



# MOUNTAIN VIEW VILLAGE

## CLASS A OFFICE





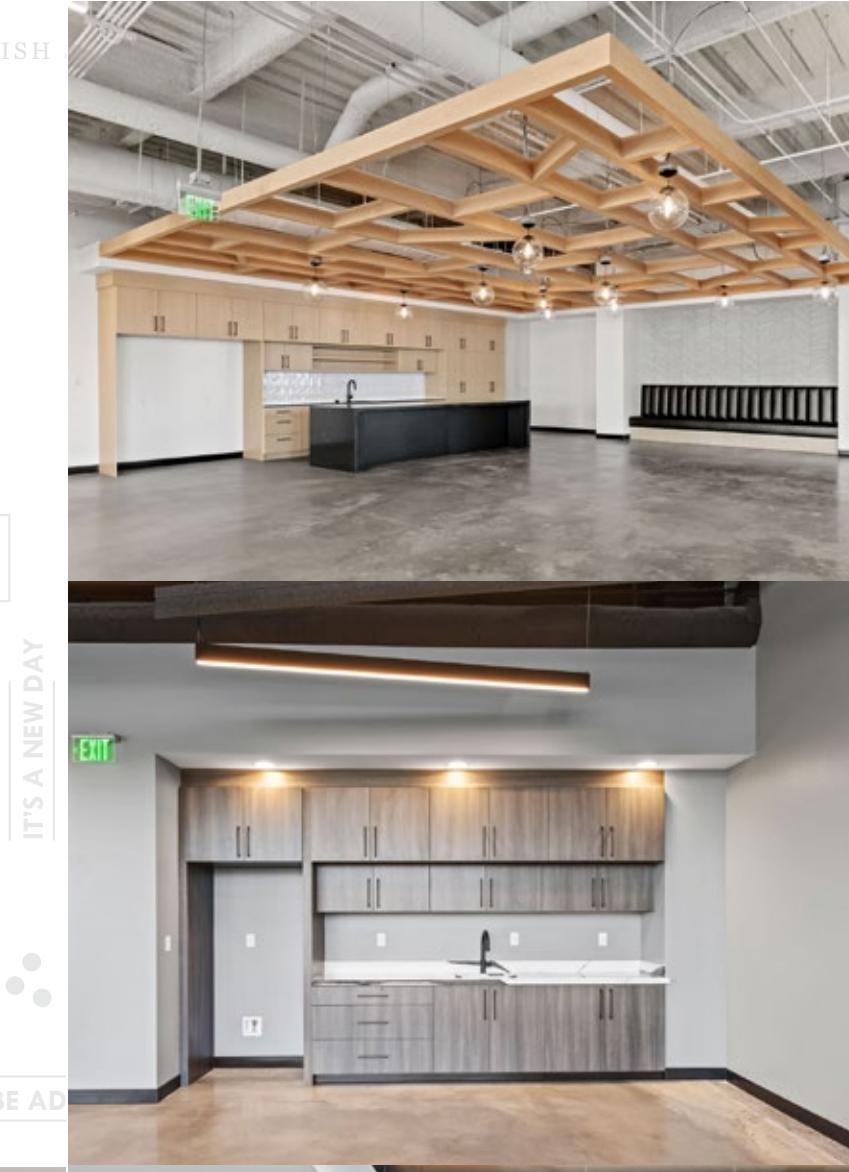
## EXPERIENCE

Prime location  
Best in class amenities  
Breathtaking mountain views

Mountain View Village is an 85-acre mixed-use development, located in the heart of "Silicon Slopes", and is centrally located to the entire Wasatch Front. Convenient to major interstates and expressways, as well as public transportation, this is the perfect location for recruitment and retention, providing access to Salt Lake and Utah County. Offering best in class amenities with more than 100 retail shops and restaurants within a convenient five-minute walk for residents of Village Lofts.

Mountain View Village is designed specifically to inspire and fuel tenant success. This Class A Office features contemporary architecture with efficient open floor plates and expansive glass with unparalleled mountain views.

Mountain View Village Fountain Plaza features a state-of-the-art fountain show experience coordinated with music and lighting in addition to event lawn areas, outdoor fireplaces, shaded patio's and children's play areas. Mountain View Village is the iconic destination for lifestyle excellence in Utah.



# VIRTUAL TOURS

R 340



2,617 SF

R 350



2,484 SF

M 230

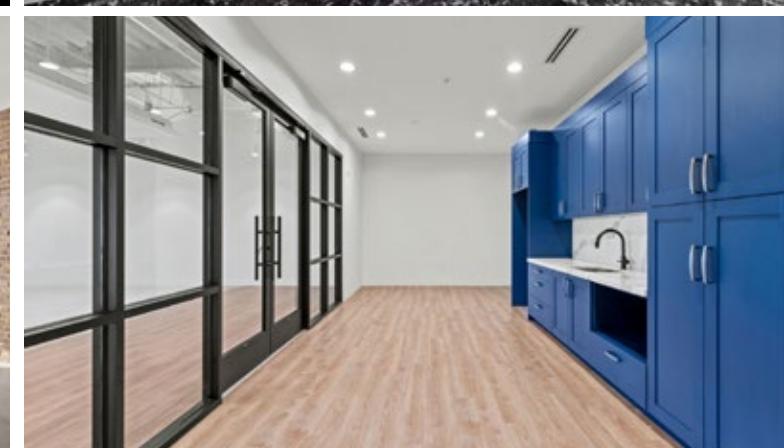


**2,931 SF**

M 250

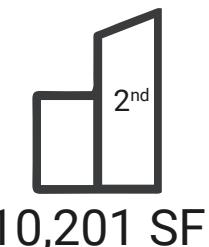


**7,270 SF**



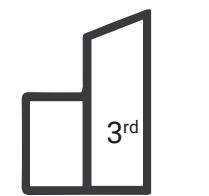
## BUILDING M

13303 S Teal Ridge Way | Riverton, Utah



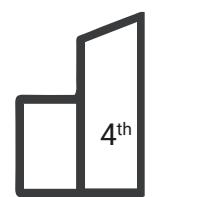
10,201 SF

- Lease Rate: \$30.00 Per Sq. Ft. / Full Service
- 4 Story Building: 2,907 - 98,232 square feet available
- Generous tenant improvement allowance
- Adjacent to Mountain View Corridor Highway and Bangerter Highway



43,959 SF

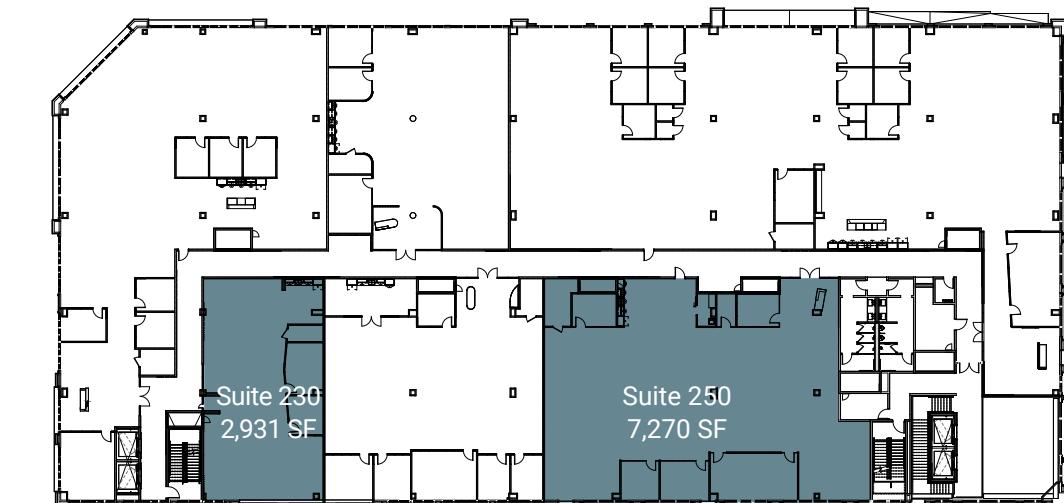
- Striking Class A finishes with generous exterior glass
- Situated within the designated trade area of the Top Five cities for population growth in the United States.



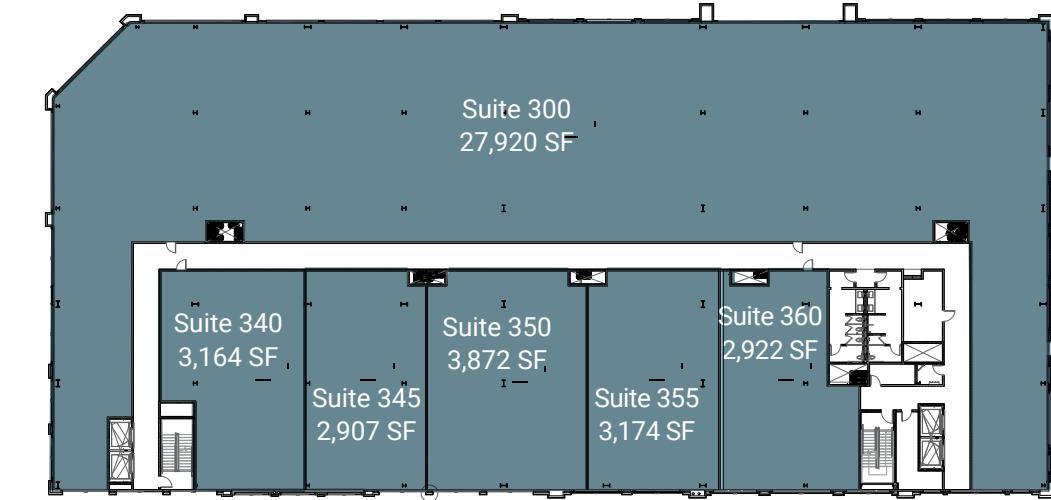
44,072 SF

- Multiple fiber optic provider connectivity
- Mountain View Village offers public gathering spaces, family events, lifestyle amenities, and open-air concerts.
- Large scale master planned development with all utility infrastructure and arterial road access in place.
- Walkable access to future mass transit (TRAX Light Rail Station)

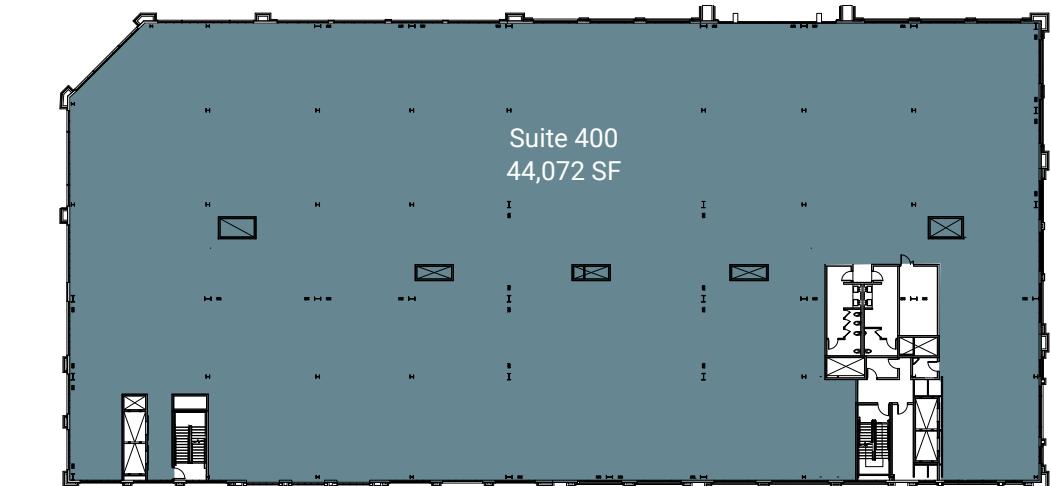
## BUILDING M - 2ND FLOOR



## BUILDING M - 3RD FLOOR



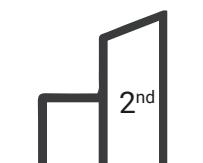
## BUILDING M - 4TH FLOOR



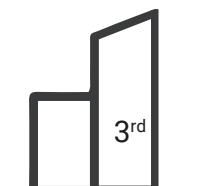


## BUILDING R

13221 Tree Sparrow Drive | Riverton, Utah



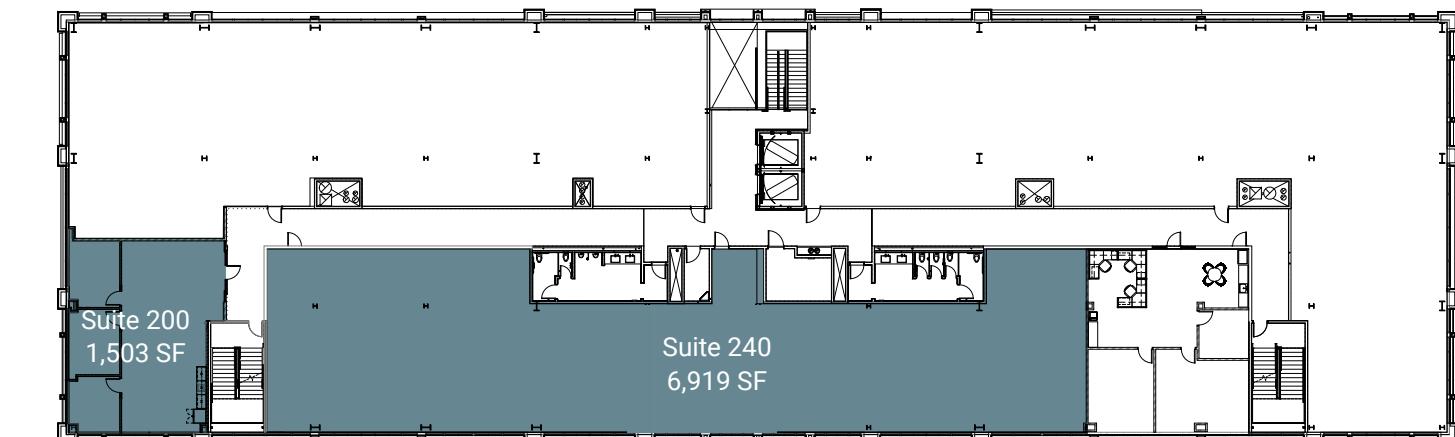
8,422 SF



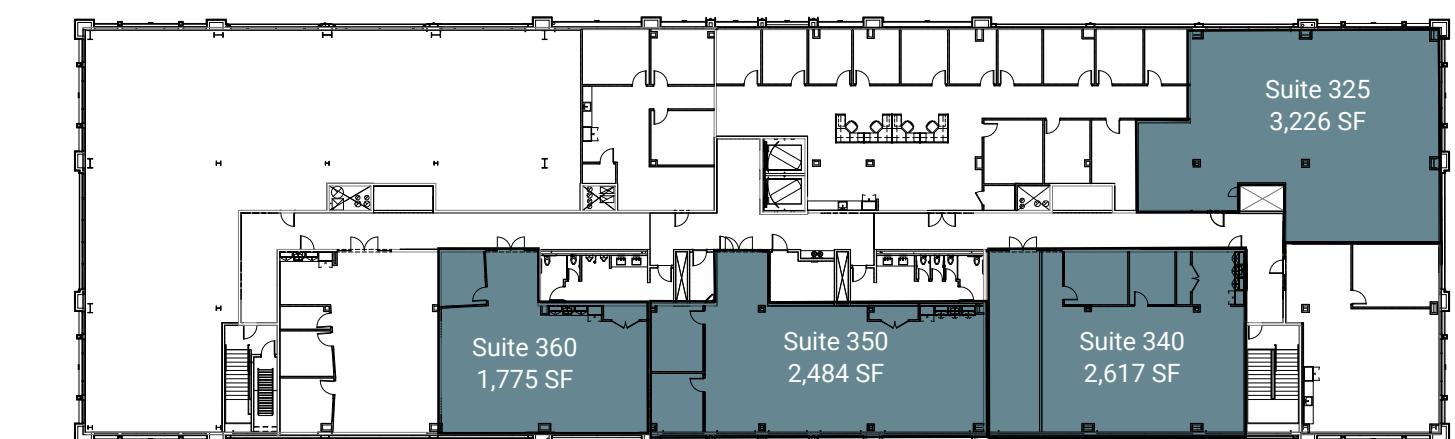
10,102 SF

- Lease Rate: \$30.00 Per Sq. Ft. / Full Service
- 3 Story Building: 1,503 - 18,524 square feet available
- Generous tenant improvement allowance
- Adjacent to Mountain View Corridor Highway and Bangerter Highway
- Striking Class A finishes with generous exterior glass
- Situated within the designated trade area of the Top Five cities for population growth in the United States.
- Multiple fiber optic provider connectivity
- Mountain View Village offers public gathering spaces, family events, lifestyle amenities, and open-air concerts.
- Large scale master planned development with all utility infrastructure and arterial road access in place.
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## BUILDING R - 2ND FLOOR



## BUILDING R - 3RD FLOOR





## STACK 571 BURGER & WHISKEY



The view from over here is pretty darn good. They've got a nice little spot picked out for you, too. Stack 571 Burger and Whiskey Bar™ has an atmosphere that only true experts in living life to the fullest would appreciate. Join them and experience a gourmet burger the likes of which even you, adventurous spirit, have never seen. Taste their hand-selected gallery of fine whiskeys from people who make it their legend to craft only the best. But you don't need convincing – you know a good time when you see one.



## NORTH ITALIA



Every day there is a new delicious favorite Italian dish made from scratch, like our Chef's daily pizzas, waiting to be discovered and devoured. A tempting assortment of wines, beer, and house-made cocktails give you endless ways to treat yourself. From the moment you walk through our doors, to your last scoops of budino at the end of a satisfying meal, you'll know you're in good hands.



## WILDFIN AMERICAN GRILL



Featuring the finest foods and beverages that the Pacific Northwest has to offer, WildFin is the casual neighborhood seafood restaurant where you can gather with friends and family to share in all of life's occasions.



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## Via 313



Here at VIA 313 we make genuine, Detroit-style pizza for our family and friends. We take pride in having studied the best pizza our hometown has to offer. We take special care to use only the finest ingredients. Our pizzas are built right, to the last bite – it's our guarantee.



## LAS BOTELLAS



LAS BOTELLAS is a high-end experiential Mexican restaurant that offers exclusive food and hand crafted beverages along with world-renowned entertainment, from aerial artists to fire dancers alike. Our culinary program offers far more than just Mexican cuisine, it's Southern-American with global inspiration with items such as oysters, grilled octopus, fresh guacamole, a boasting taqueria – and so much more.



## KONA GRILL



Classic American Grill with great steak and chops, fresh seafood - complemented by the best choice of sushi and margaritas at any grill in America. In 2019 the Kona Grill was purchased by The One Group. Everything is made in house, from scratch, every day. Stop on by for Kraveable Kona Grill dishes along with a signature cocktail or two!



## SHAKE SHACK



Shake Shack's first drive-thru restaurant and fourth location in the state! Billed as a "modern day roadside burger stand," Shake Shack serves fries, milkshakes and concretes (a Midwestern staple that is denser and silkier than standard ice cream), in addition to its 100 percent Angus beef patties. This chain started as a seasonal hot dog cart in New York City, and its flat-top dogs continue to be a crowd favorite.



ACCESSORIES   JEWELRY		ELECTRONICS		HOME FURNISHINGS		OFFICES   SERVICES		RESTAURANTS   EATARIES	
N-100	Altar'd State/Arula	E-100	AT&T	H-110	Polish Nail Bar	C-130	MOD Pizza	D-100	Aubergine & Company
J-160	Böhme	E-100	T-Mobile	S-2	Rowan   Opening Soon	M-150	North Italia   Opening Soon	P-120	Baan Thai
N-130	Brandy Melville	B-100		M-110	Sephora	N1	Panera Bread	J-120	Burgers & Barley
J-170	Buckle	G-105	Zagg	B-160	StretchLab	E-160	Peace On Earth Coffee	G-110	Café Zupas
A-140	Burlington	G-100	Verizon	A-120	Ulta Beauty	S-100	R&R Barbeque	B-130	Capriotti's Sandwich Shop
M-125	Evereve	F-100	Xfinity	B-170	Upgrade Labs	B-120	Rita's Italian Ice	C-110	Chip Cookies
A-100	Five Below	N-100	Altar'd State/Arula	R-140	Visionworks	K2	Royal Coffee	D-110	Chick-fil-A
N-120	Free People	J-170	Buckle	A-140	Burlington	B-140	Saffron Valley	D-100	Handel's Homemade Ice Cream
J-100	Hot Topic	E-100	The Good Feet Store	M-145	Lovesac	H-150	Santorini's	A-160	Harmons, Harmons Gas station
M-105	Pandora	J-185	Journeys	J-140	Cotton On	K-100	Seoul Meat Co.	D-110	Hero Hot Pot   Opening Soon
J-160	Rising Moon Minerals	D-105	Odion Menswear	M-125	Evereve	M1	Shake Shack	B-110	HOTWORX
S-2	Rowan   Opening Soon	N-140	Nike by Riverton	A-140	Famous Footwear	H-145	Sprinkles Cupcakes	B-115	NuSpine Chiropractic
H-120	Zumiez	E-110	The Good Feet Store	N-120	Free People	S-3	Stack 571 Burger & Whiskey Bar	E-110	Orangetheory Fitness
APPAREL		J-185	Journeys	E-110	The Good Feet Store	D2	Super Chix	J-150	Peak 45 Fitness
N-100	Altar'd State/Arula	D-105	Odion Menswear	J-185	Journeys	R-110	Sweet Rolled Tacos	J-120	Peak 45 Fitness
M-140	Anthropologie	N-140	Nike by Riverton	D-105	Odion Menswear	R-110	Via 313 Pizzeria	A-150	Michaels
H-130	Asher Golf	A-125	Old Navy	N-140	Nike by Riverton	H-1	WildFin American Grill	N-140	Nike by Riverton
M-130	Athleta	A-105	Ross	A-125	Old Navy	N-105	X-Golf	A-155	PetSmart
J-160	Böhme	A-130	Sierra	A-105	Ross	F-120	Zao Asian Cafe	J-130	Rising Moon Minerals
N-130	Brandy Melville	A-130	Sierra	A-110	TJ Maxx	H-130	Asher Golf	J-100	Hot Topic
J-170	Buckle	A-135	Tillys	M-120	Vans	J-120	Bath & Body Works	A-150	Michaels
A-140	Burlington	A-110	TJ Maxx	H-120	Zumiez	J-100	Hot Topic	N-140	Nike by Riverton
J-140	Cotton On	M-120	Vans	H-140	Cotton On Body	A-130	Hot Topic	A-155	PetSmart
H-140	Cotton On Body	H-120	Zumiez	F-110	Dentists of Riverton	A-130	Sierra	J-130	Rising Moon Minerals
J-140	Cotton On Kids	A-139	Anthony Vincé Nail Spa	R-150	Beauty Lab + Laser	A-138	Teton Toys	J-100	Hot Topic
M-125	Evereve	J-120	Bath & Body Works	Y-2	Body20	N-105	X-Golf	A-130	Sierra
A-145	Famous Footwear	R-150	Beauty Lab + Laser	H-140	Cotton On Body	H-120	Zumiez	A-138	Teton Toys
A-100	Five Below	E-150	European Wax Center	F-110	Dentists of Riverton	M-100	Restrooms ★	N-105	X-Golf
N-120	Free People	R-170	FIKA Reflexology	R-150	Beauty Lab + Laser	J-1/J2	Restrooms ★	H-120	Zumiez
J-100	Hot Topic	B-105	G.O.A.T. Haircuts	B-105	G.O.A.T. Haircuts	ENTERTAINMENT		M-100	Restrooms ★
J-150	Janelia Bay	E-110	The Good Feet Store	E-110	The Good Feet Store	L-100	Cinemark	J-120	Restrooms ★
M-100	Iululemon	E-120	HOTWORX	E-120	HOTWORX	D-110	Hero Hot Pot   Opening Soon	E-160	Harmons, Harmons Gas station
D-105	Odion Menswear	B-115	NuSpine Chiropractic	B-115	NuSpine Chiropractic	B-150	Ichi Japan Express	D-110	Hero Hot Pot   Opening Soon
N-140	Nike by Riverton	E-150	Orangetheory Fitness	E-150	Orangetheory Fitness	B-150	Ichi Japan Express	B-105	Orangetheory Fitness
A-125	Old Navy	E-150	Peak 45 Fitness	E-150	Peak 45 Fitness	J-190	Kona Grill	N-105	X-Golf
A-105	Ross	E-155	Peak 45 Fitness	E-155	Peak 45 Fitness	H-100	Las Botellas	M-120	Vans

## CONNECTED TO IT ALL



POINT OF THE MOUNTAIN  
10 MINUTES



INTERNATIONAL AIRPORT  
20 MINUTES



DOWNTOWN SLC  
25 MINUTES



UNIVERSITY OF UTAH &  
UTAH VALLEY UNIVERSITY  
25 MINUTES



SKI AREAS  
25 MINUTES



## UTAH - LIFE AND BUSINESS ELEVATED

Utah ranks among the top states for business and careers, entrepreneurs, personal income growth, family prosperity, and quality of life. In Utah, we're focused on economic opportunity for entrepreneurs, and companies.



**2.8%**

Unemployment Rate



**\$112,041**

Average Household Income



**1,126,203**

Households



**3,458,220**

Population



**1** Best State to Start a Business

WalletHub – January 2024



**1** Best Economic Outlook

Utah ranked No.1 for the 16th year in a row

Rich States Poor States – April 2023



**1** Best State Economy

Utah ranked No. 1 for best economy

U.S. News & World Report – April 2023



**1** Best Economy

The States with the Best Economies

24/7 Wall Street – Aug 2020



**1** Utah No. 1 for Social Mobility

Archbridge Institute – January 2024





**MOUNTAIN VIEW**  
VILLAGE



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