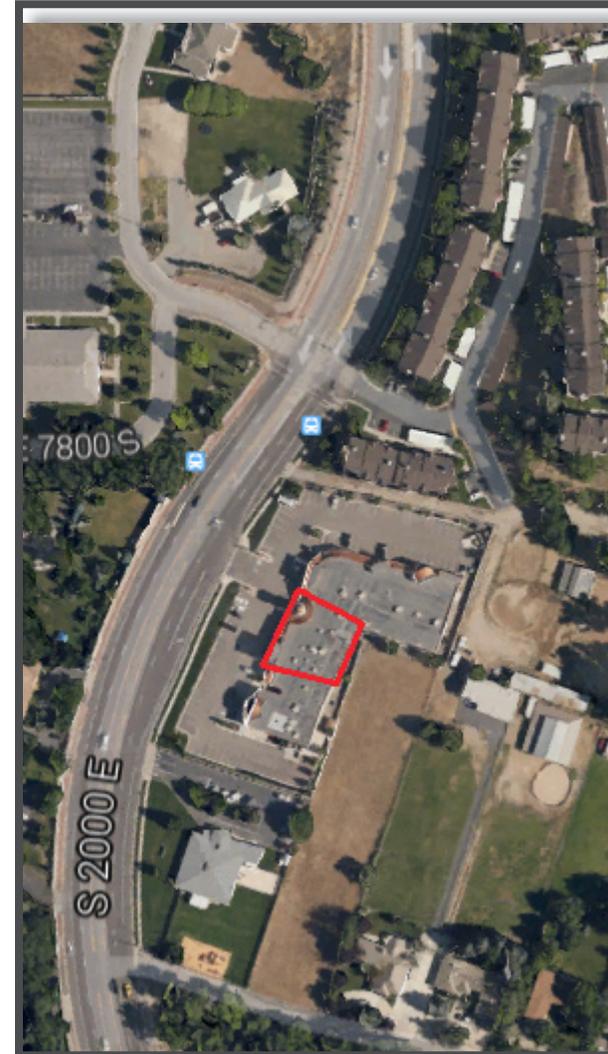
Community & Economic Development



"Hot Pizza Fast"

Hours

Monday - Thursday
10:30 AM to 11:00 PM
Friday - Saturday
10:30 AM to 1:00 AM
Sunday
11:30 AM to 10:30 PM





Pizzeria Limone

1380 East Fort Union Blvd

Community & Economic Development

Pizza, salads, and sandwiches with a unique taste

Hours

Monday - Saturday

11:00 AM to 10:00 PM

Sunday

12:00 PM to 8:00 PM



Play it Again Sports

6910 South Highland Dr

78

Community & Economic Development



Buys and sells new and used sports and fitness equipment

Hours

Monday - Friday

10:00 AM to 7:00 PM

Saturday

10:00 AM to 6:00 PM

Closed Sunday





Porcupine Pub & Grille

3698 East 7000 South

Community & Economic Development

Located at the mouth of Big Cottonwood Canyon, 24 drinks on tap, and wonderful views of the valley.

Hours

Monday - Friday

11:00 AM to 11:00 PM

Saturday

9:30 AM to 11:00 PM

Sunday

9:30 AM ro 10:00 PM



Pup Tub

3424 East Bengal Blvd

80

Community & Economic Development



Offers dog grooming, dog sitting, and a wide variety of dog foods, treats, toys and gear

Hours
Daily
10:00 AM to 7:00 PM





Reams

2396 Fort Union Blvd

Community & Economic Development

Utah's Lowest food prices

Hours:

Monday - Saturday

7:00 AM to 11:00 PM

Sunday

8:00 AM to 10:00 PM



81



Red Mango

6950 South Park Centre Dr.

82

Community & Economic Development



Award-winning, nonfat frozen yogurt

Monday - Thursday
10:30 AM to 10:00 PM

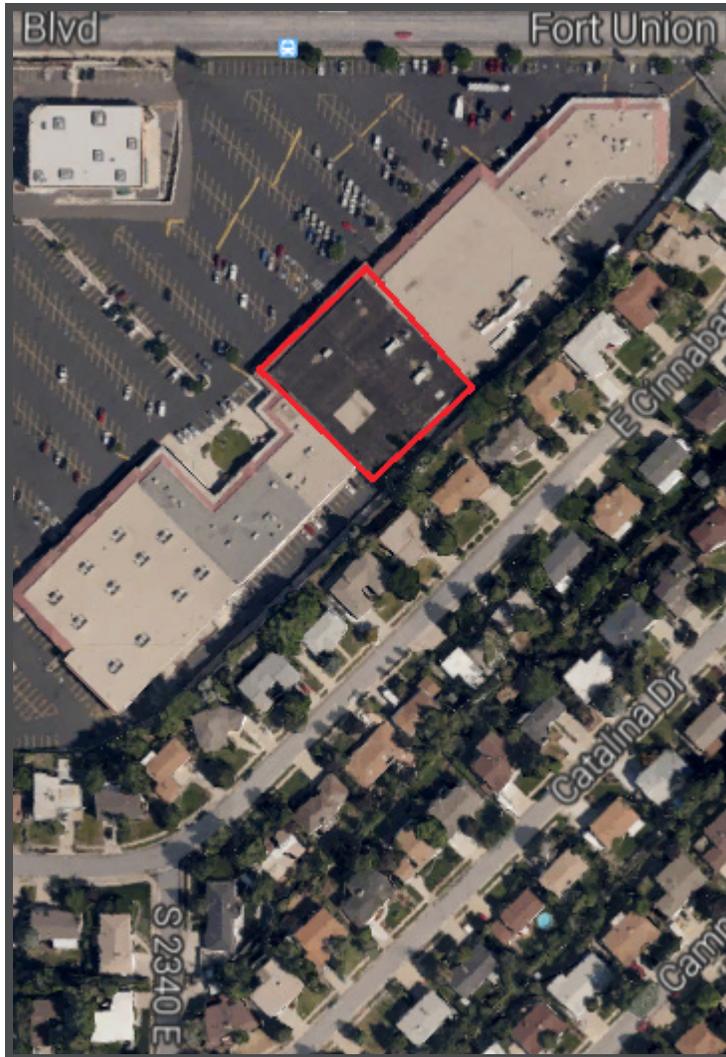
Friday to Saturday
10:30 AM to 11:00 PM
Closed Sunday



Rite Aid

2378 East 7000 South

Community & Economic Development



Neighborhood drugstore with a complete pharmacy

Hours:

Monday - Saturday

8:00 AM to 9:00 PM

Sunday 9:00 AM to 7:00 PM



83



Salt City Cigars

1877 Fort Union Blvd.

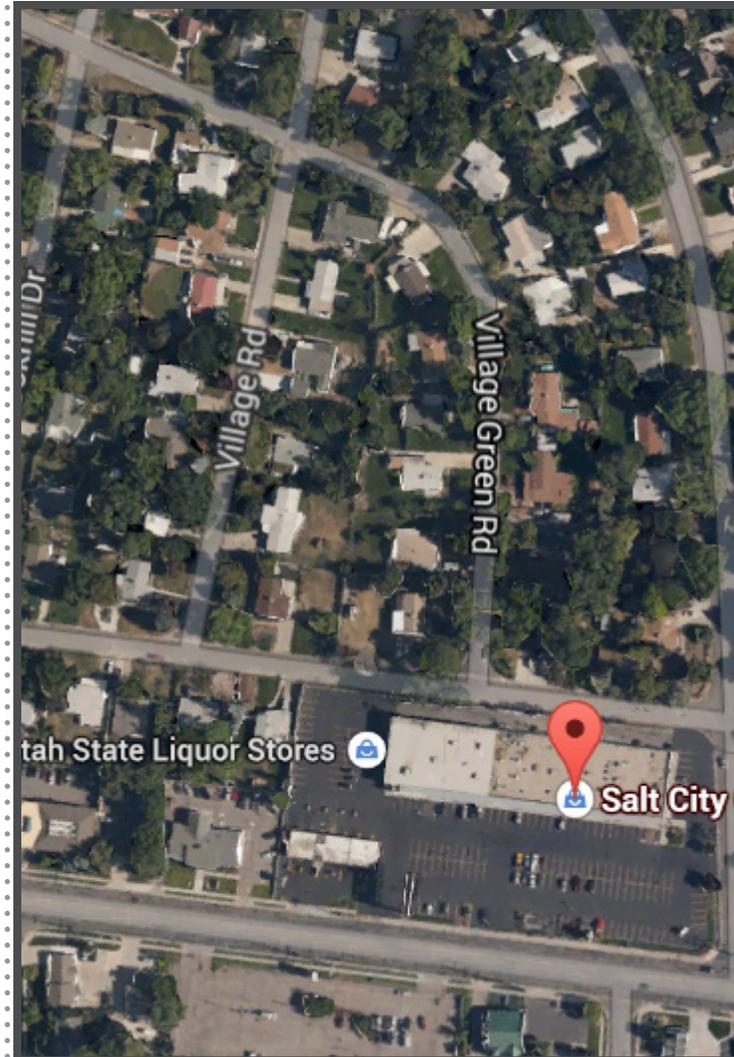
84

Community & Economic Development



Smoke shop specializing in cigars and pipe tobacco.

Hours:
Monday - Saturday
11:00 AM to 9:00 PM
Closed Sunday





Salon Centric 1844 East 7000 South

Community & Economic Development



Cosmetic store carrying brand name products at a competitive price.

Hours:

Monday - Friday

8:00 AM to 6:00 PM

Saturday

8:00 AM to 4:00 PM

Closed Sunday



85



Scuba Utah

1942 East Fort Union Blvd.

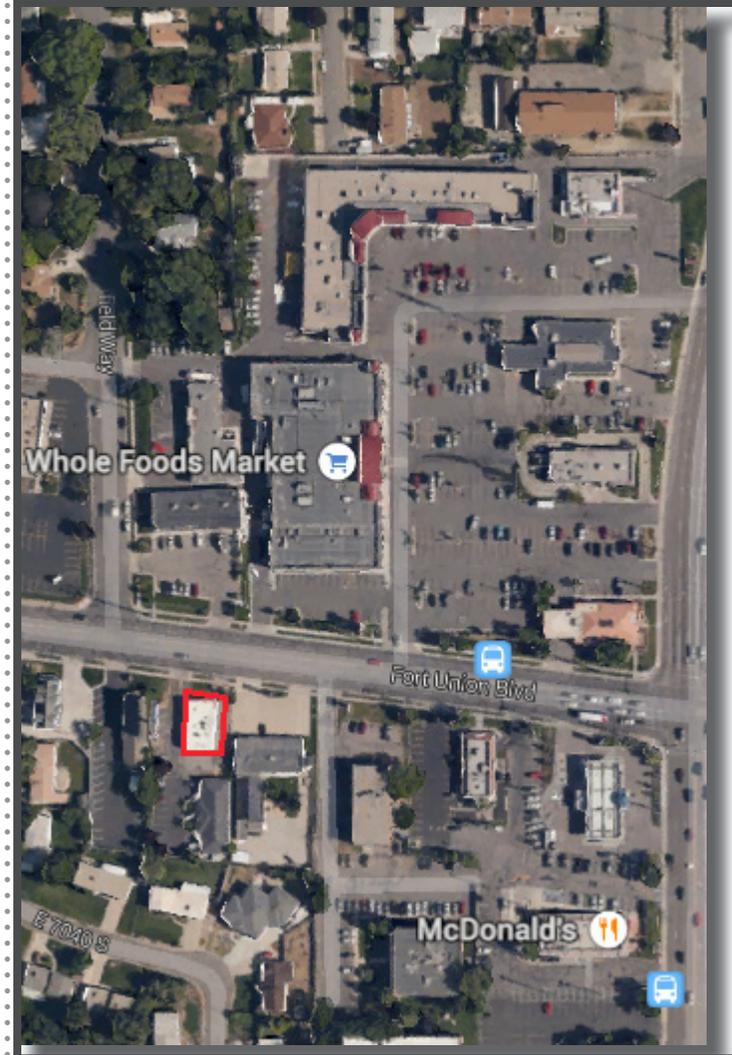
86

Community & Economic Development



Scuba Utah not only provides equipment and gear, but classes as well.

Hours:
Monday - Friday
10:00 AM to 7:00 PM
Saturday
10:00 AM to 5:00 PM
Closed Sunday





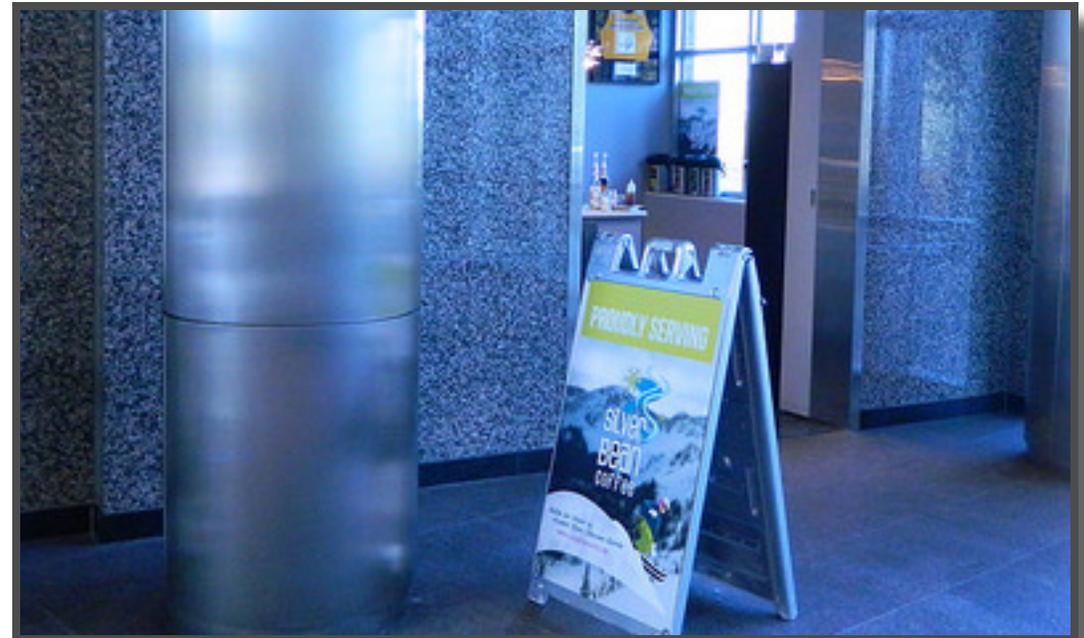
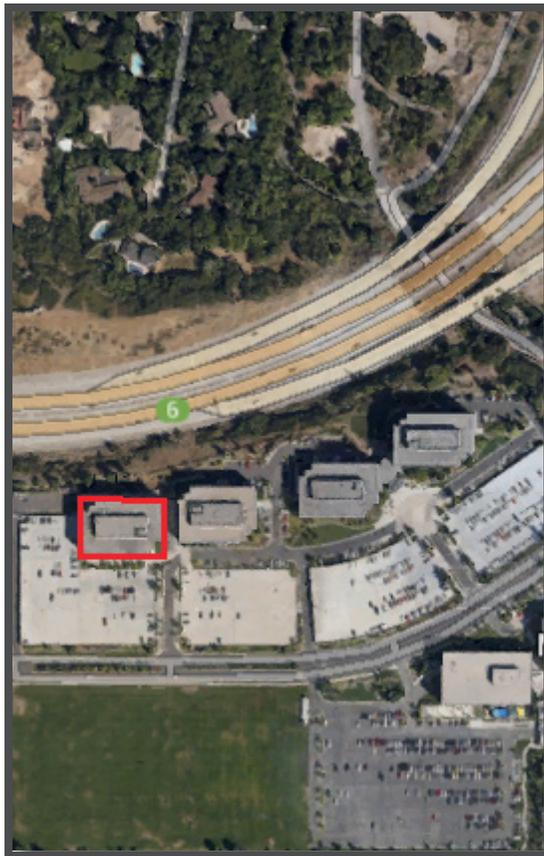
Silver Bean Coffee

2755 East Cottonwood Parkway

Community & Economic Development

Great coffee and sandwiches located in the Cottonwood Corporate Center.

Hours:
Monday - Friday
7:30 - 5:00 PM



Simply Mac

6936 South Park Centre Dr.

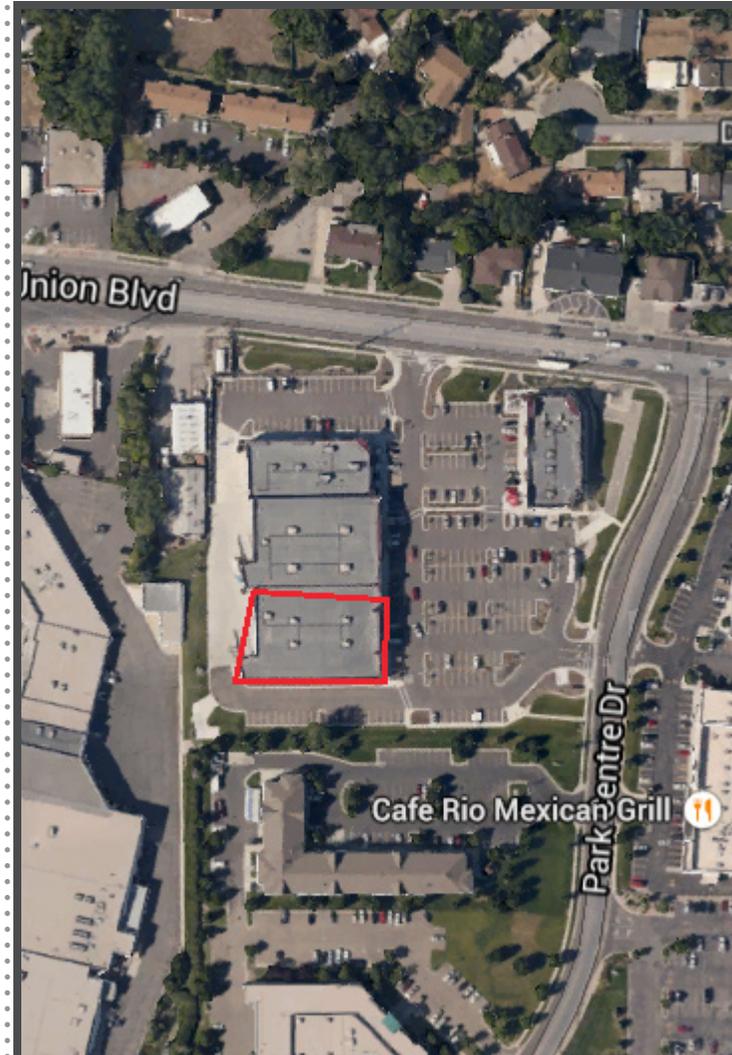
88

Community & Economic Development



the Premier stop for all Apple products and maintenance on Apple products.

Hours:
Monday - Saturday
10:00 AM to 9:00 PM
Sunday
12:00 PM to 6:00 PM





Siragusa's Taste of Italy

2477 East Fort Union Blvd.

Community & Economic Development



Old Italian style home-made cooking with a flare for new innovations.

Monday - Saturday
11:00 AM to 9:00 PM
Sunday:
4:00 PM to 8:00 PM



89



Sketchers

6975 South Park Centre Dr.

90

Community & Economic Development



Comfortable footwear suitable for all ages.

Hours:
Monday - Saturday
10:00 AM to 8:00 PM
Sunday
11:00 AM to 6:00 PM





Ski 'N See

1339 East Fort Union Blvd.

Community & Economic Development



One stop shop for all your skiing and boarding, rentals, and lift tickets available.

Hours:
 Monday - Saturday
 10:00 AM to 6:00 PM
 Closed Sunday



Smith's

3470 East Bengal Blvd.

92

Community & Economic Development



Full service grocery store including Pharmacy, Produce, Bakery, Food and Drugs, Dairy, and Butcher Shop

Hours:
Daily
6:00 AM to Midnight





Sonic

7025 South Highland Dr

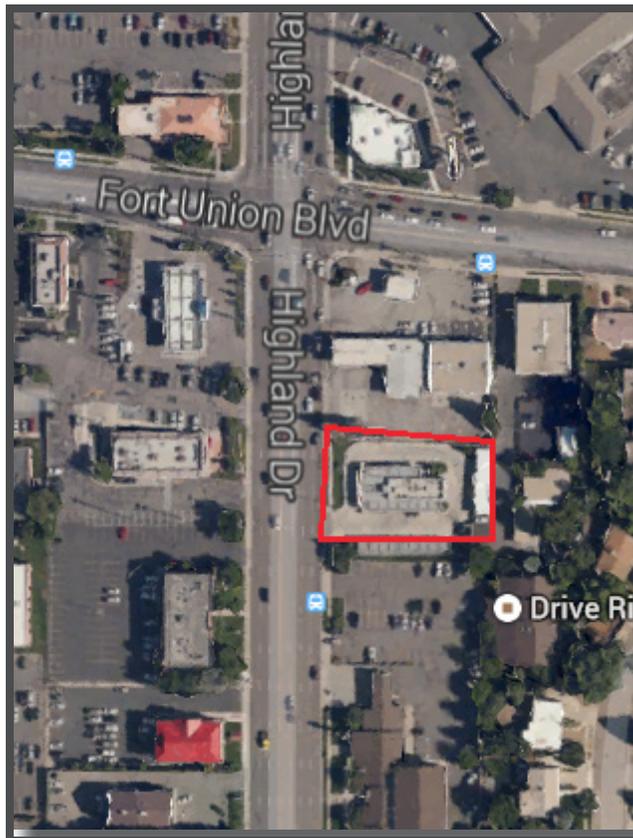
Community & Economic Development

America's Drive In, Serving Burgers, Fries, Drinks, and Shakes

Hours:

Monday - Saturday
7:00 AM to 10:00 PM

Sunday
9:00 AM to 10:00 PM



93



Spring Mobile

1969 East Fort Union Blvd

94

Community & Economic Development



Cellular provider, here to meet all your wireless needs.

Hours:
Monday - Saturday
9:00 AM to 8:00 PM
Sunday
Noon to 5:00 PM



2424 E Fort Union Blvd & 6941 S 1300 E Community & Economic Development



6" and Footlong sandwiches made to order

Hours:

Monday - Friday

7:00 AM to 10:00 PM

Saturday

8:00 AM to 10:00 PM

Sunday

9:00 AM to 8:00 PM



95

Suehiro Japanese 6933 South 1300 East Community & Economic Development

96



Japanese Food and Sushi

Hours:

Monday - Thursday

11:30 AM to 2:00 PM & 5:30 PM to 9:00 PM

Friday- Saturday

Noon to 2:30 PM & 5:30 PM to 10:00 PM

Closed Sunday

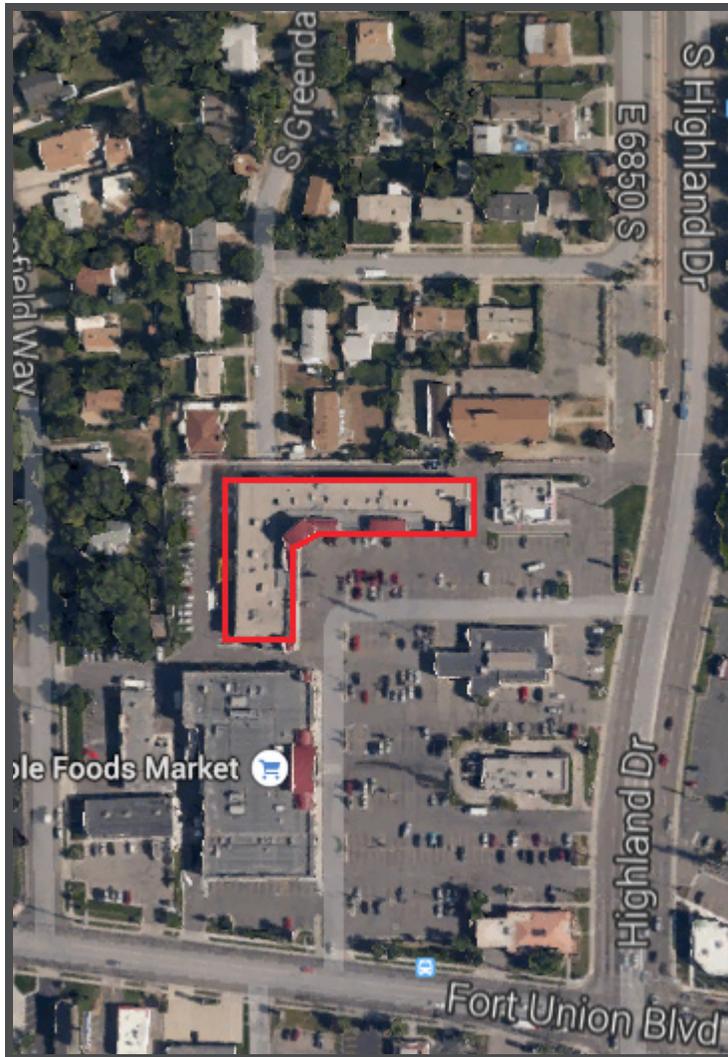




Surroundings

6910 South Highland Drive

Community & Economic Development



Earth-Friendly, eco-friendly home furnishings to suit any style and budget

Hours:

Monday - Friday

10:00 AM to 6:00 PM

Saturday

11:00 AM to 5:00 PM

Closed Sunday



97



Sushi Yah

2440 East Fort Union Blvd

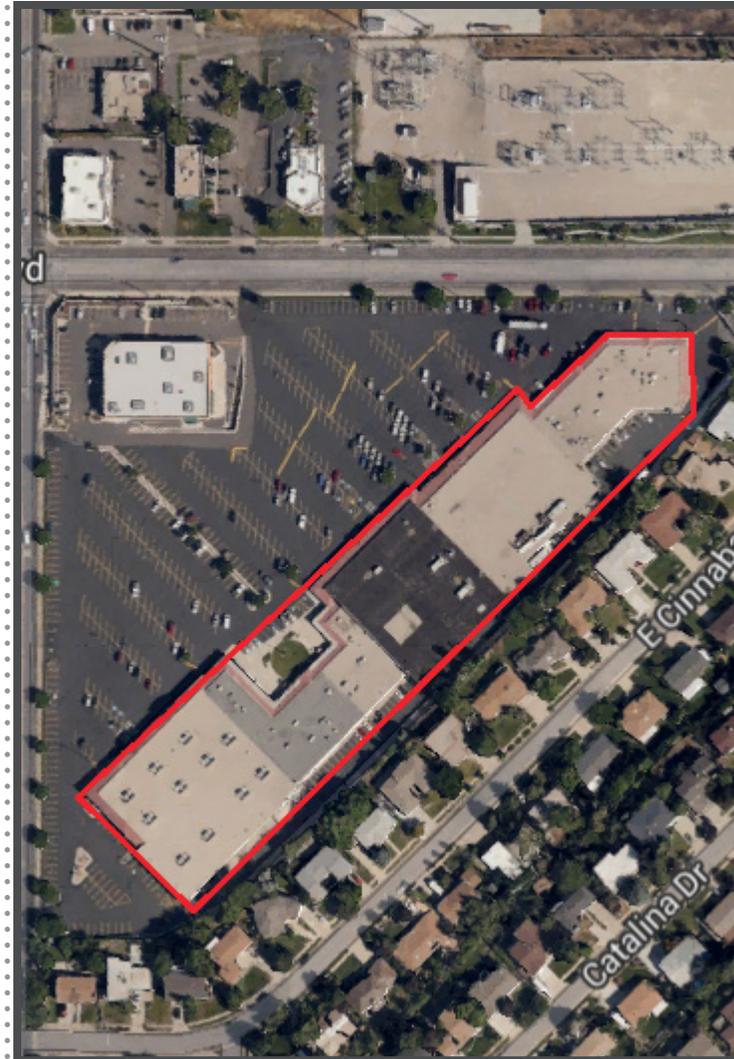
98

Community & Economic Development



“The Sushi Lovers’ Home of the “All You Can EAT Sushi””

Hours:
Daily
11:30 AM to 9:30 PM





Taco Bell

1966 East Fort Union Blvd

Community & Economic Development



Tacos, Burritos, Gordita's, and more. Home of the Fourth Meal

Hours:

Sunday - Thursday

10:00 AM to 1:00 AM

Friday - Saturday

10:00 AM to 2:00 AM



Super Target

7025 S Park Centre Dr

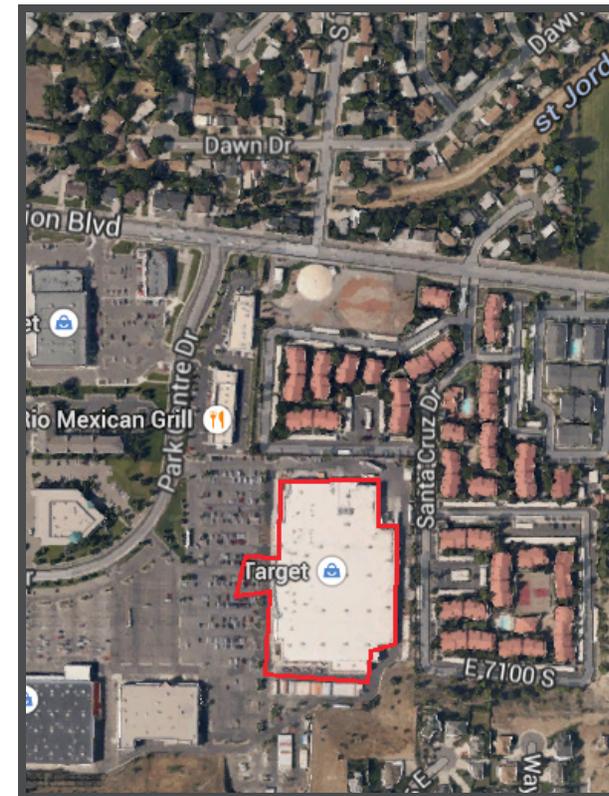
100

Community & Economic Development



Full service grocery and department store including, clothing, bedding, appliances, home furnishings, food, drgs, pharmacy, produce, bakery, dairy, butcher shop and opticl Center

Hours:
Monday - Saturday
8:00 AM to Midnight
Sunday
8:00 AM to 11:00 PM

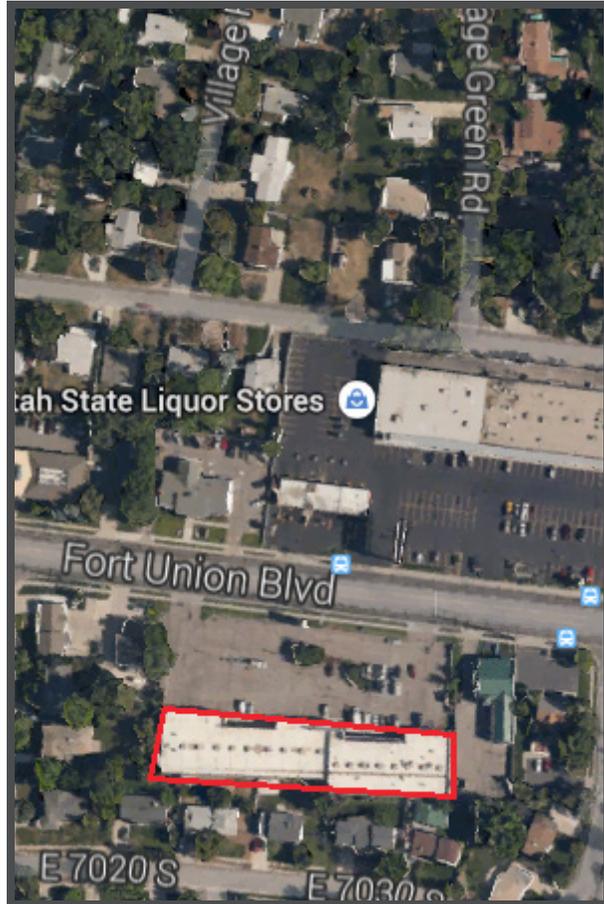




Teru Sushi

1844 East Fort Union Blvd

Community & Economic Development



Teru Sushi and Japanese Cuisine, check out the sculpted Orange the the Utah Roll

Hours:
Daily

11:30 AM to 2:00 PM & 5:00 PM to 9:30 PM



101



The Hog Wallow Pub

3200 East Big Cottonwood Canyon Rd.

102

Community & Economic Development



The Hog Wallow is the perfect place to come and enjoy an evening out any day of the week.

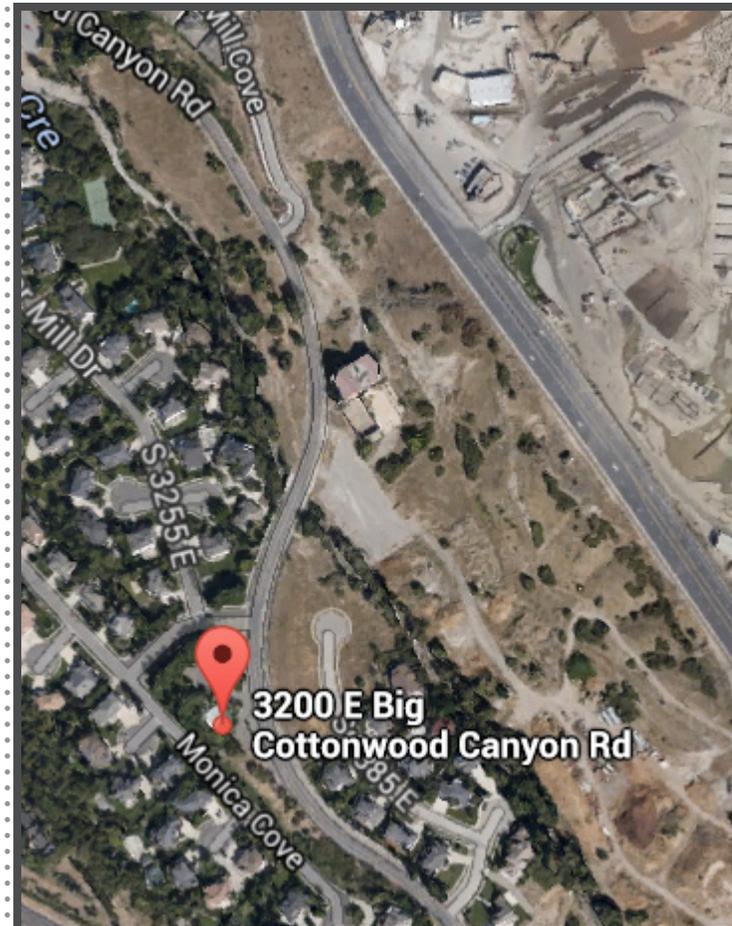
Hours:

Monday - Thursday

3:00 PM to 1:00 AM

Friday - Sunday

1:00 PM to 1:00 AM





The Home Depot

1310 East Park Centre Dr

Community & Economic Development



A one stop shop for all your home improvement needs

Hours:

Monday - Saturday
6:00 AM to 10:00 PM

Sunday
8:00 AM to 6:00 PM



103



The Huddle Sports Bar & Grill

2400 East Fort Union Blvd

104

Community & Economic Development

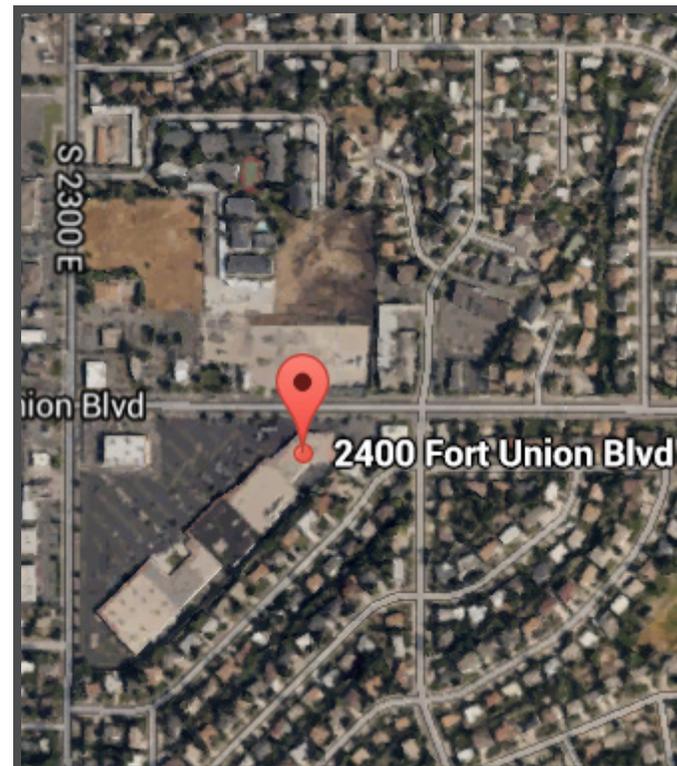


The Huddle Sports Bar & Grill is Utah's premier sports bar. With 24 large HDTV's and 2 huge 8' projection TV's.

Hours:

Sunday - Thursday
7:00 AM to 10:00 PM

Friday - Saturday
11:00 AM to 11:00 PM

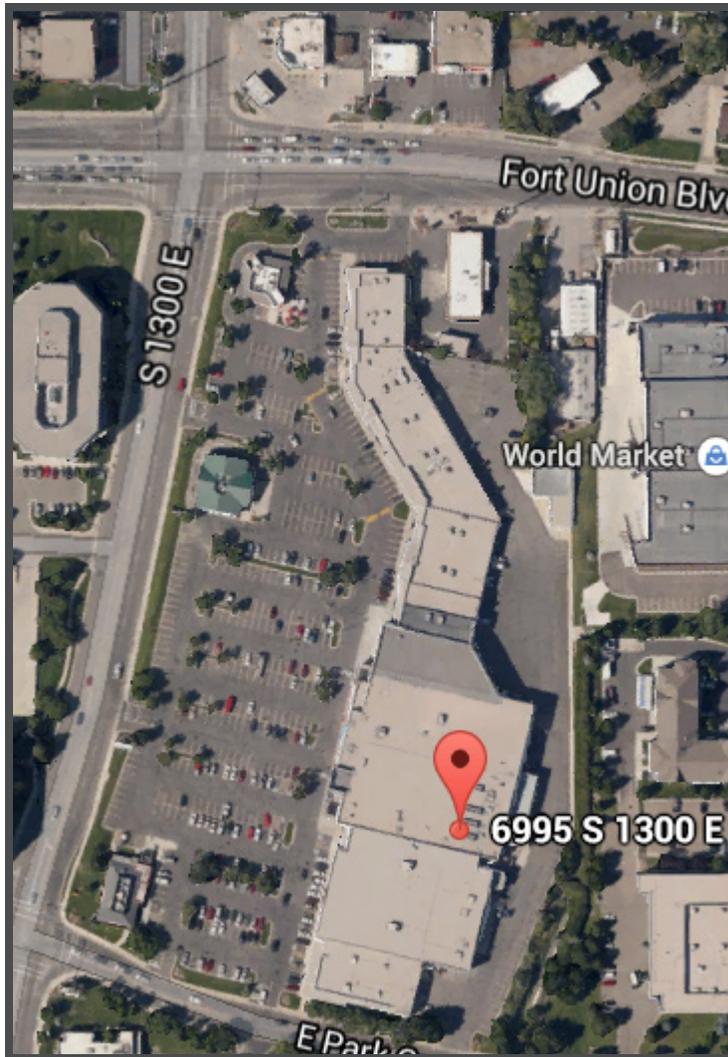




TJ Maxx

6995 South 1300 East

Community & Economic Development



Designer brands at a Discounted Price.

Hours:
 Monday - Saturday
 9:30 AM to 9:30 PM
 Sunday
 11:00 AM to 8:00 PM



105

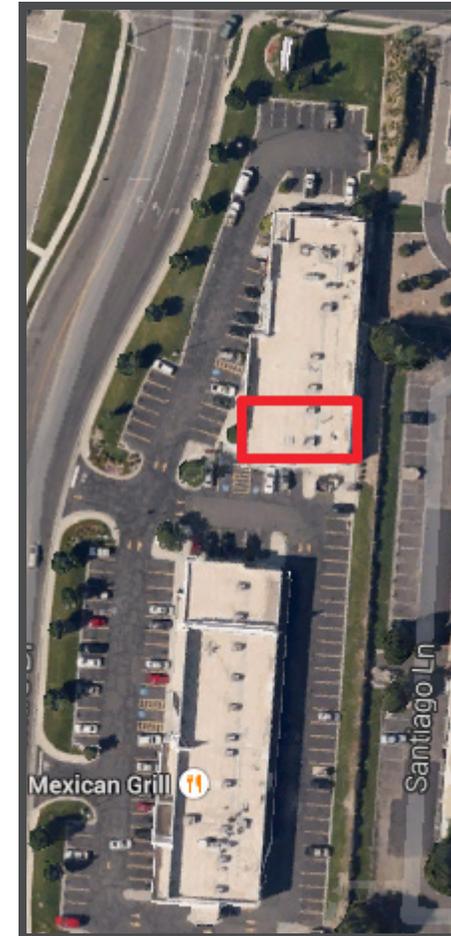


T-Mobile

6941 South Park Centre Dr

106

Community & Economic Development



Get set up with a mobile phone, no contracts

Hours:
Monday - Saturday
9:00 AM to 8:00 PM
Sunday
Noon to 5:00 PM



Tunex

6955 South Greenfield Way

Community & Economic Development



Complete Car Care

Hours:

Monday - Friday

8:00 AM to 6:00 PM

Saturday

8:00 AM to 4:00 PM

Closed Sunday



107



Twin Peaks Rental and Repair

3466 East 7800 South

108

Community & Economic Development



Offering the finest in outdoor equipment and top of the line repair service

Hours:
Daily
8:00 AM to 8:00 PM

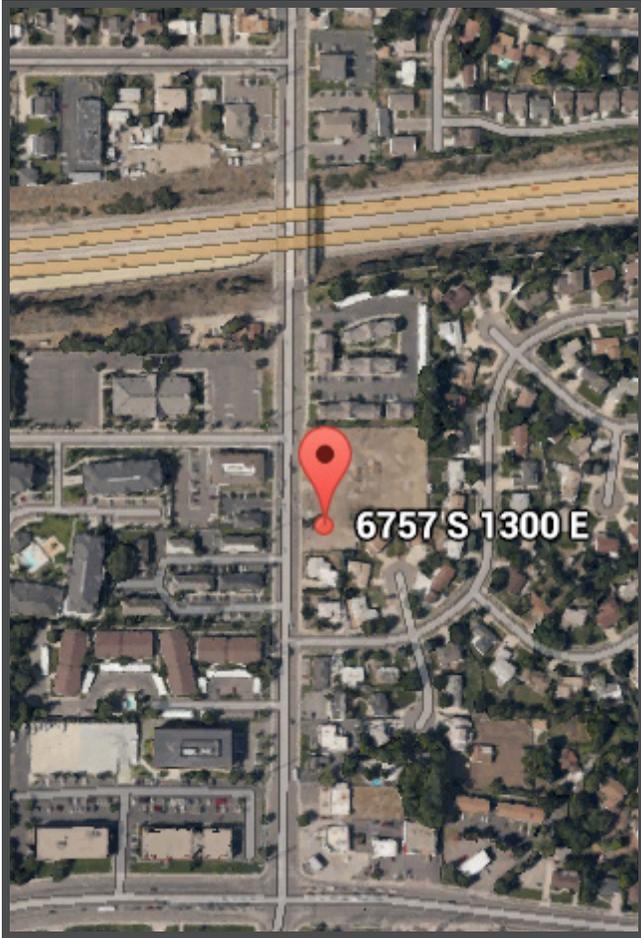




Union Park Veterinary Hospital

6757 South 1300 East

Community & Economic Development



Provides a range of medical services for your pet that include surgery, diagnostics, and medications

Hours:
 Monday - Friday
 7:00 AM to 5:00 PM
 Closed
 Saturday and Sunday



109



University Federal Credit Union

7220 Highland Dr

110

Community & Economic Development



Full service banking

Hours:

Monday - Friday

9:00 AM to 6:00 PM

Saturday

9:00 AM to 2:00 PM

Closed Sunday





UPS Store

6905 South 1300 East

Community & Economic Development



Here to serve all your packing, shipping, printing, and business needs

Hours:

Monday - Friday

8:00 AM to 6:30 PM

Saturday

9:00 AM to 4:00 PM

Closed Sunday



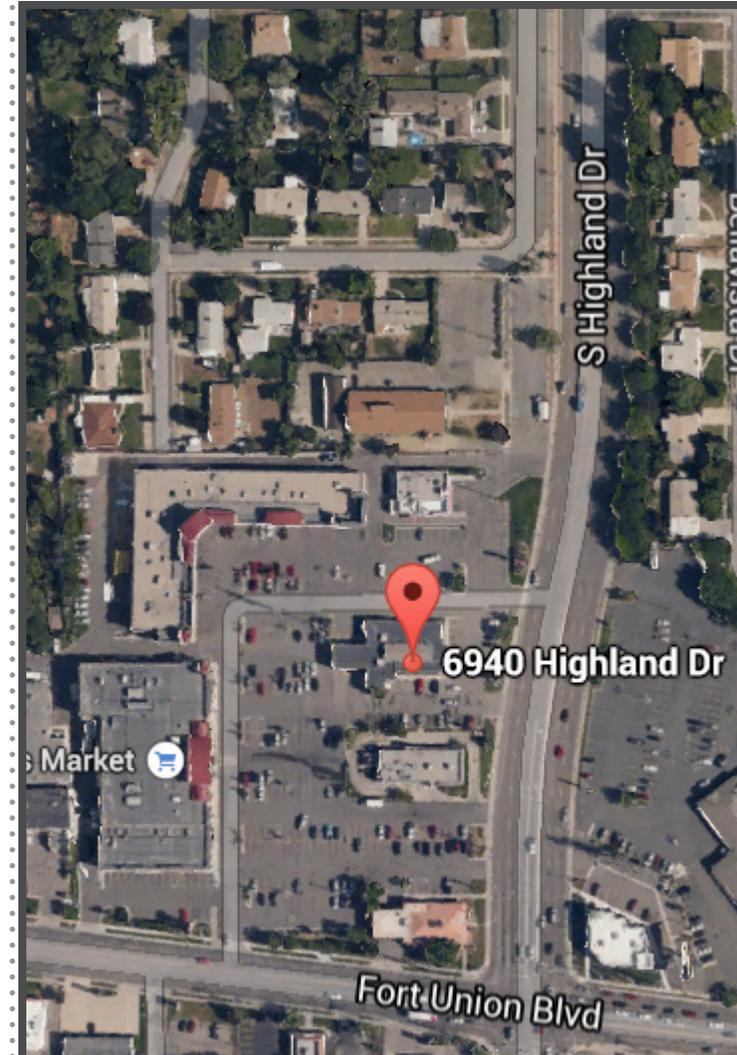
111



US Bank
6940 Highland Dr

112

Community & Economic Development



For all your banking needs

Hours:
Monday - Friday
9:00 AM to 6:00 PM
Saturday
9:00 AM to 1:00 PM
Closed Sunday



Walgreens

2330 East Fort Union Blvd

Community & Economic Development



Neighborhood drugstore and pharmacy

Hours:

Daily:

8:00 AM to Midnight



113



Wasatch Exotic Pet Care

1892 East Fort Union Blvd

114

Community & Economic Development



Medical, emergency, and grooming services available for your non-traditional pet

Hours:

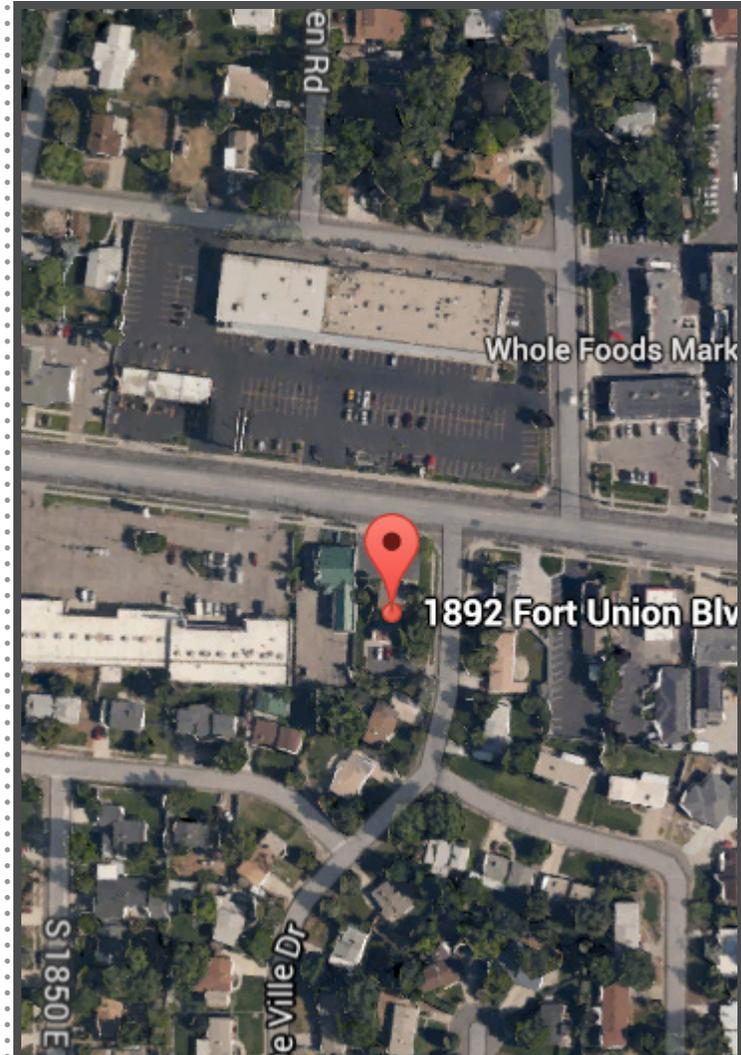
Monday - Friday

8:00 AM to 6:00 PM

Saturday

8:00 AM to 1:00 PM

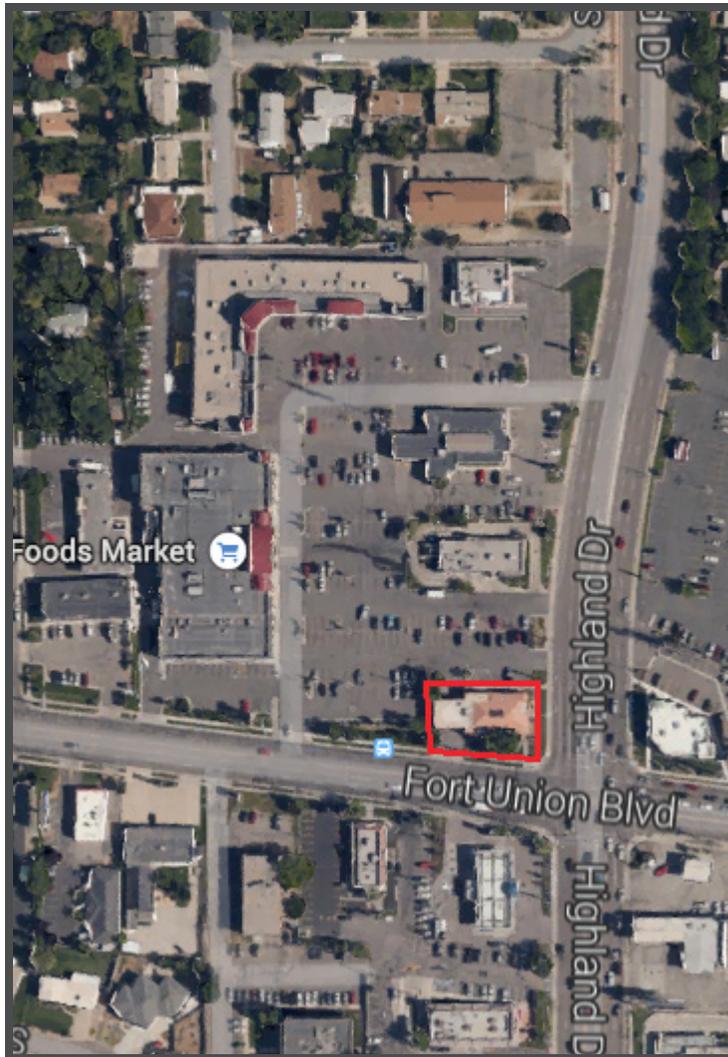
Closed Sunday





Wells Fargo 1985 East Highland Dr

Community & Economic Development



Full service bank

Monday - Friday
9:00 AM to 6:00 PM
Saturday
9:00 AM to 3:00 PM
Closed Sunday



115



Whole Foods 6930 South Highland Dr

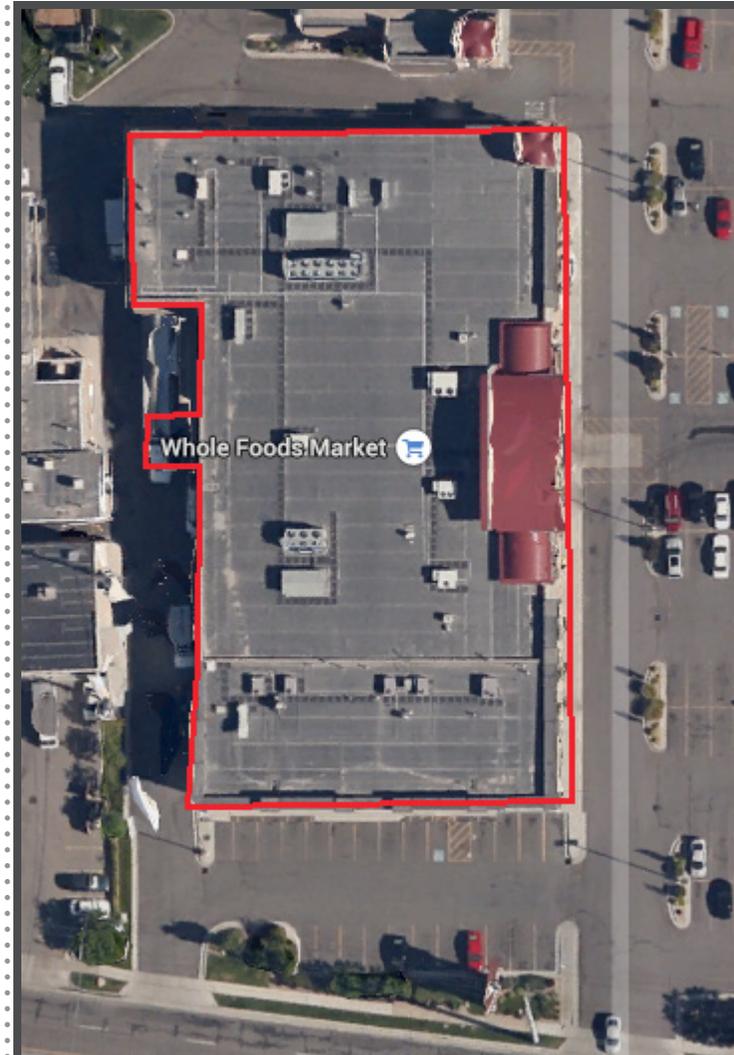
116

Community & Economic Development



Grocery Store offering locally made products, organic produce, fresh seafood and more.

Hours:
Daily
7:00 AM to 10:00 PM

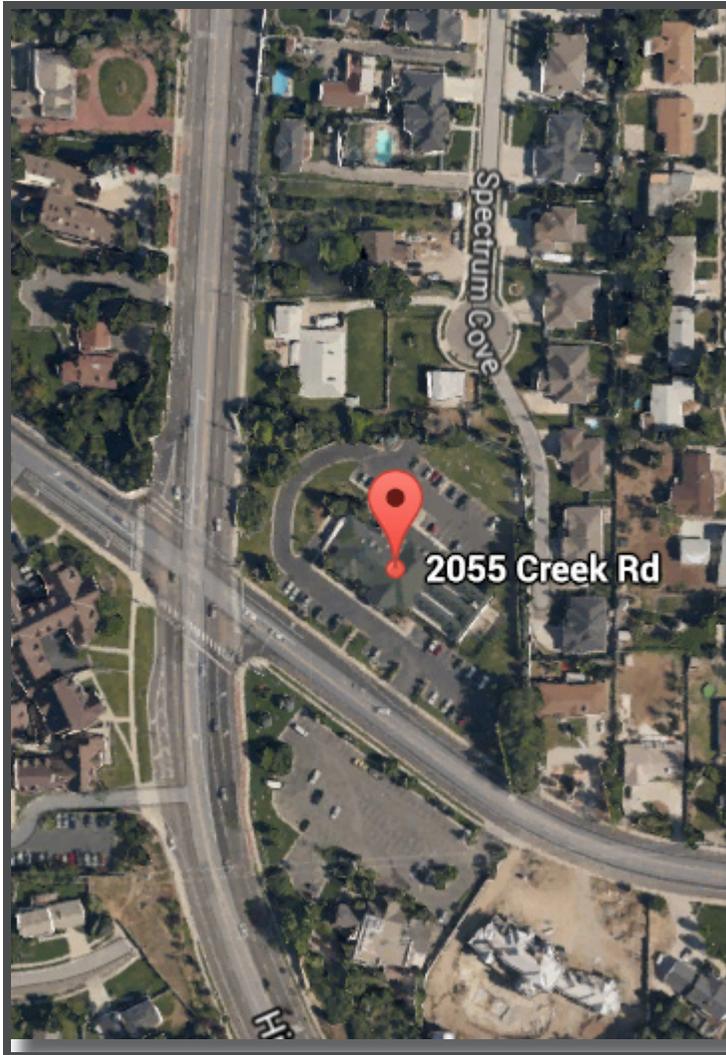




Willow Creek Pet Center

2055 East Creek Rd.

Community & Economic Development



Utah's premier animal hospital, boarding, grooming, and dog training facility

Hours:

Monday - Friday

7:00 AM to 7:00 PM

Saturday

8:00 AM to 7:00 PM

Sunday

10:00 AM to 6:00 PM



117



World Market

6960 South 1435

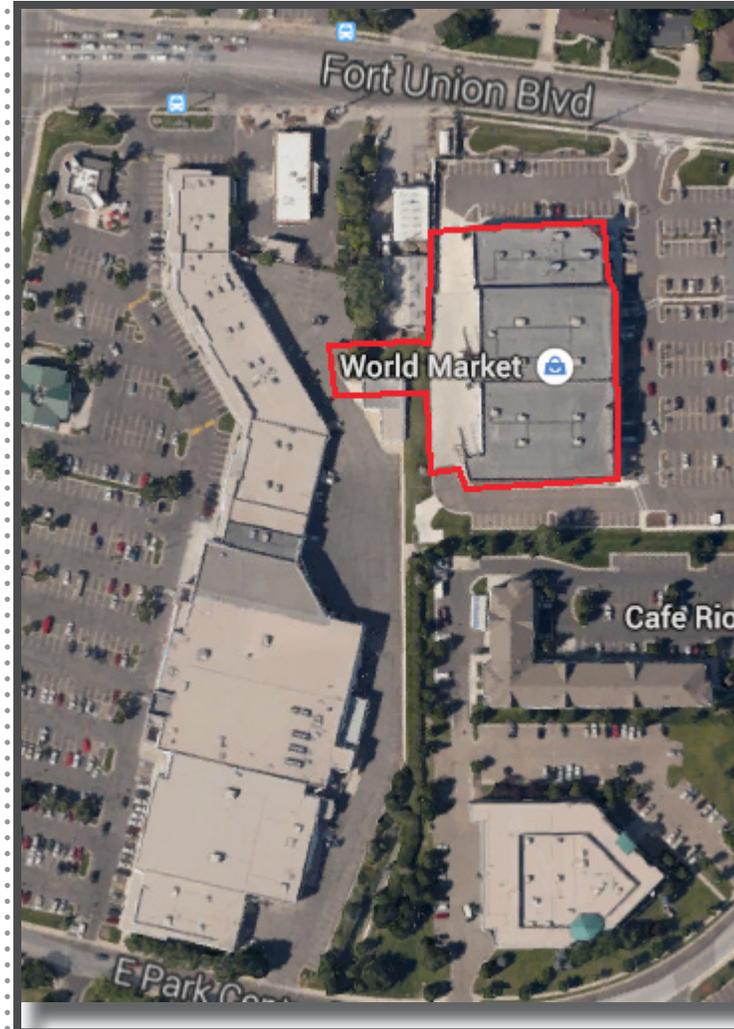
118

Community & Economic Development



Offers top quality furniture, affordable home decor, imported rugs, curtains, unique gifts, food and more.

Hours:
Daily
7:00 AM to 10:00 PM

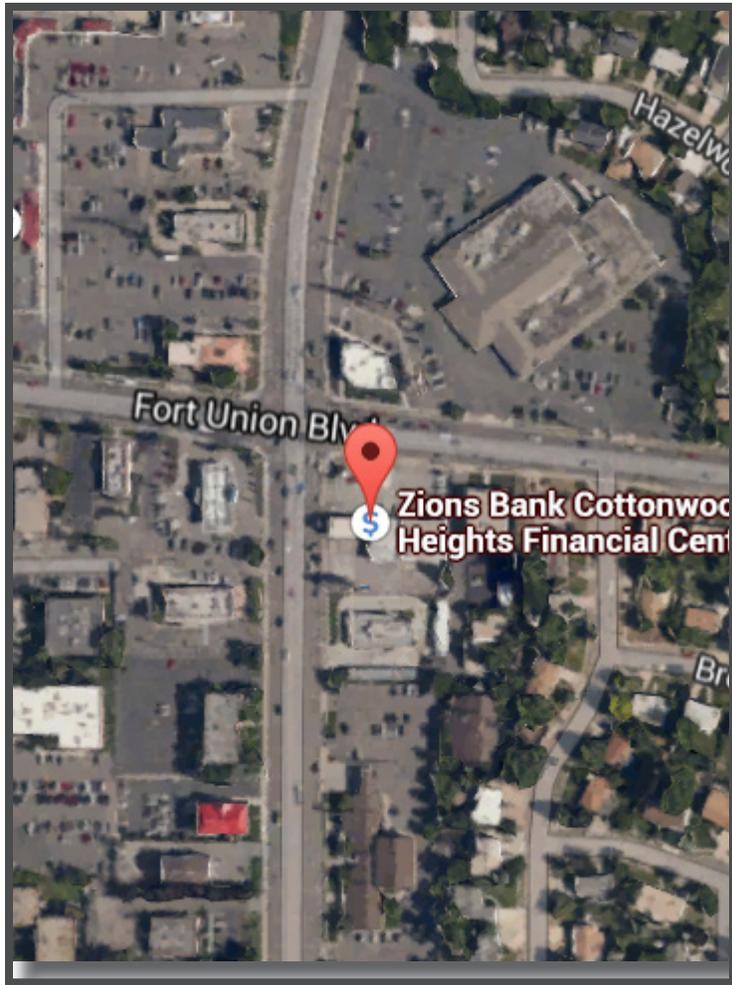




Zions Bank

7015 South Highland Dr.

Community & Economic Development



Full service Bank

Hours

Monday - Friday

9:00 AM to 6:00 PM

Saturday

9:00 AM to 3:00 PM

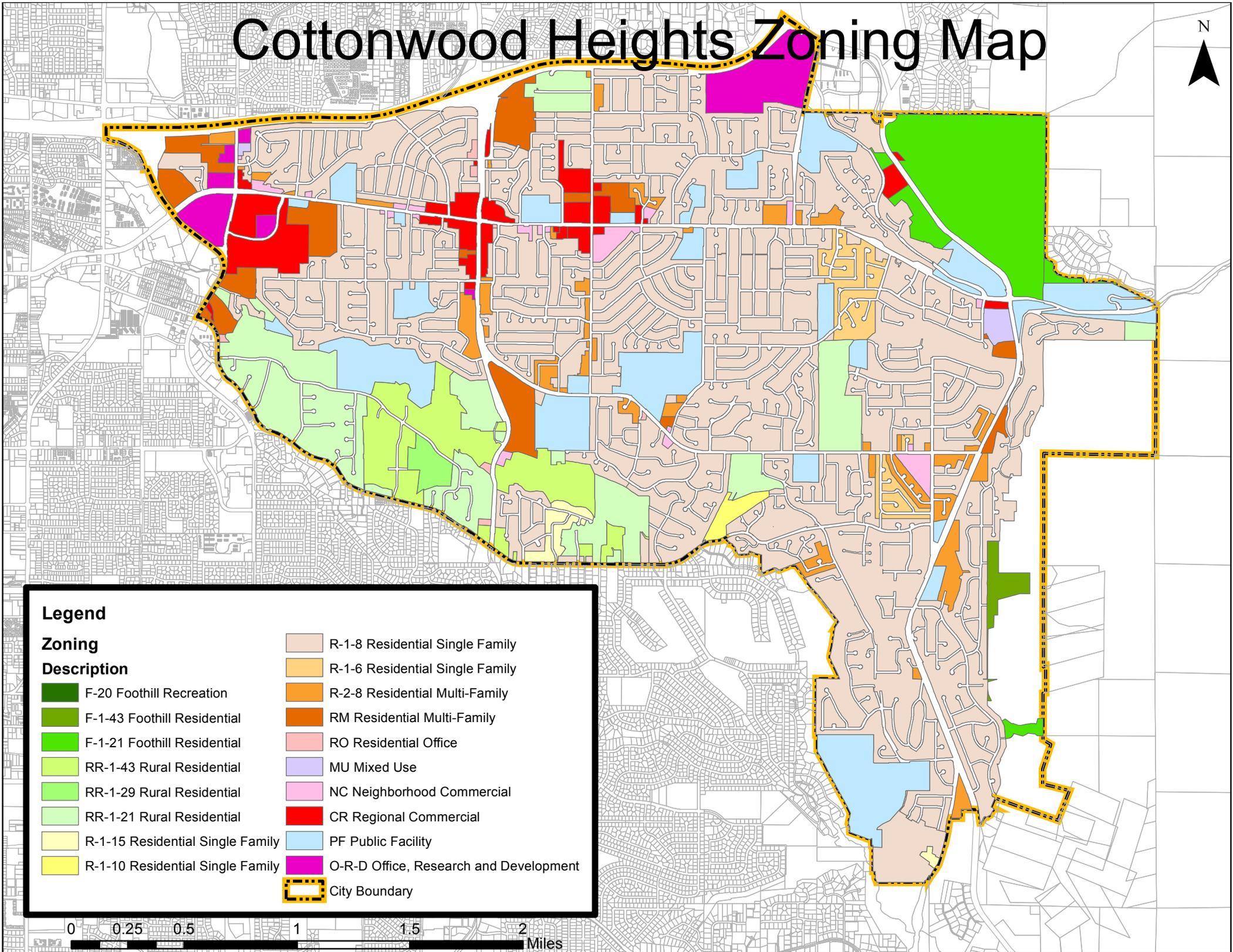
Closed Sunday



119



Cottonwood Heights Zoning Map



Legend

Zoning Description

	F-20 Foothill Recreation		R-1-8 Residential Single Family
	F-1-43 Foothill Residential		R-1-6 Residential Single Family
	F-1-21 Foothill Residential		R-2-8 Residential Multi-Family
	RR-1-43 Rural Residential		RM Residential Multi-Family
	RR-1-29 Rural Residential		RO Residential Office
	RR-1-21 Rural Residential		MU Mixed Use
	R-1-15 Residential Single Family		NC Neighborhood Commercial
	R-1-10 Residential Single Family		CR Regional Commercial
			PF Public Facility
			O-R-D Office, Research and Development
			City Boundary

