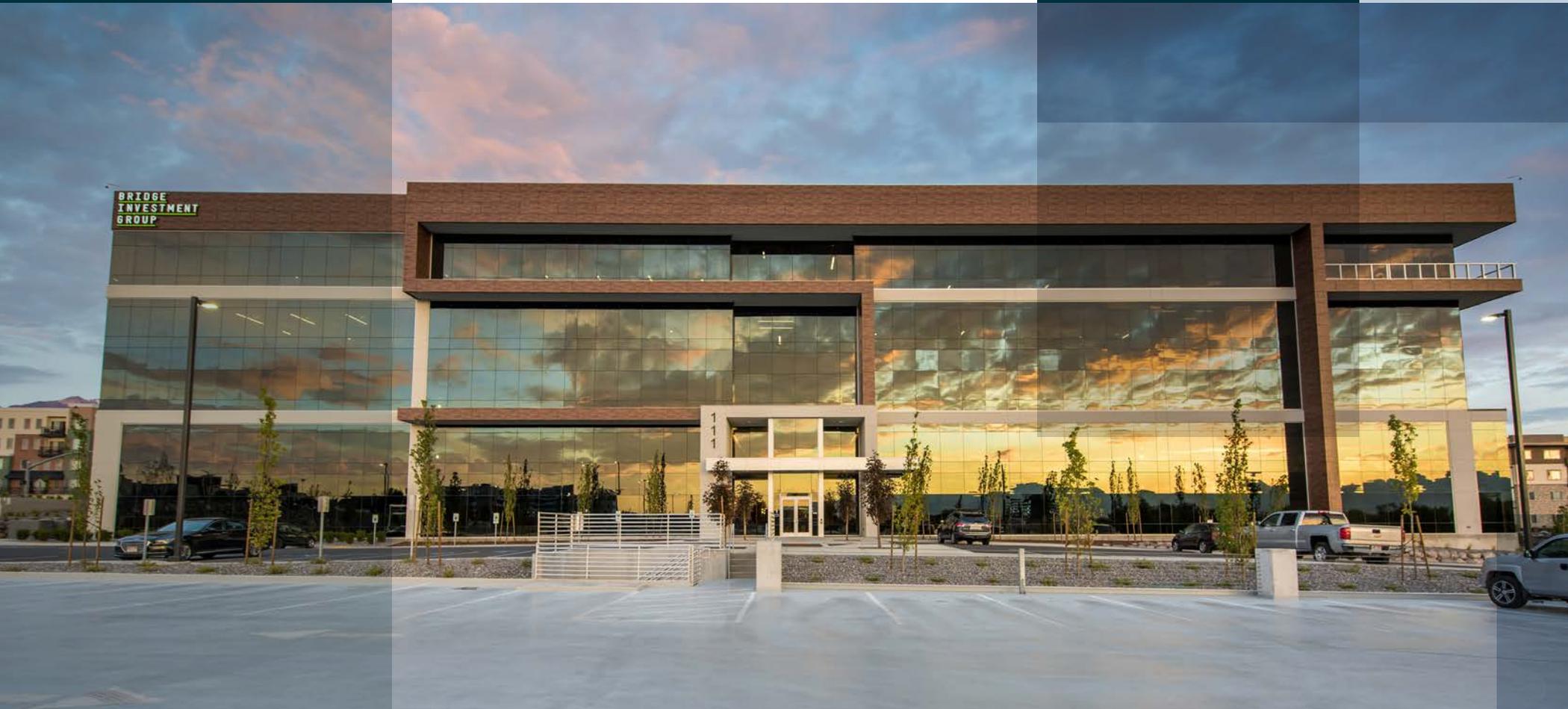


FOR LEASE



111 EAST SEGO LILY
nuveen

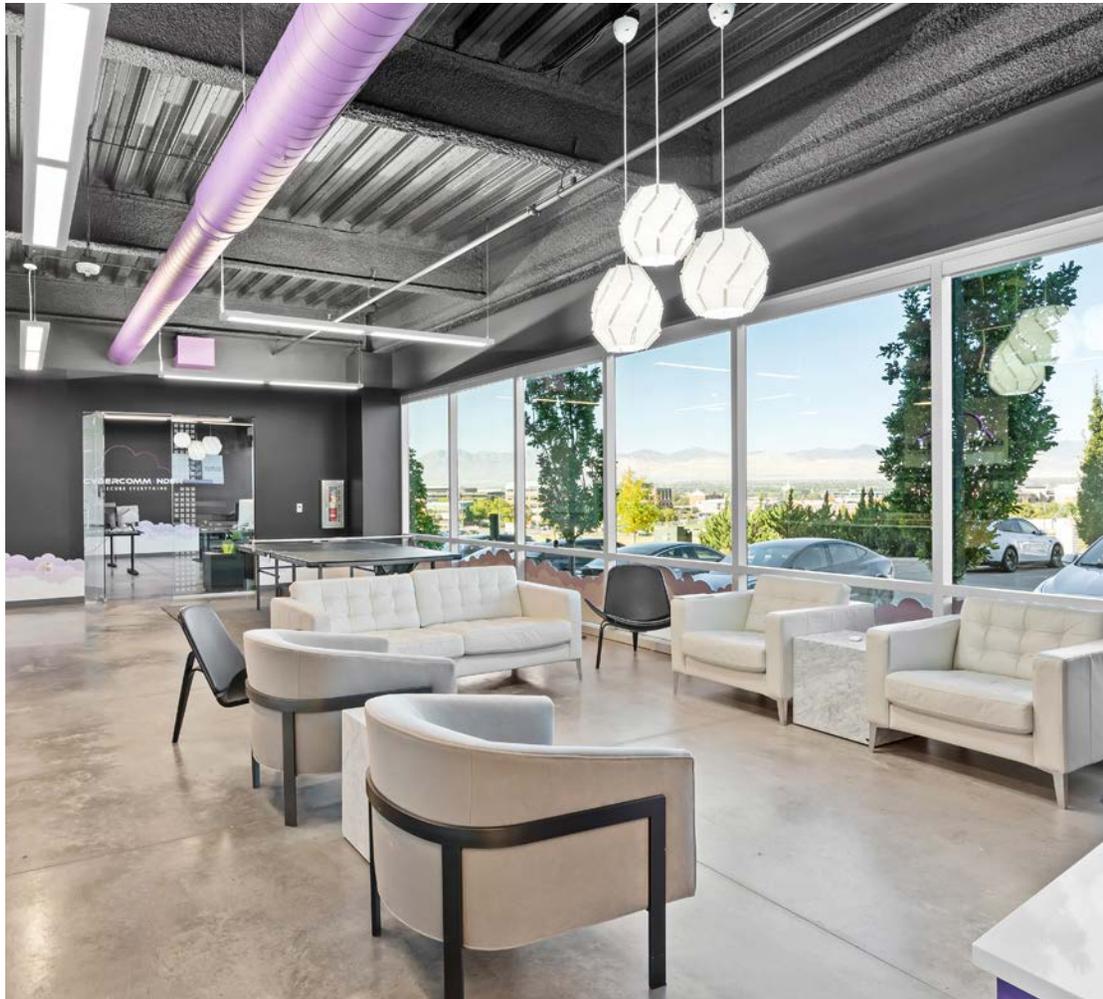
111 East Sego Lily
Sandy, Utah 84070

Beautifully appointed. Amazing location.

- \$31.00/ RSF, Full Service Gross
- 4.5/1,000 Parking Ratio per USF Structural/covered Parking
- Four electric charging stations
- Excellent access to I-15 from either 90th South or 106th South
- Telecommunications services provided by XO Communications (Verizon), CenturyLink, and Comcast
- Floor to ceiling glass
- LEED Platinum v4
- Exercise facility with lockers and showers
- Short walk to South Jordan FrontRunner Station
- Short drive to The Shops at South Town and many additional amenities
- In close proximity to bike/walking paths and picnic areas via the Jordan River Parkway

111 SEGO LILY | SANDY, UT 84070

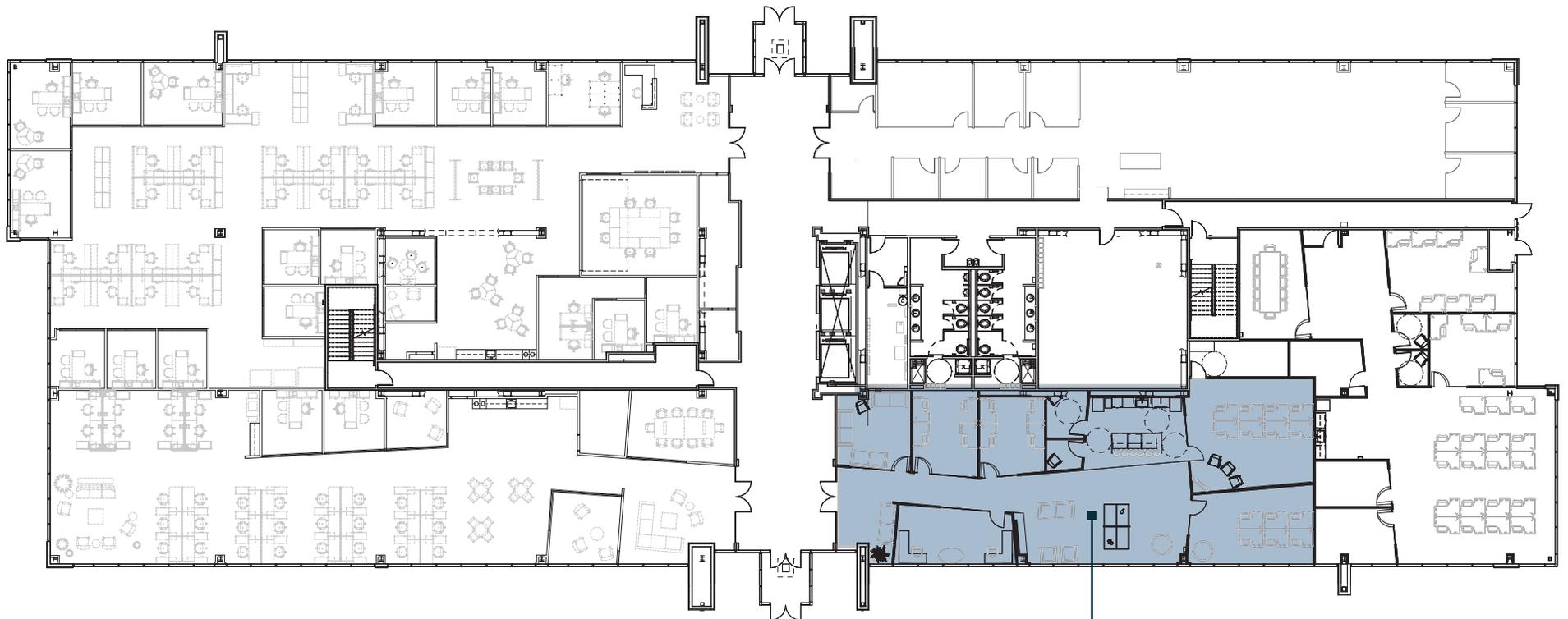






Floor plan | First floor

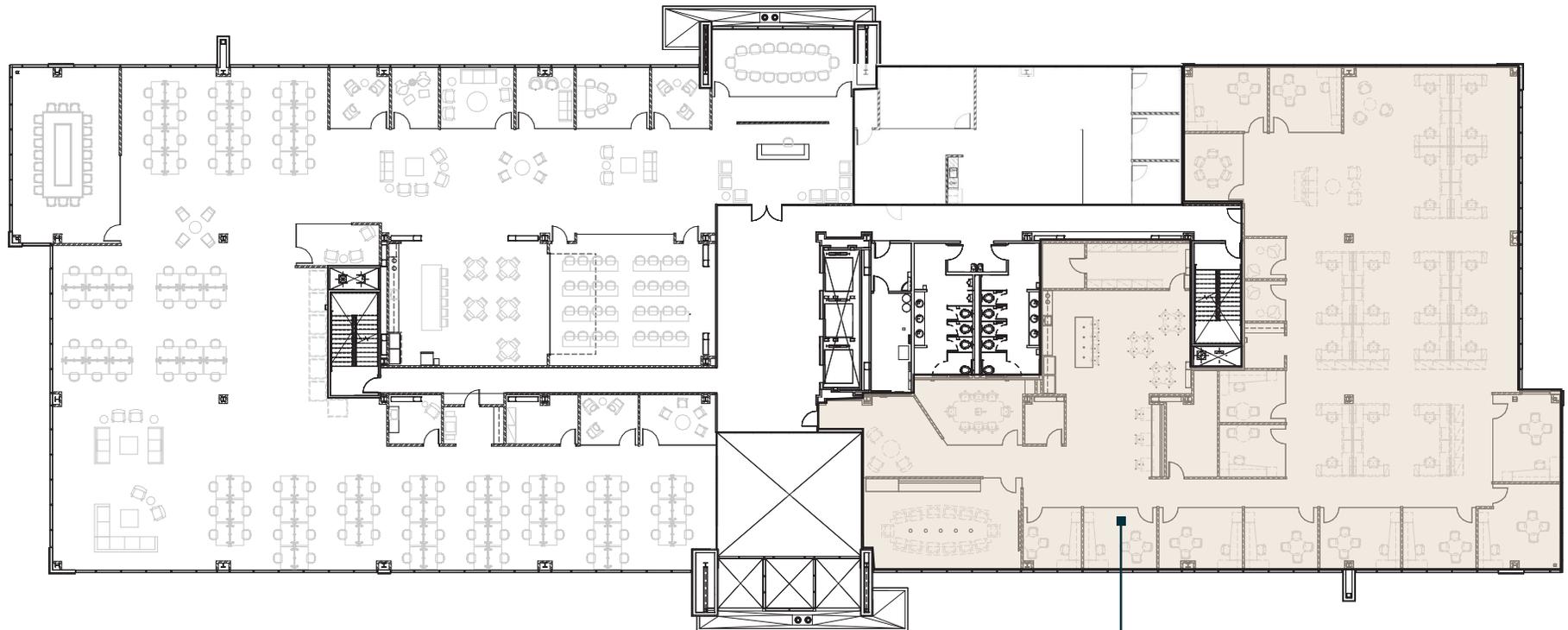
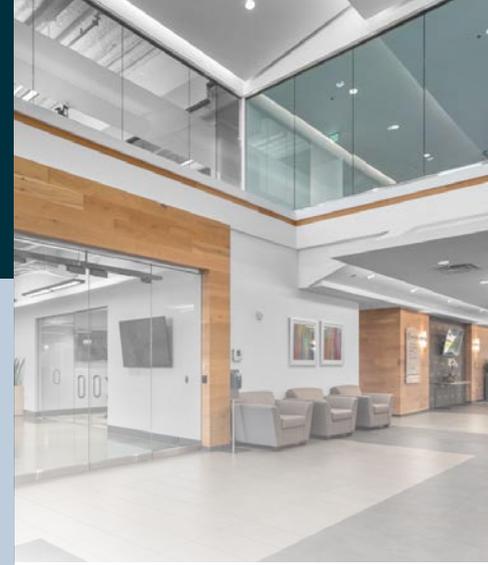
Suite 100 - 4,105 RSF Available Now



Suite 100 - 4,105 RSF

Floor plan | Second floor

Suite 200 - 11,673 RSF Available June 1, 2026



Suite 200 - 11,673 RSF

AMENITIES & TRANSPORTATION

RESTAURANTS

- | | |
|---------------------|---------------------|
| 1. Chick-Fil-A | 13. Five Guys |
| 2. Starbucks | 14. Subway |
| 3. Sonic Drive In | 15. Panda Express |
| 4. Burger King | 16. Chili's |
| 5. Firehouse Subs | 17. Carl's Jr |
| 6. Noodles and Co | 18. Mimi's Cafe |
| 7. Costa Vida | 19. Texas Roadhouse |
| 8. Pei Wei | 20. Olive Garden |
| 9. Dairy Queen | 21. Village Inn |
| 10. Chipotle | 22. Starbucks |
| 11. CoreLife Eatery | 23. Potbelly |
| 12. Sampan | 24. El Pollo Loco |

SHOPS

- | | |
|---------------------|-------------------------|
| 1. Wells Fargo | 19. H and M |
| 2. CVS | 20. Payless |
| 3. Barnes and Noble | 21. Gnc |
| 4. Old Navy | 22. Victoria's Secret |
| 5. Buybuy Baby | 23. Bath and Body Works |
| 6. Orange Theory | 24. Hot Topic |
| 7. REI | 25. DSW |
| 8. Forever 21 | 26. Local Shoe Stores |
| 9. PetSmart | 27. Sephora |
| 10. Famous Footwear | 28. Maurices |
| 11. Tommy Hilfiger | 29. ULTA |
| 12. Foot Locker | 30. Carter's |
| 13. Pac Sun | 31. Complete Nutrition |
| 14. Nordstrom Rack | 32. Men's Wearhouse |
| 15. JC Penney | 33. Macy's |
| 16. Buckle | 34. Shell Oil |
| 17. American Eagle | 35. Exxon Mobil |
| 18. Journeys | |

HOTELS

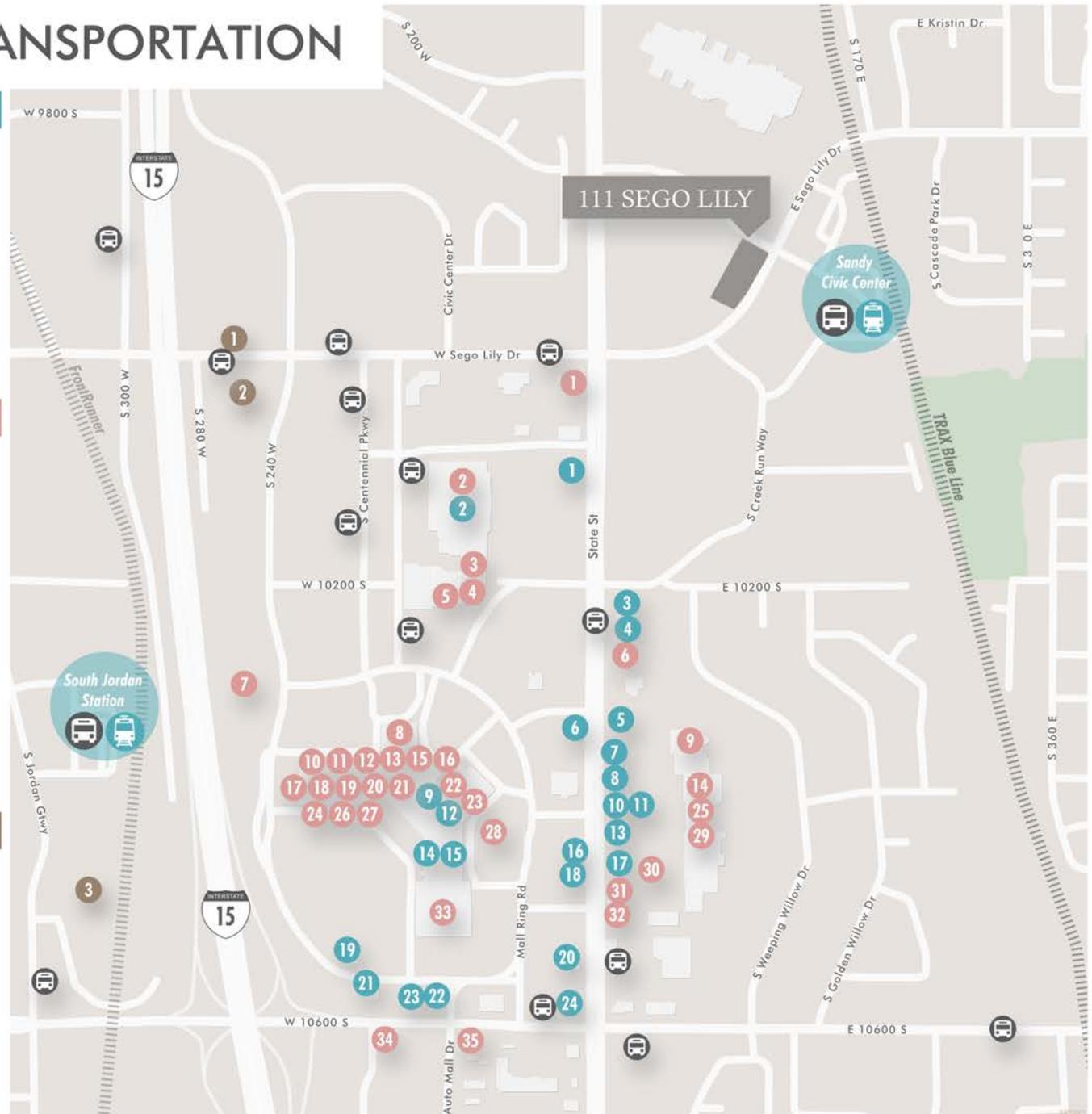
1. Residence Inn by Marriott
2. Hilton Garden Inn
3. Holiday Inn



Bus Stops



Light Rail Stations



BRIDGE
INVESTMENT
GROUP

avidexchange

111 Sego Lily

Sandy, Utah 84070



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111 EAST SEGO LILY

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The CBRE logo is positioned vertically on the right side of the page. It consists of the letters 'CBRE' in a bold, white, sans-serif font, stacked vertically.