



MOUNTAIN VIEW VILLAGE

CLASS A OFFICE



Marketed Exclusively by

Colliers





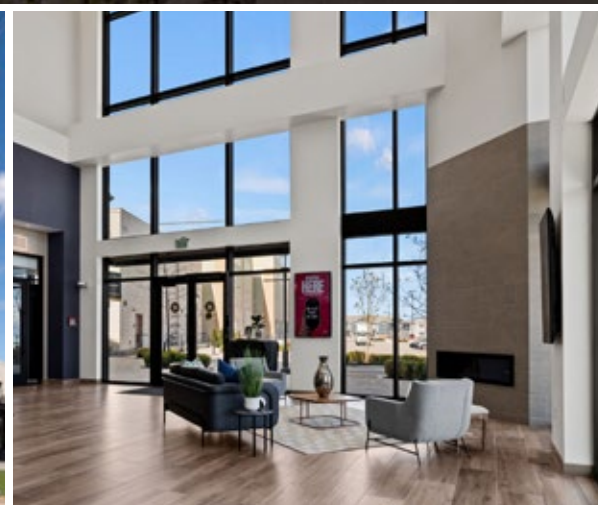
EXPERIENCE

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.





2016

SOUTHERN SALT LAKE VALLEY

STYLISH

—MV—

Class A Spec Suites

BE ADVENTEROUS

2016

SOUTHERN SALT LAKE VALLEY

Mountain View Village is here to service you, offering seven brand new spec suites. Each suite is designed to inspire employees to love their place of work and features high design finishes, elaborate conference rooms, gathering kitchens, and private offices with incredible views. In addition, Mountain View Village is offering fully turn-key solutions including furniture which can be factored into the rent. Join us at Mountain View Village.

BE YOUR OWN LABEL



VIRTUAL TOURS

360°

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

2nd
10,201 SF

3rd
43,959 SF

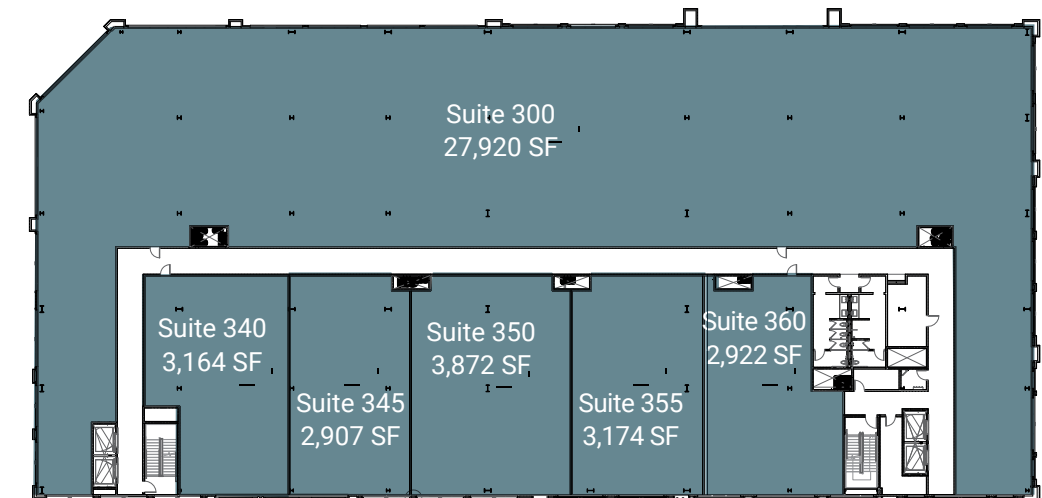
4th
44,072 SF

- 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
- 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.
- Walkable access to future mass transit (TRAX Light Rail Station)

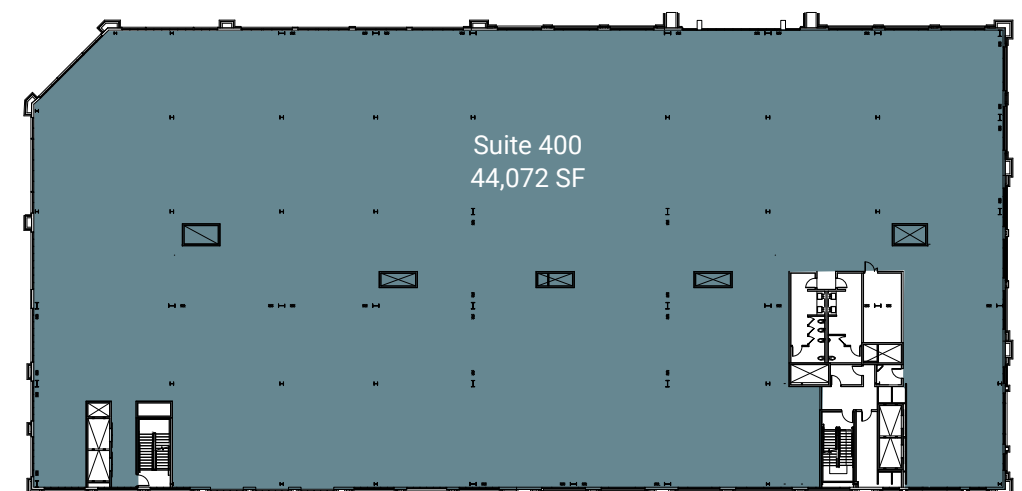
BUILDING M - 2ND FLOOR

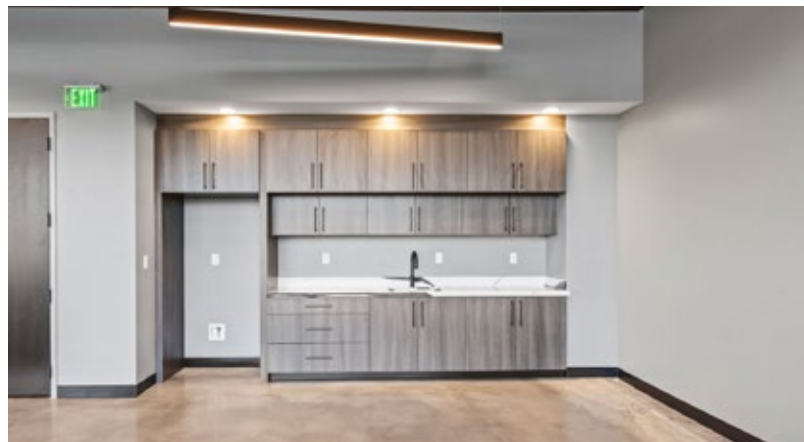


BUILDING M - 3RD FLOOR



BUILDING M - 4TH FLOOR





BUILDING R

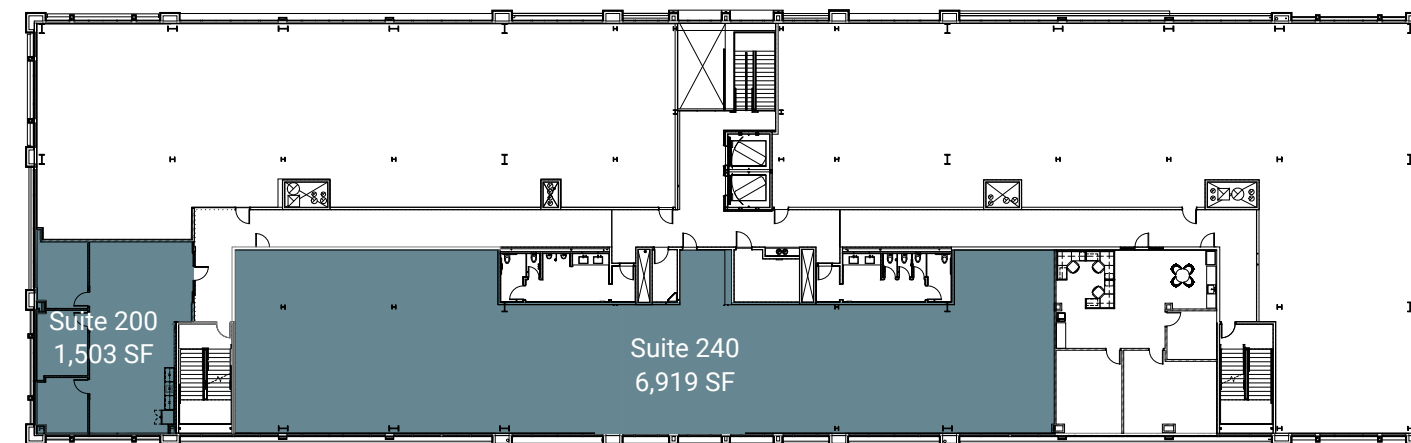
13221 Tree Sparrow Drive | Riverton, Utah

2nd
8,422 SF

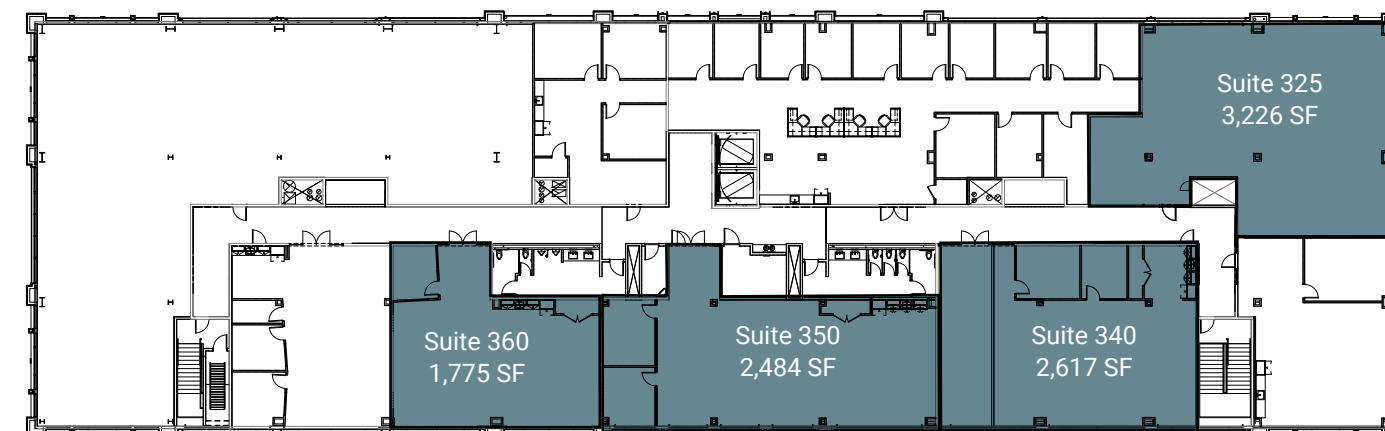
3rd
10,102 SF

- 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



RESTAURANT LINE UP



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.



SEOUL FOOD MEAT CO.



Seoul Food Meat Co. is pleased to present their guests an experience they will truly never forget, from their boundless menu options consisting of freshly prepared meats, seafood, and vegetables, to their refreshing & traditional Korean ban-chan (side-dishes); you will experience a wide array of complex flavors that will truly give your palate a new perception of taste.



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.



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!



NORTH ITALIA



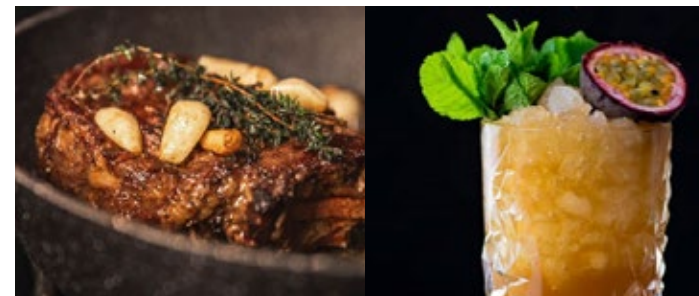
Every day there is a new delicious favorite Italian dish made from scratch, like our Chef's daily pizzas, waiting to be discovered and devoured. A tempting assortment of wines, beer, and house-made cocktails give you endless ways to treat yourself. From the moment you walk through our doors, to your 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.



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.



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	
N-100	Altar'd State/Arula
J-160	Böhme
N-130	Brandy Melville
J-170	Buckle
A-140	Burlington
M-125	Evereve
A-100	Five Below
N-120	Free People
J-100	Hot Topic
M-105	Pandora
J3	Rising Moon Minerals
S-2	Rowan Opening Soon
H-120	Zumiez
APPAREL	
N-100	Altar'd State/Arula
M-140	Anthropologie
H-130	Asher Golf
M-130	Athleta
J-160	Böhme
N-130	Brandy Melville
J-170	Buckle
A-140	Burlington
J-140	Cotton On
H-140	Cotton On Body
J-140	Cotton On Kids
M-125	Evereve
A-145	Famous Footwear
A-100	Five Below
N-120	Free People
J-100	Hot Topic
J-150	Janela Bay
M-100	lululemon
D-105	Odion Menswear
N-140	Nike by Riverton
A-125	Old Navy
A-105	Ross
A-130	Sierra
A-135	Tillys
A-110	TJ Maxx
M-120	Vans

ELECTRONICS	
E-100	AT&T
B-100	T-Mobile
G-105	Zagg
G-100	Verizon
F-100	Xfinity
FOOTWEAR	
N-100	Altar'd State/Arula
J-170	Buckle
A-140	Burlington
J-140	Cotton On
M-125	Evereve
A-145	Famous Footwear
N-120	Free People
E-110	The Good Feet Store
J-185	Journeys
D-105	Odion Menswear
N-140	Nike by Riverton
A-125	Old Navy
A-105	Ross
A-130	Sierra
A-135	Tillys
A-110	TJ Maxx
M-120	Vans
H-120	Zumiez
HEALTH BEAUTY	
A-139	Anthony Vincé Nail Spa
J-120	Bath & Body Works
R-150	Beauty Lab + Laser
Y2	Body20
H-140	Cotton On Body
F-110	Dentists of Riverton
Y3	EIase
E-157	European Wax Center
R-170	FIKA Reflexology
B-105	G.O.A.T. Haircuts
E-110	The Good Feet Store
E-120	HOTWORX
B-115	NuSpine Chiropractic
E-150	Orangetheory Fitness
E-155	Peak 45 Fitness

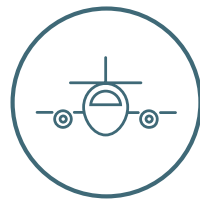
H-110	Polish Nail Bar
S-2	Rowan Opening Soon
M-110	Sephora
B-160	StretchLab
A-120	Ulta Beauty
B-170	Upgrade Labs
R-140	Visionworks
HOME FURNISHINGS	
A-110	HomeGoods
M-145	Lovesac
J-110	Purple Mattress
X1	Sherwin Williams
OFFICES SERVICES	
E1	Bank of America
B1	Chase Bank
R-330	Clean Simple Eats
F-110	Dentists of Riverton
M-240	Ecom Family
M-210	Fore All
R-370	Intterra Group
R-210	LifeStance Health
R-220	LIV Studios
W1	US Bank
RESTAURANTS EATERIES	
D-100	Aubergine & Company
P-120	Baan Thai
J2	Burgers & Barley
G-110	Café Zupas
B-130	Capriotti's Sandwich Shop
C1	Chick-fil-A
C-110	Chip Cookies
D1	Chipotle
S1	Devil and Angel Desserts
P-100	Houston TX Hot Chicken
Y1	Firehouse Subs
F-102	Handel's Homemade Ice Cream
A-160	Harmons, Harmons Gas station
D-110	Hero Hot Pot Opening Soon
B-150	Ichi Japan Express
J-190	Kona Grill
H-100	Las Botellas

C-130	MOD Pizza
M-150	North Italia Opening Soon
N1	Panera Bread
E-160	Peace On Earth Coffee
S-100	R&R Barbeque
B-120	Rita's Italian Ice
K2	Royal Coffee
B-140	Saffron Valley
H-150	Santorini's
K-100	Seoul Meat Co.
M1	Shake Shack
H-145	Sprinkles Cupcakes
S3	Stack 571 Burger & Whiskey Bar
R-110	Sweet Rolled Tacos
R-180	Via 313 Pizzeria
H1	WildFin American Grill
N-105	X-Golf
F-120	Zao Asian Cafe
SPECIALTY	
H-130	Asher Golf
J-120	Bath & Body Works
J-100	Hot Topic
A-150	Michaels
N-140	Nike by Riverton
A-155	PetSmart
J3	Rising Moon Minerals
X1	Sherwin Williams
A-130	Sierra
A-138	Teton Toys
N-105	X-Golf
H-120	Zumiez
RESTROOMS	
M-100	Restrooms ★
J1/J2	Restrooms ★
ENTERTAINMENT	
L-100	Cinemark
D-108	Red Door Escape Room
N-105	X-Golf

CONNECTED *TO IT ALL*



POINT OF THE MOUNTAIN
10 MINUTES



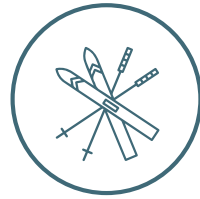
INTERNATIONAL AIRPORT
20 MINUTES



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



Best State to Start a Business
WalletHub — January 2024



Best Economic Outlook
Utah ranked No.1 for the 16th year in a row
Rich States Poor States — April 2023



Best State Economy
Utah ranked No. 1 for best economy
U.S. News & World Report — April 2023



Best State & Best Economy
2022's Most & Least Independent States
U.S. News & World Report — April 2023



Best Economy
The States with the Best Economies
24/7 Wall Street — Aug 2020



Utah No. 1 for Social Mobility
Archbridge Institute — January 2024





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