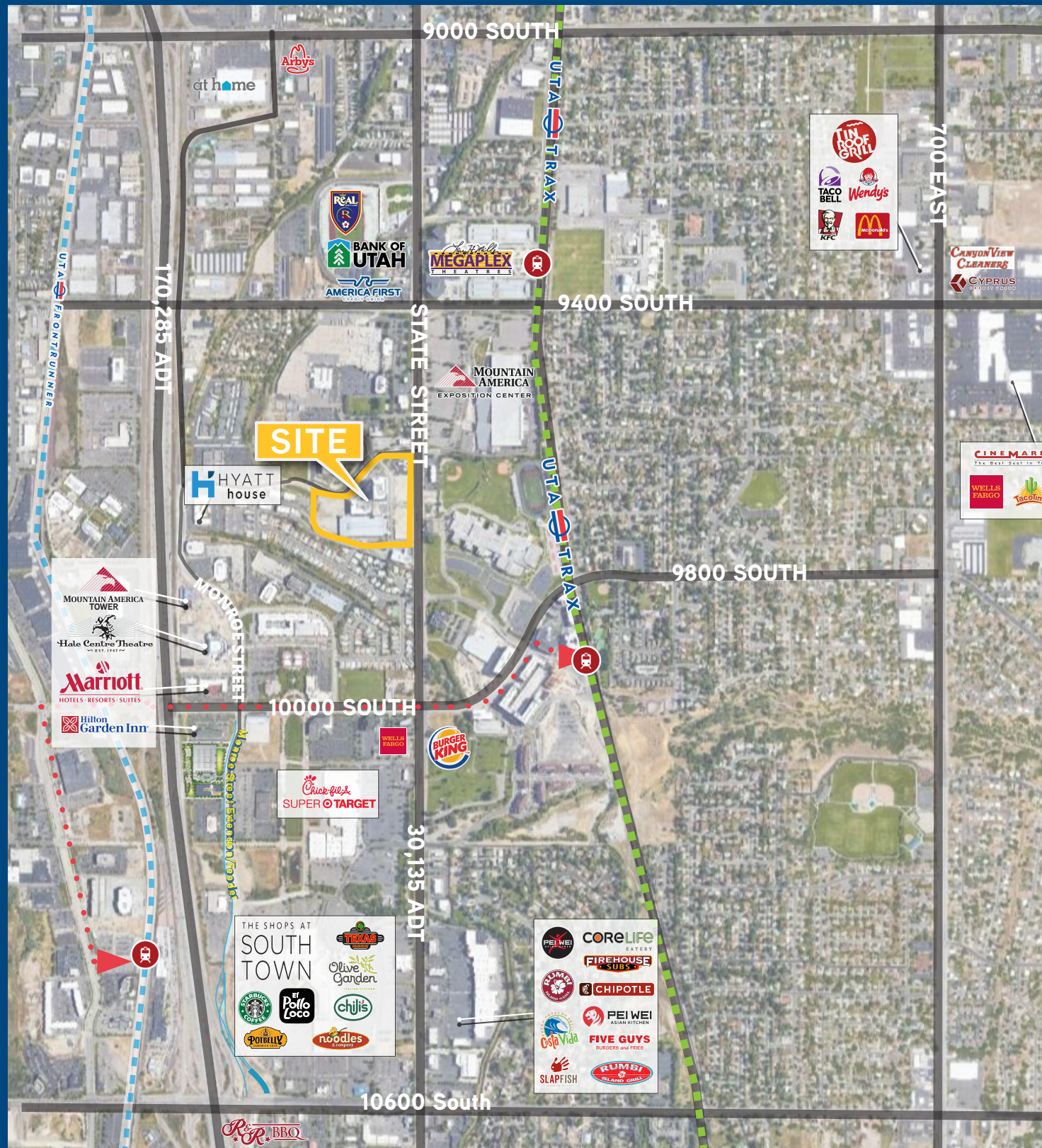


# TOWNE RIDGE CENTER

## AREA AMENITIES MAP



# TOWNE RIDGE CENTER

SANDY UTAH

FOR LEASE



75 WEST TOWNE RIDGE PARKWAY

Excellent exposure and access, located in the heart of Sandy offering access to both Salt Lake and Utah counties.

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SRO  
STERLING REALTY ORGANIZATION



# TOWNE RIDGE CENTER

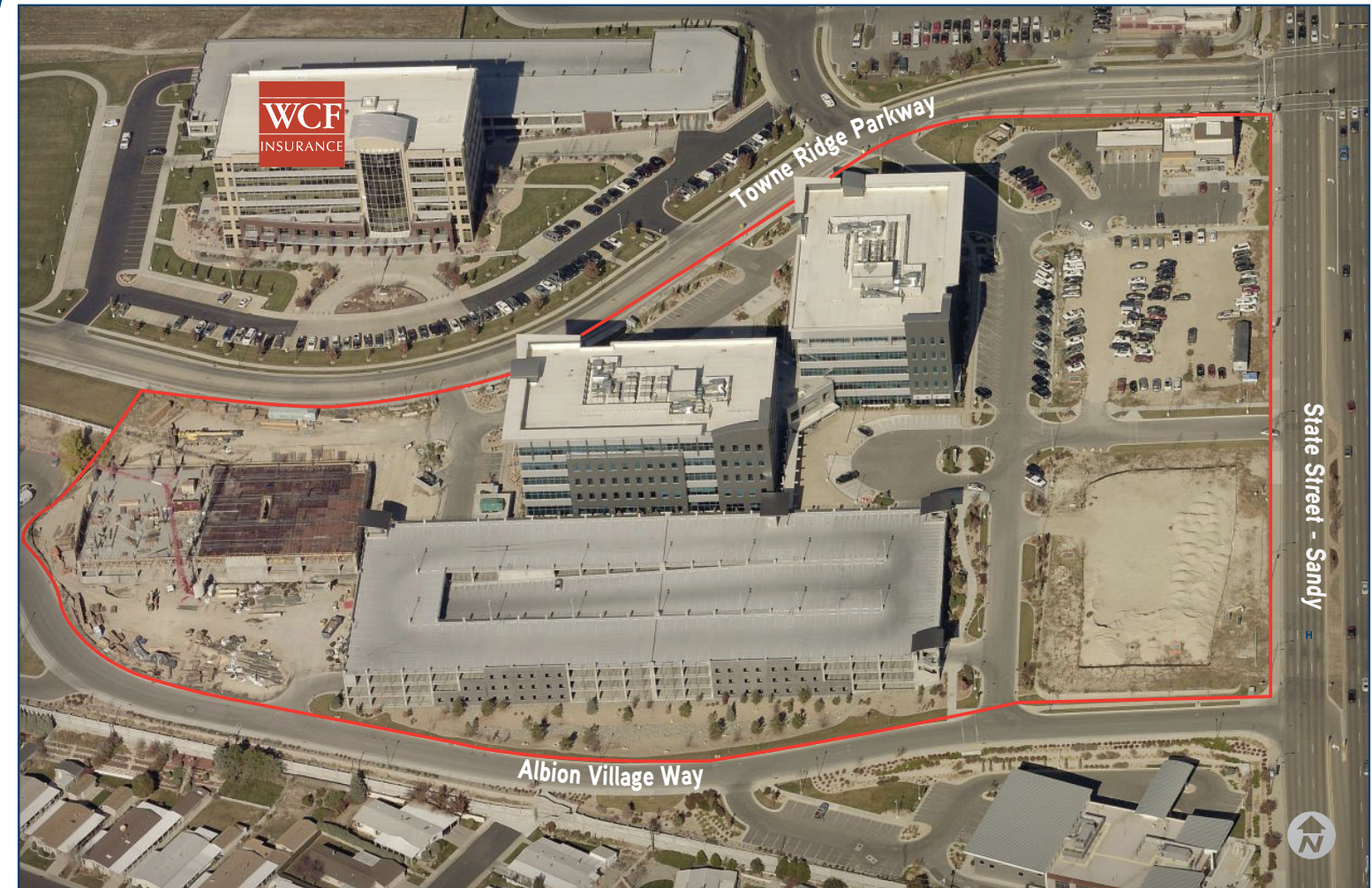
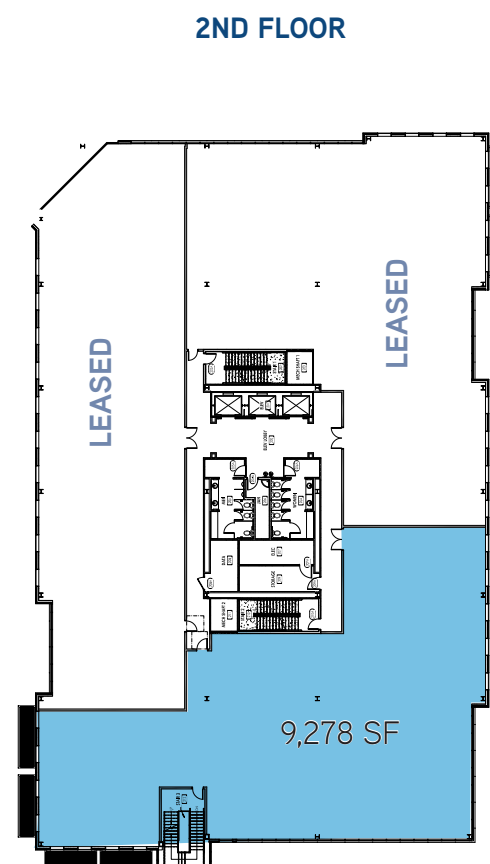
75 WEST TOWNE RIDGE PARKWAY | SANDY, UTAH

## Project Features

- Total available: 17,230 sq. ft.
- Space on 1st and 2nd floors available
- 250,000 sq. ft. campus
- 125,000 sq. ft. 5-story buildings
- Ready for occupancy
- Generous improvement allowances
- Abundant structured parking
- Lease rate: \$28.50/sq. ft. full service



Lobby Concept



## NOTABLE BUILDING FEATURES

- Dramatic atrium lobbies with connective entrances
- Majority structured parking
- Upscale finishes, state-of-the-art technology integration
- Enhanced infrastructure to accommodate redundant power, fiber and monitoring systems



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