



# For Lease



## District Heights

11240 South River Heights Drive  
South Jordan, Utah

### CLASS A OFFICE SPACE

**16,571 RSF  
AVAILABLE**

Jones Lang LaSalle Brokerage, Inc.

# District Heights



## Asking Rate

\$27.50 FSG / 1<sup>st</sup> Floor & Shell  
\$32.00 FSG / Spec Suite



**Building Signage along  
Bangerter Highway**



**10' Ceiling Heights and  
Floor to Ceiling Glass**



**Suites Divisible  
Down to 2,500 SF**



**Move-in Ready Suites and Shell  
Space Ready for Improvements**



**Expansion Capabilities  
Built to Suit Suite**



**5 / 1,000  
Parking Ratio**



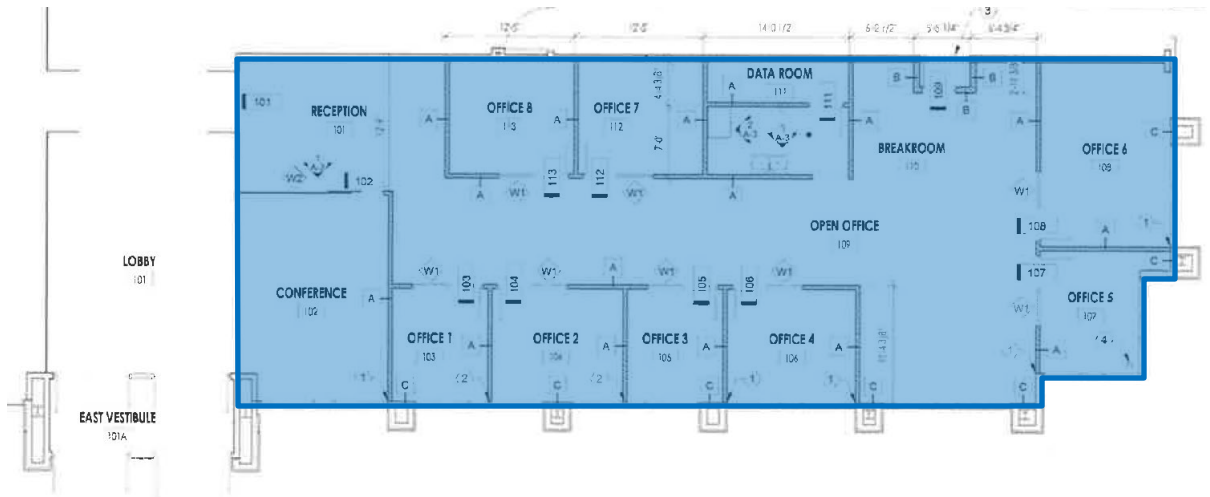
**East Facing  
Mountain Views**





## FIRST FLOOR 3,403 RSF

## SUITE 110

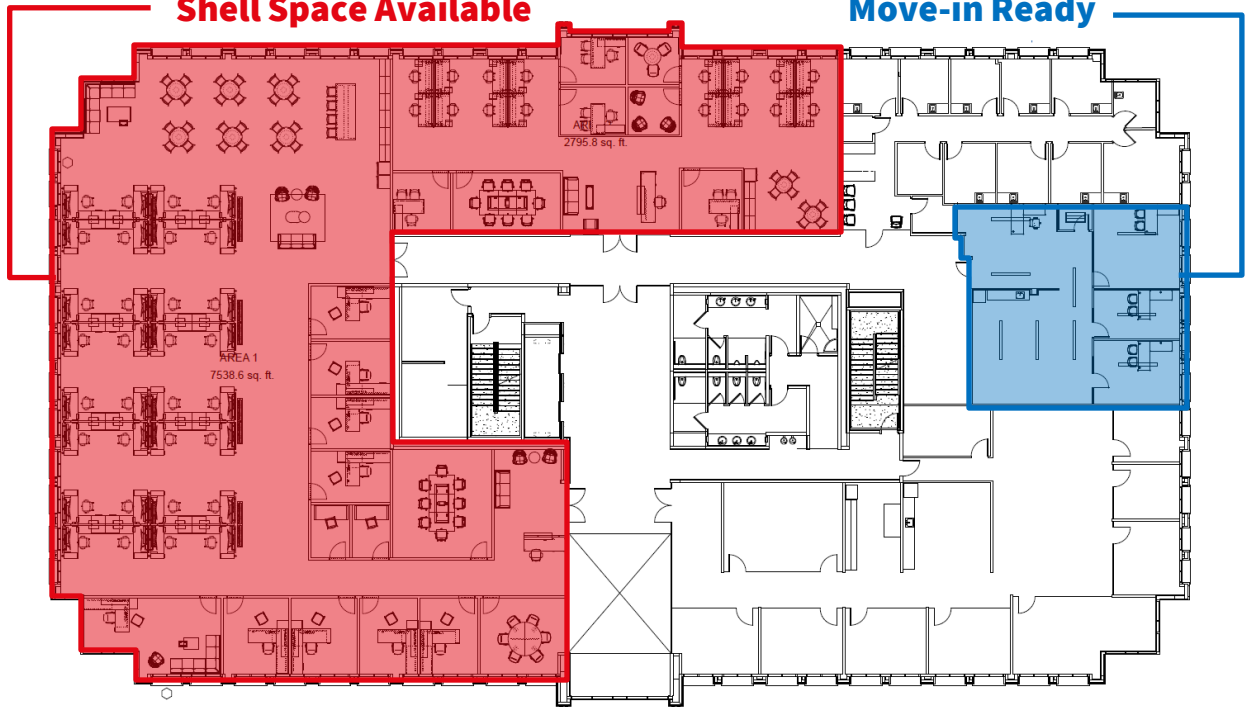


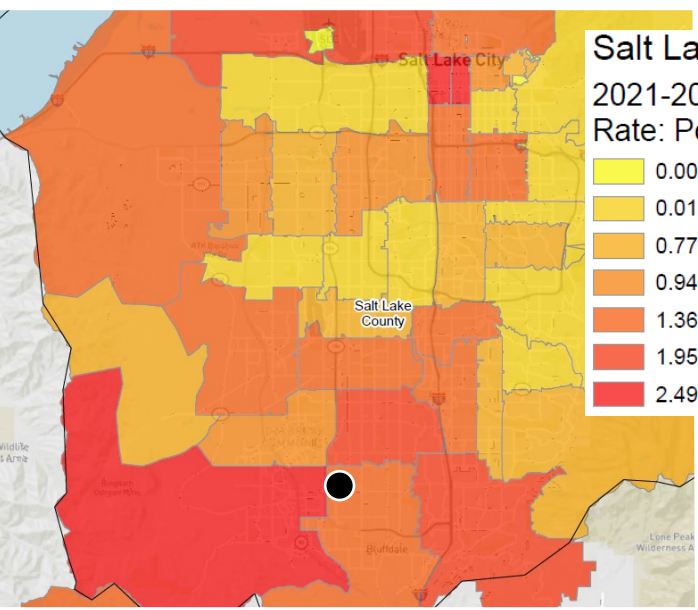
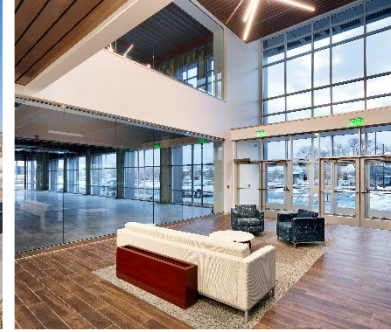
## SECOND FLOOR 13,168 RSF

**Suites shown in red below are conceptual.  
Space is currently in shell condition and not  
demised, ready for Tenant Improvements.**

**2,000 – 11,428 RSF  
Shell Space Available**

**1,740 RSF Spec Suite  
Move-in Ready**





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