



Jones Lang LaSalle  
Brokerage, Inc.

LEASING  
NOW

**UNION  
PARK** ||  
7050 & 7070





# Space for your ideas **to grow.**

Available Space

**1,607 - 4,710 SF**

Lease Rate

**\$26.00 FS**

Parking Ratio

**4.00/1,000 SF**

Timing

**AVAILABLE NOW**

# UNION PARK

7050 & 7070

## BUILDING HIGHLIGHTS



Building Signage and Excellent Visibility



Move-in Ready Suite Available



Structured Parking with EV Charging Stations



Highly Walkable with Access to Fort Union Shops + Restaurants



Class A Finishes



Stunning Mountain Views



High-Speed Fiber Optic Network and Internet Connectivity



Fitness Center



# Talk about making a **first impression.**



# UNION PARK

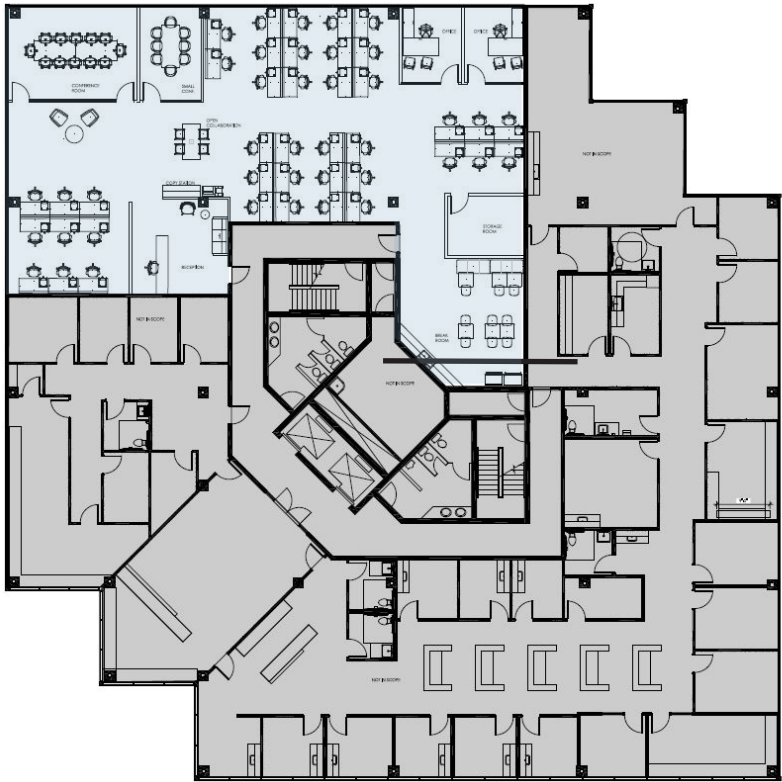
7050 & 7070





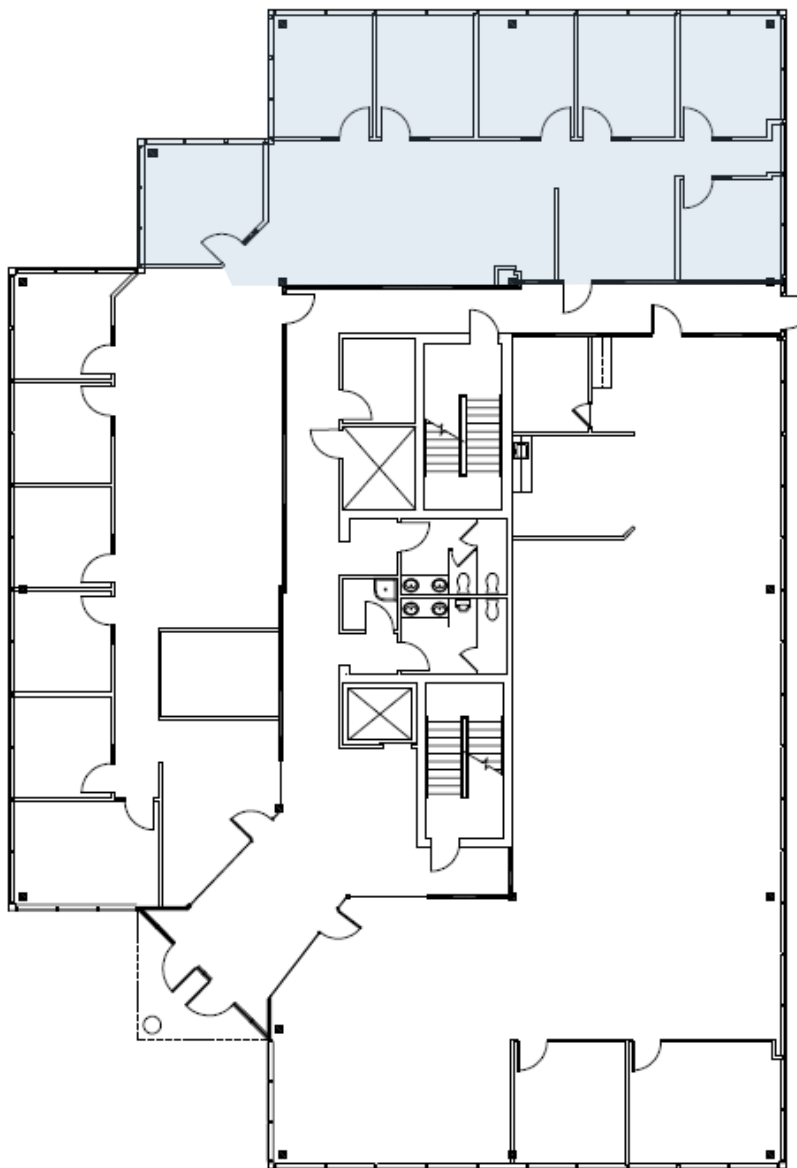
FLOOR 5 | SUITE 500  
MOVE-IN READY SUITE  
**4,710 SF**

**360°**  
VIRTUAL TOUR





FLOOR 1 | SUITE 120  
AVAILABLE NOW  
**1,607 SF**



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# Area Amenities



900 E



**BUFFALO  
WILD  
WINGS**

**LONGHORN**  
STEAKHOUSE



verizon  
**FIREHOUSE  
SUBS**

*Chick-fil-A*

**The Shops  
at Fort Union**



THE ORIGINAL  
**PANCAKE HOUSE**

**Michael's**

**DSW**  
DESIGNER SHOE WHOLESALE

**FIVE GUYS**  
BURGERS and FRIES

**petco**



**Smith's**

**OfficeMax**

**DICK'S**  
SPORTING GOODS

*Jamba*

**SUBWAY**

**Walmart**

South Union Avenue

## RESTAURANTS TO THE WEST

Itto Sushi // The Midway

Thai Spice Restaurant

La Frontera Mexican Restaurant

Kneaders Bakery & Cafe

Rise & Grind Coffee // Landmark Grill

Epicure Fine Food & Drink

Hires Big H // Bohemian Brewery

# UNION PARK

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UNION  
PARK

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Fort Union Blvd

S 1300 E

noodles  
& COMPANY

Cafe Rio  
MEXICAN GRILL

COST PLUS  
WORLD MARKET

TRADER  
JOE'S

TJ-maxx

CHASE

TARGET

BARNES  
& NOBLE

THE  
HOME  
DEPOT



IN-N-OUT  
BURGER

Union Park Avenue



**UNION  
PARK**  
7050 & 7070

## CONTACT INFORMATION

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