



WINGCREST CAMPUS

SALT LAKE CITY



TWO BUILDING HQ CAMPUS

WINGCREST CAMPUS

Situated in the heart of the Salt Lake International Center just west of downtown Salt Lake City, Wingcrest offers a unique waterfront setting with I-80 freeway frontage, easy access and high profile identity.

With upscale buildings boasting both dock high and on-grade loading/receiving areas, full back-up generation/redundant power, onsite fitness facility and patio areas providing access to walking paths spanning the entire area, this office campus offers the best of all worlds:

- Fully Furnished, Plug & Play Ready Space
- Abundant Technology Infrastructure
- Continuous Glass Window line with Panoramic Views
- Secure Park Setting with Access Control System

Located minutes from the newly expanded Salt Lake International Airport (4th largest Delta hub), this landmark address features ample parking, mature landscaping, highly functional floor plans & modern finishes combining high open ceilings, open stairwell connectivity between floors and a perfect balance between open to private office and conference room configurations.



WINGCREST CAMPUS | NORTH

5245 WEST YEAGER ROAD | SALT LAKE CITY, UTAH

47,555 rentable square feet - entire two story building

Sublease Rate: \$15.00 Per Sq. Ft. / Full Service

Fully furnished with A/V included.

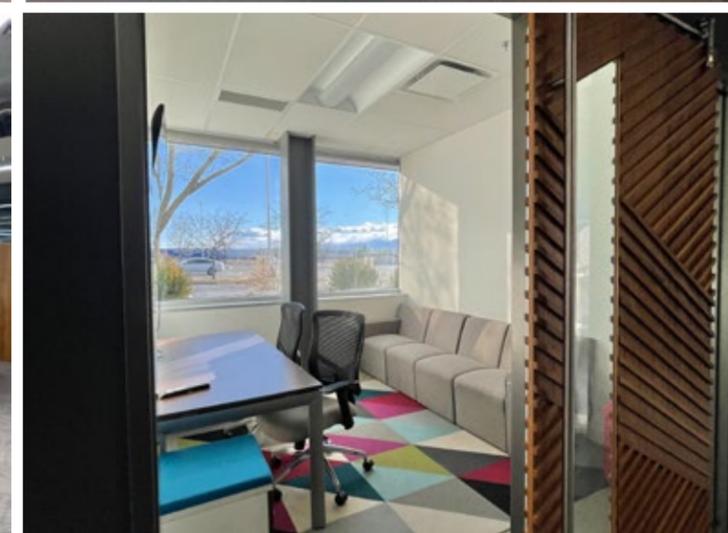
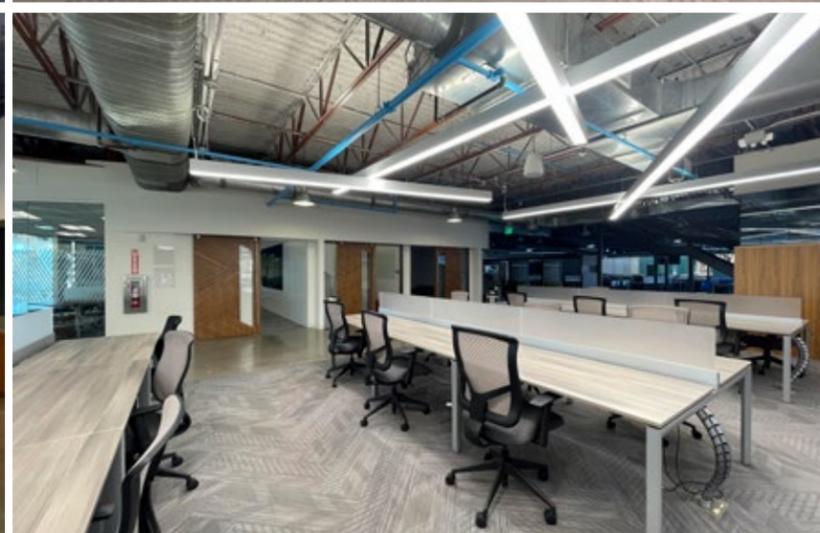
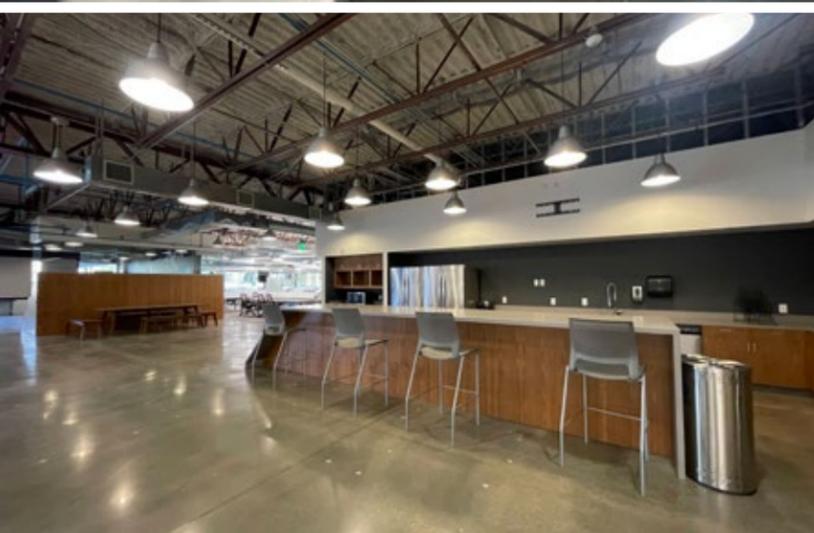
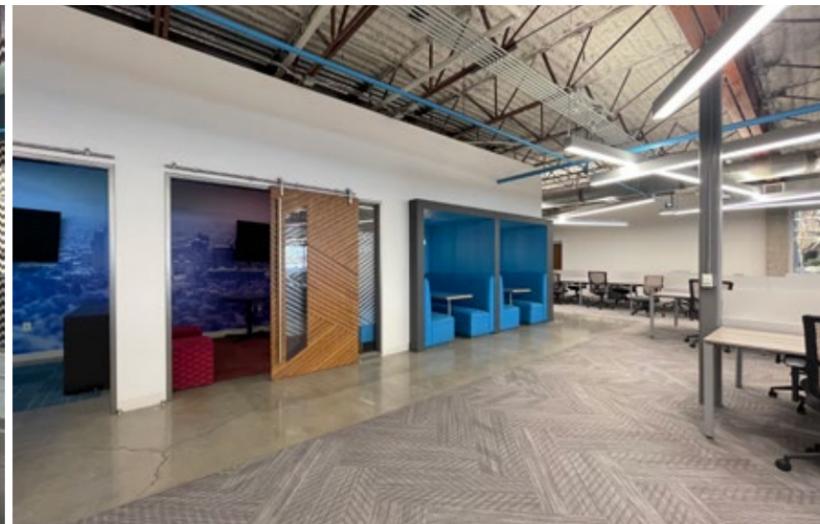
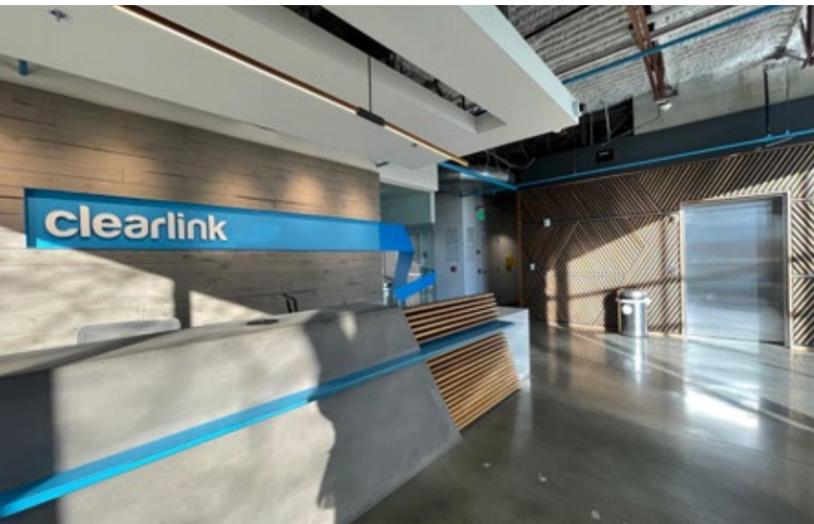
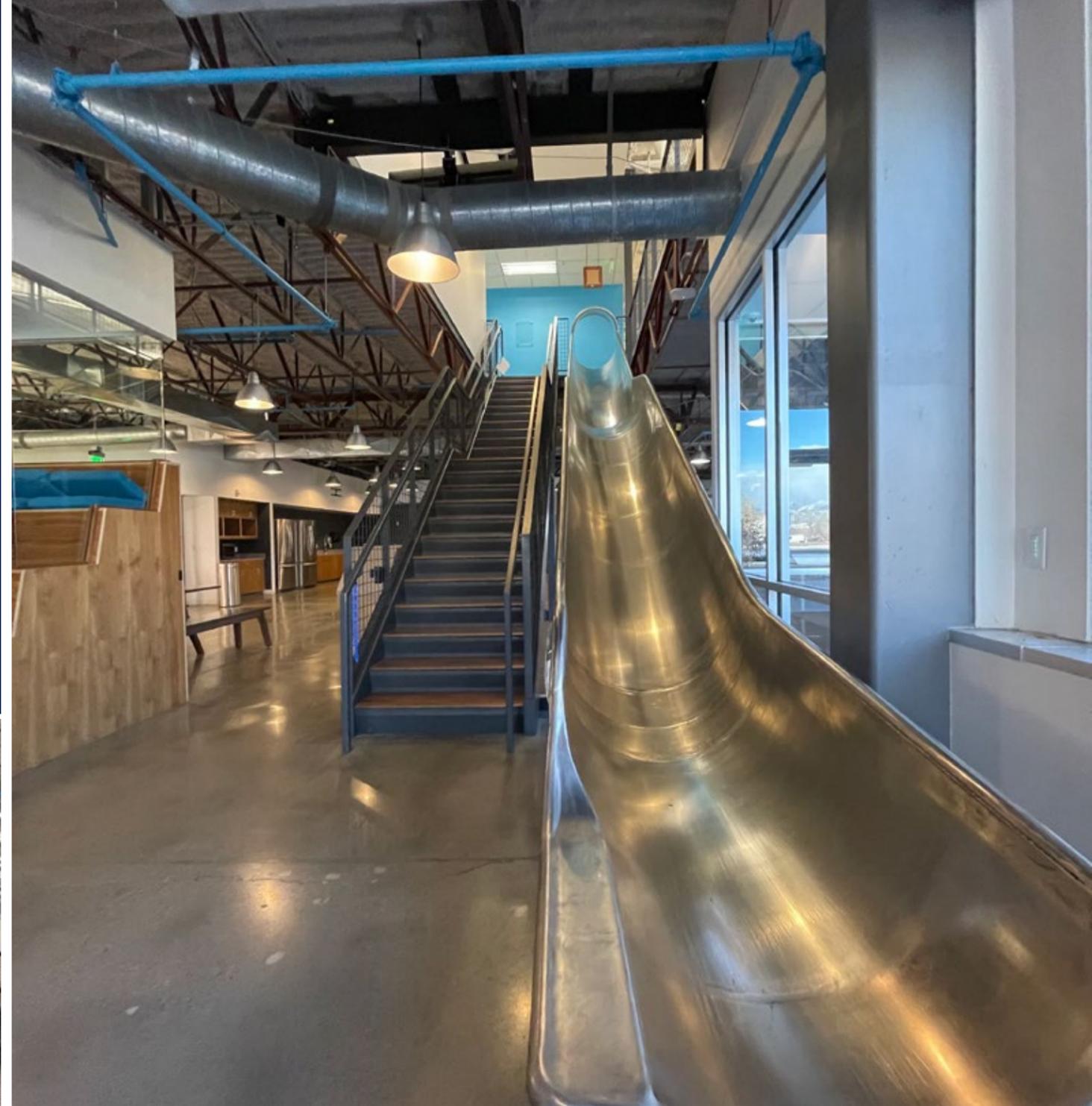
Full back-up generation/redundant power.

Easy access to the entire Salt Lake Valley via I-80 and located within minutes of Salt Lake City International Airport.

Premises is approximately 75% open space to 25% office/meeting area. Site features an all hands stadium seating auditorium, custom slide between the 1st and second floors, and a new Class A tech buildout throughout the majority of the space.

Walking distance to multiple hotels

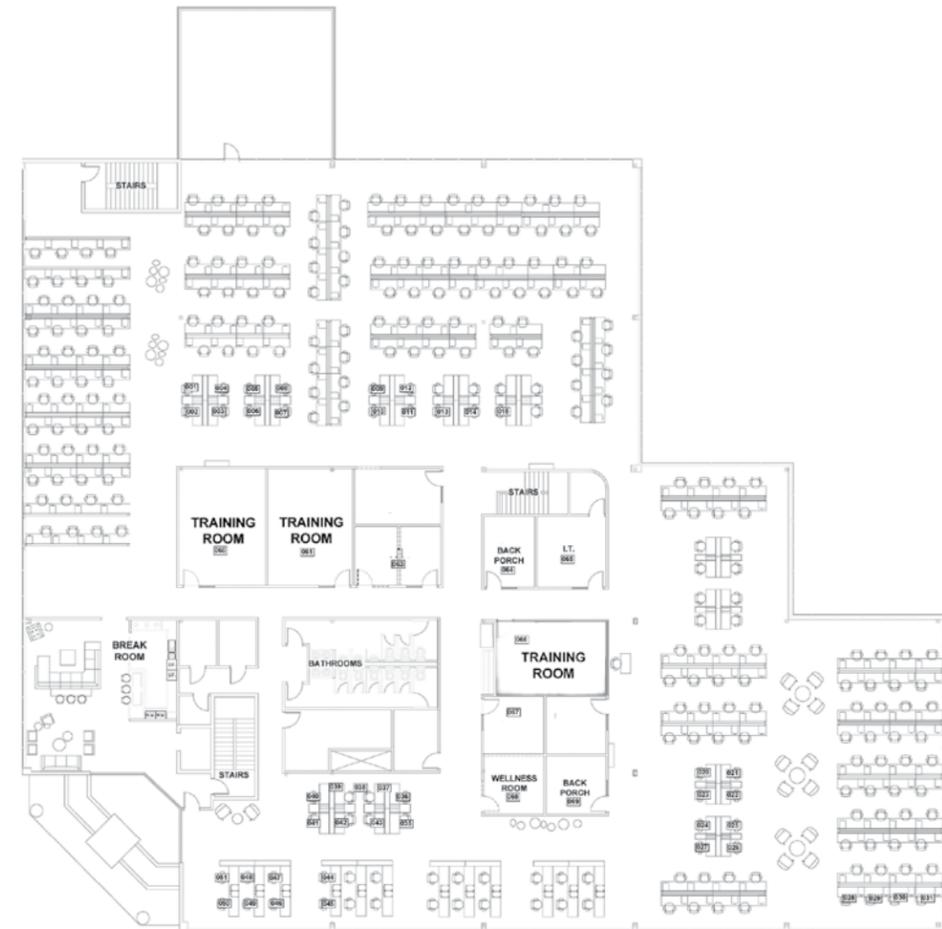
Prominent crown signage available to I-80 with 44,362 cars daily.



1ST FLOOR



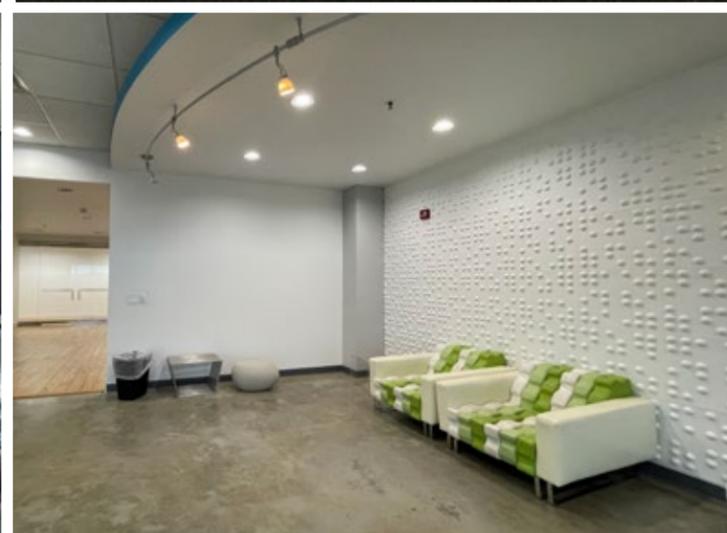
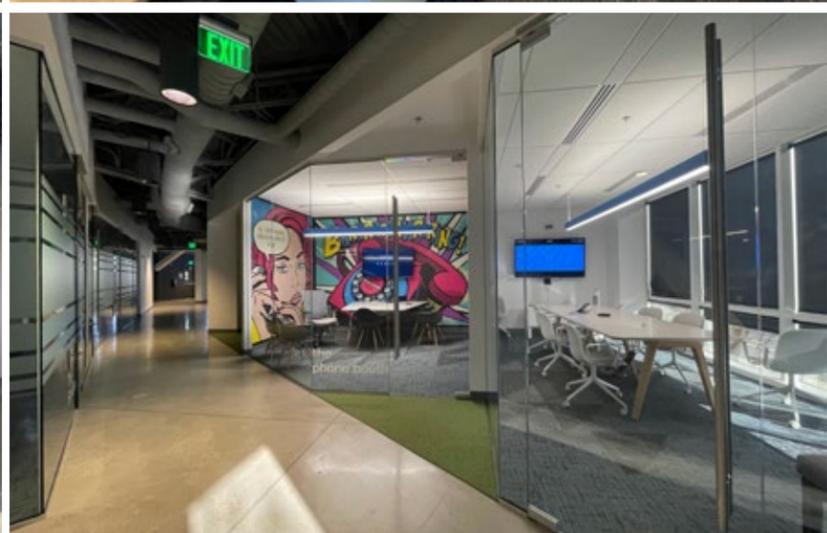
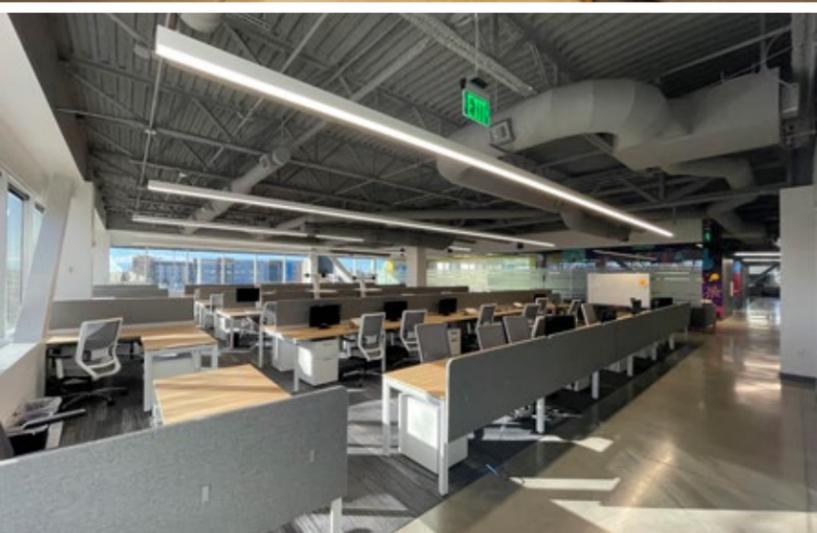
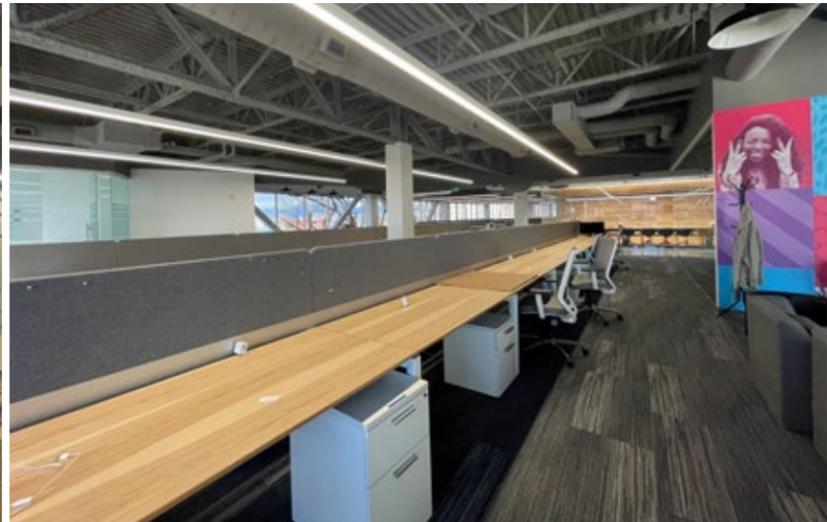
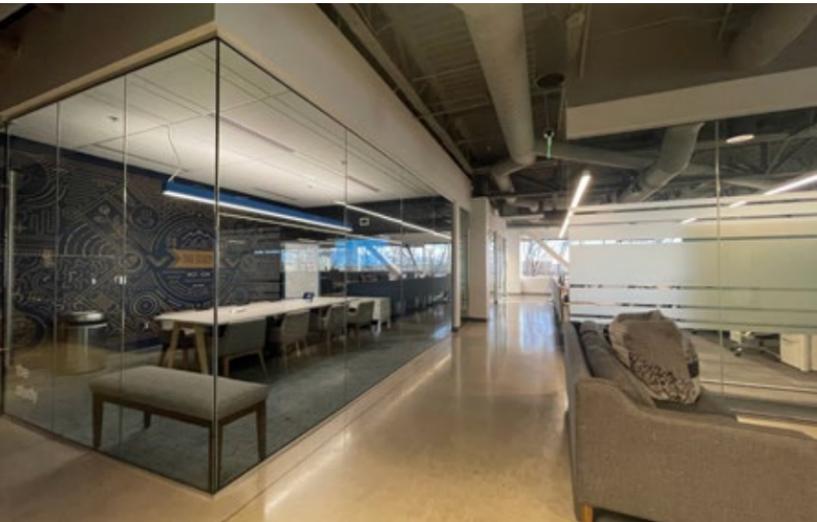
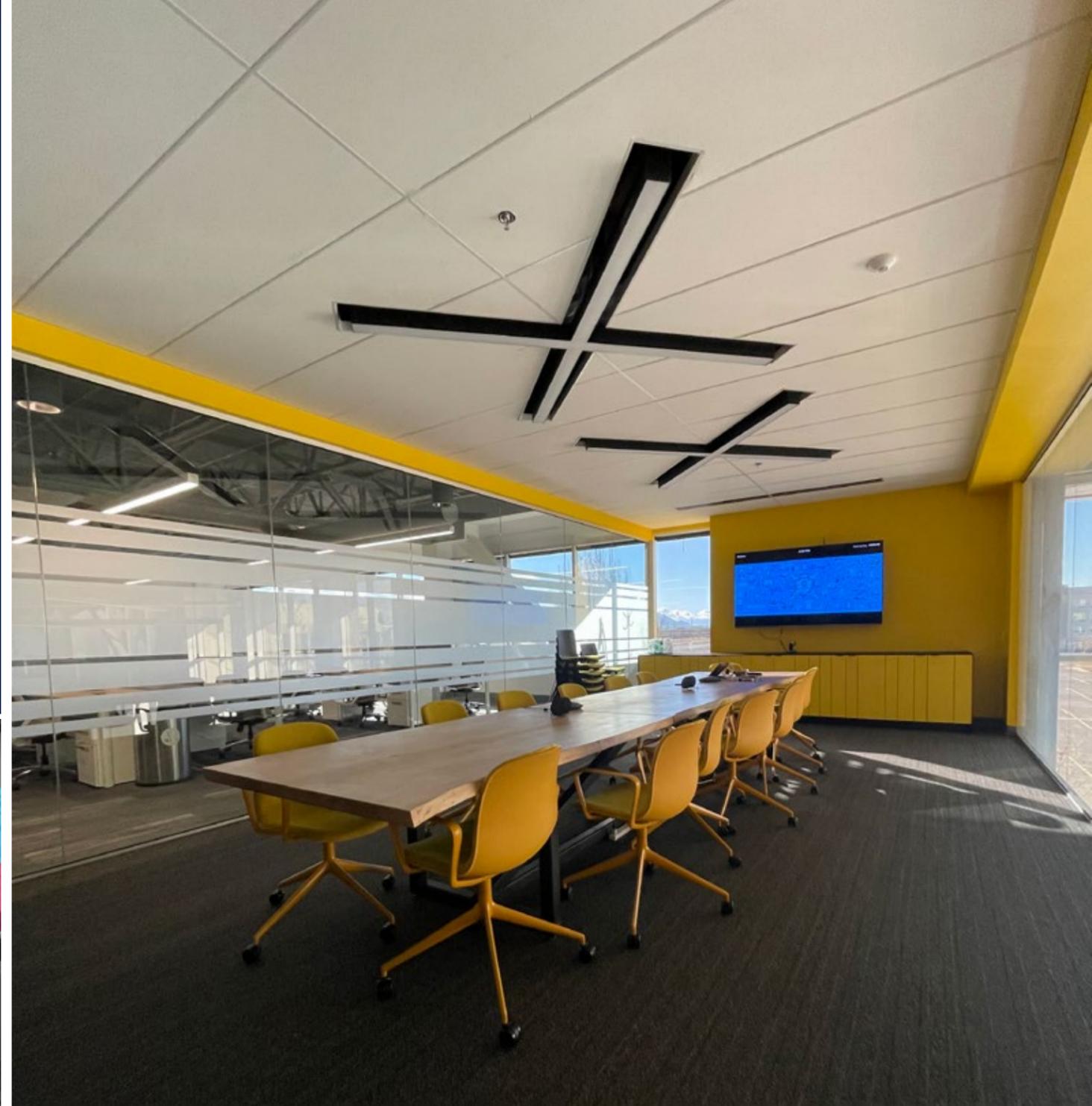
2ND FLOOR



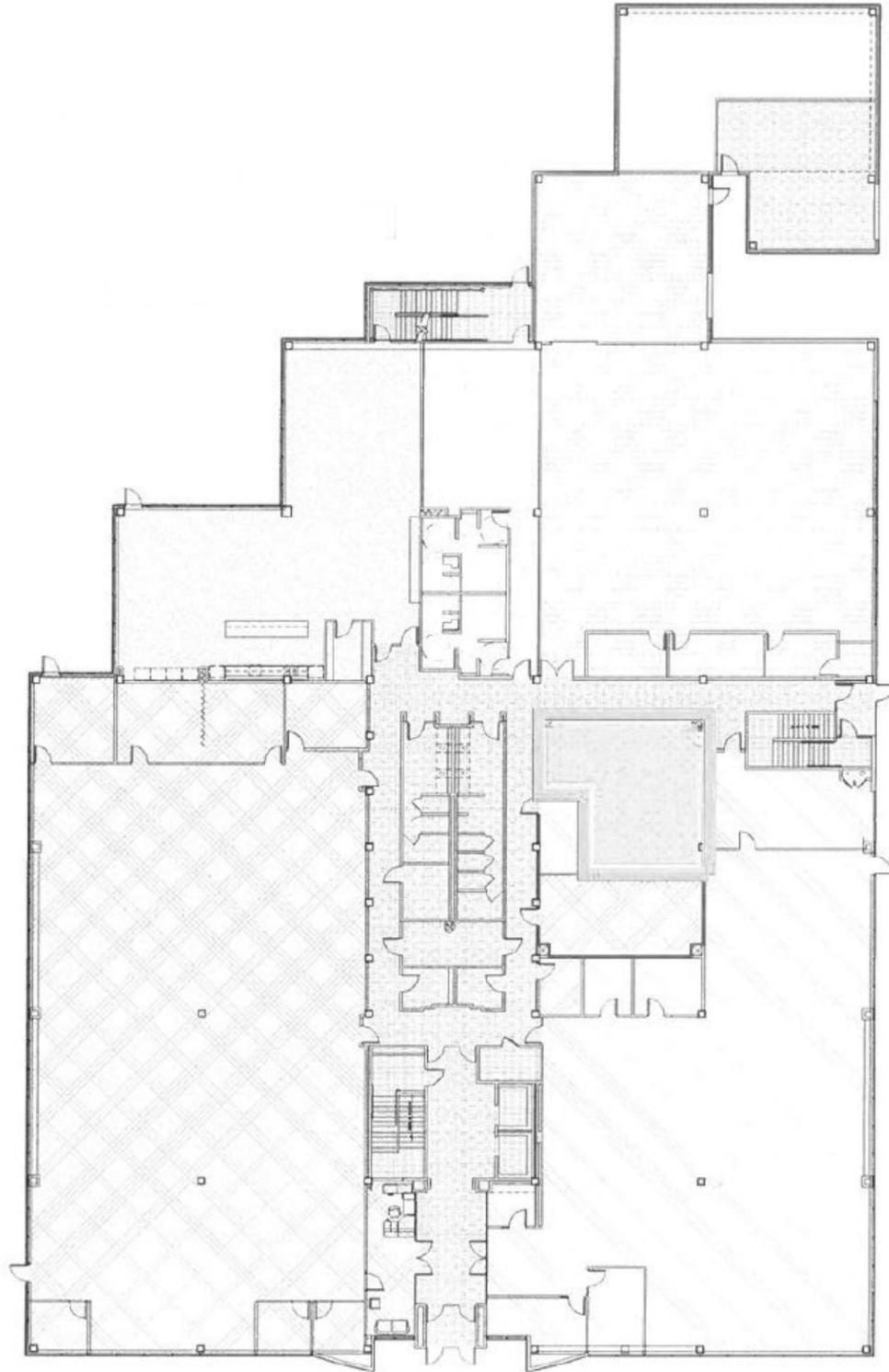
WINGCREST CAMPUS | SOUTH

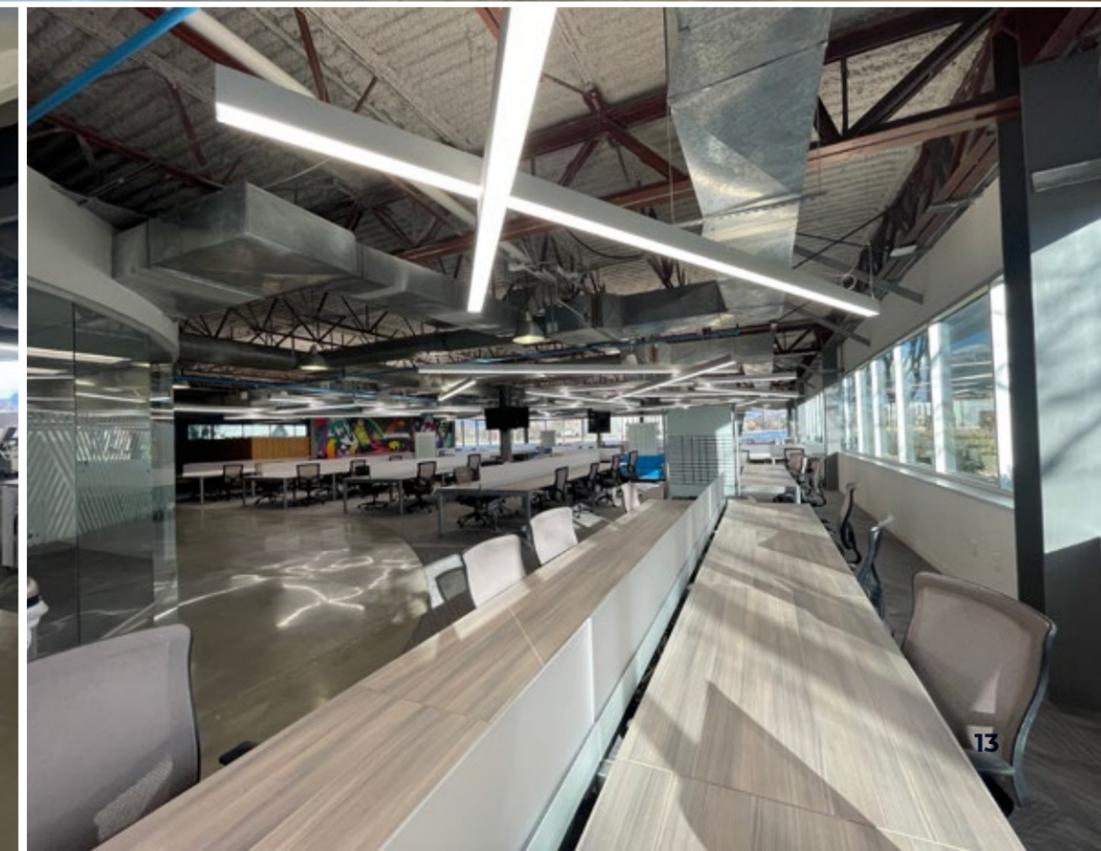
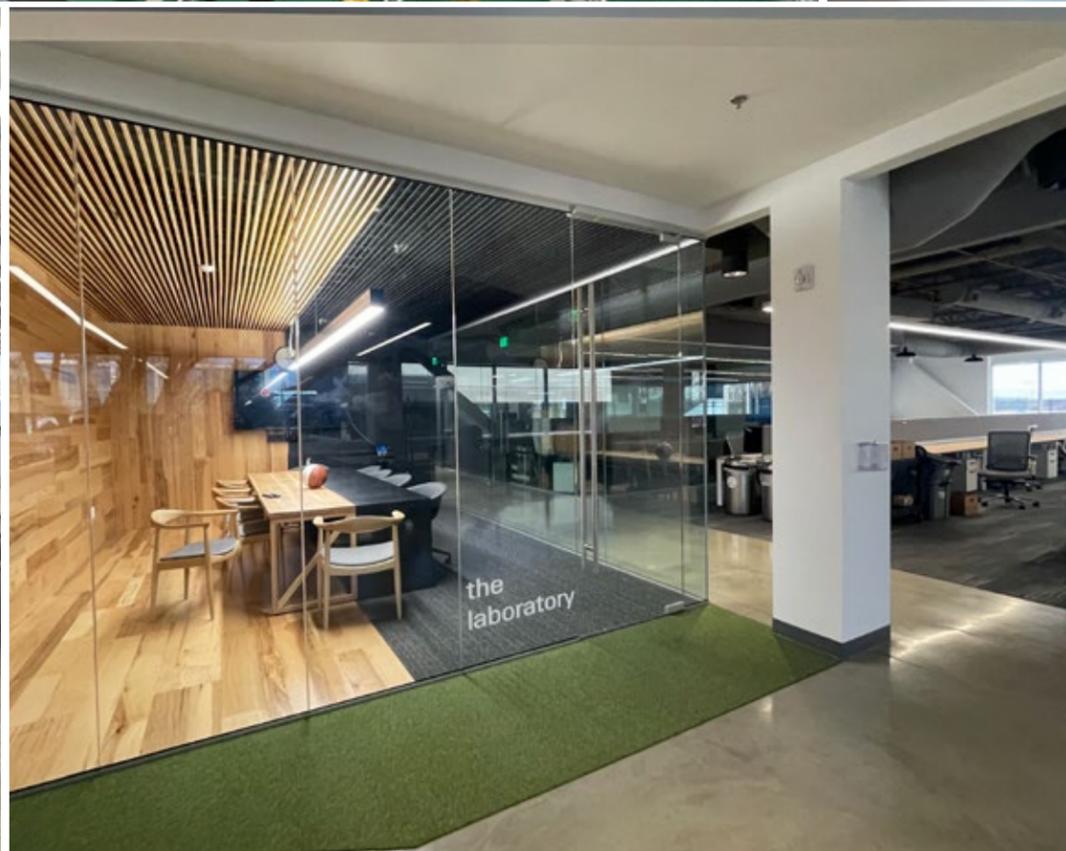
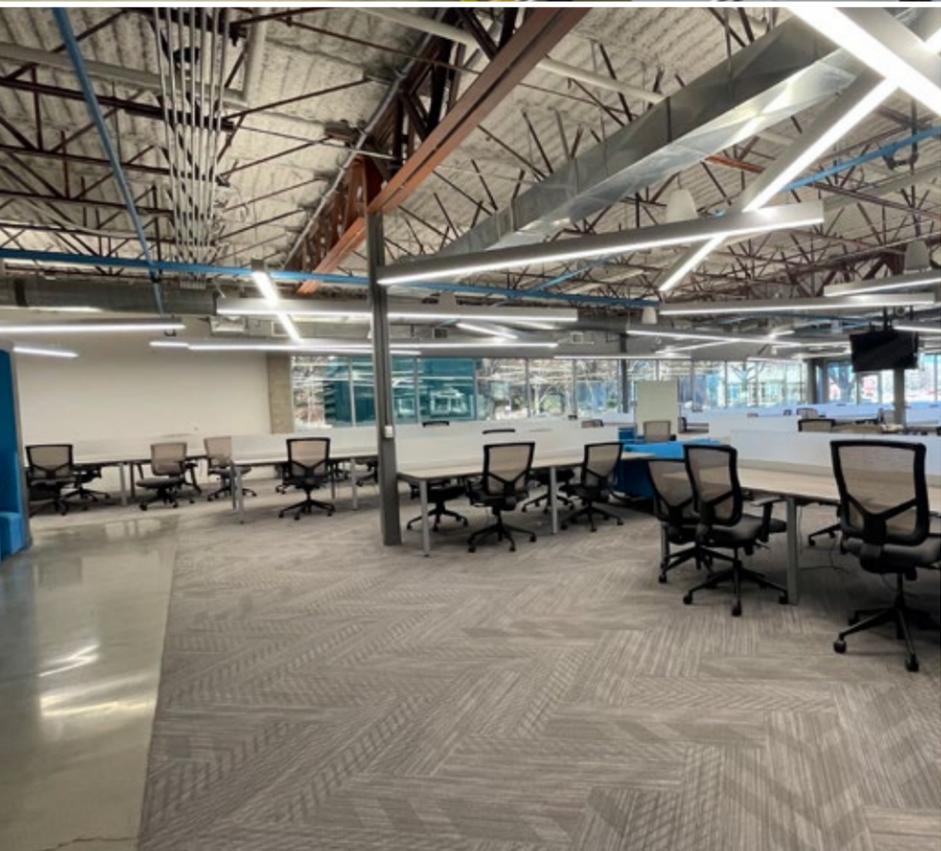
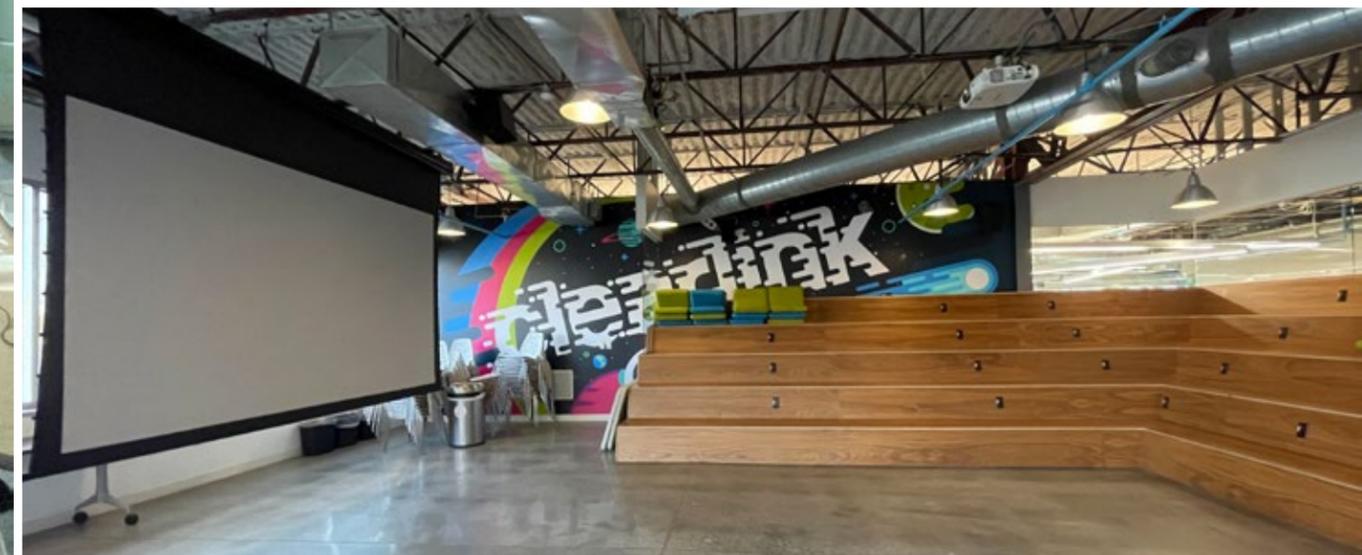
5202 WEST DOUGLAS CORRIGAN WAY | SALT LAKE CITY, UTAH

- Approximately 23,876 rentable square feet (Demisable to approximately 5,000 square feet)
- Sublease Rate: \$15.00 Per Sq. Ft. / Full Service
- Fully furnished with A/V included.
- Full back-up generation/redundant power.
- Easy access to the entire Salt Lake Valley via I-80 and located within minutes of Salt Lake City International Airport.
- Premises is approximately 65% open to 35% office/meeting rooms. Building features a fitness center with new equipment and shower/locker rooms, dock high and grade level loading docks, and a new Class A tech buildout throughout.
- Walking distance to multiple hotels.
- Prominent crown signage available to I-80 with 44,362 cars daily.

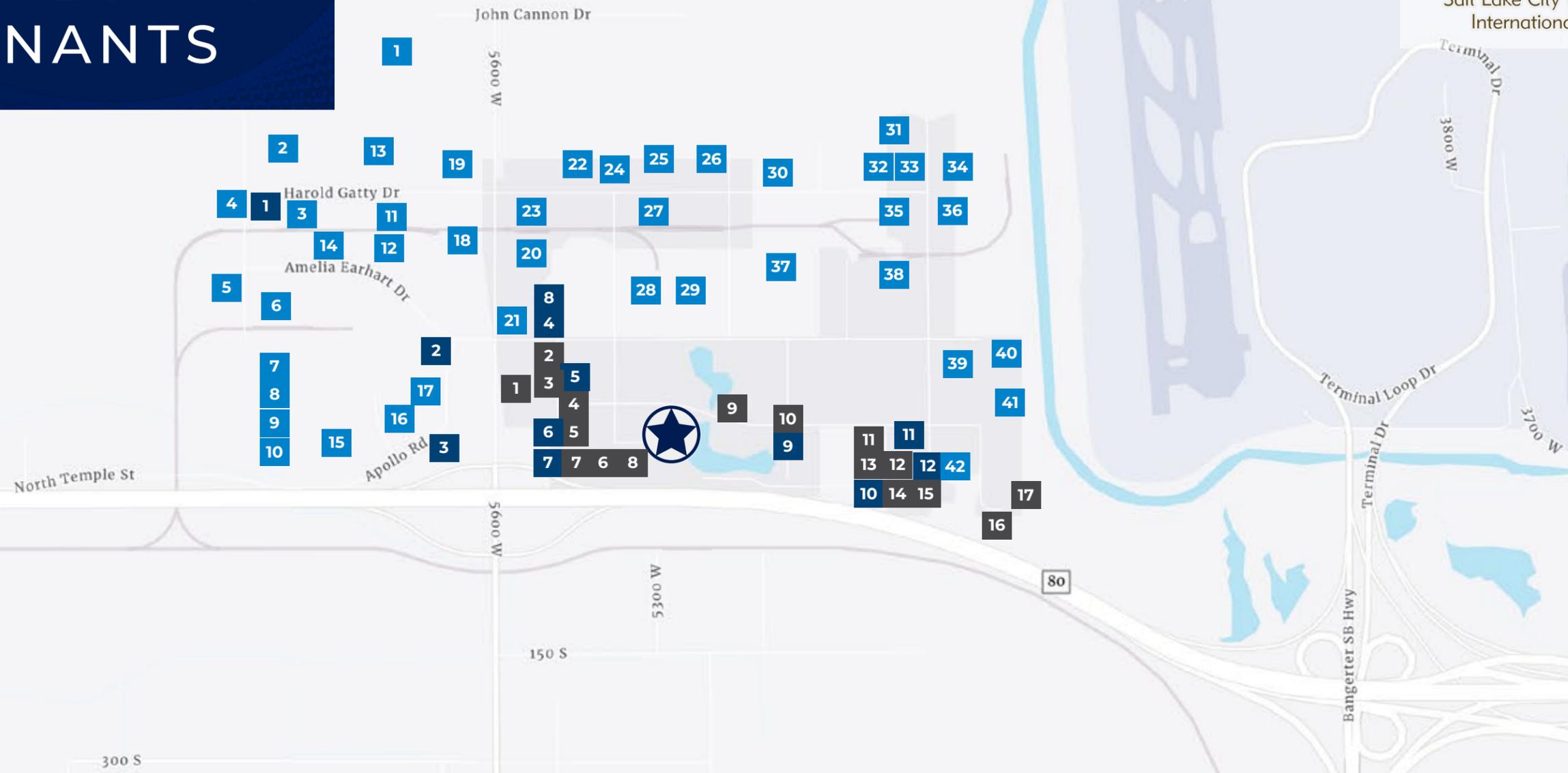


1ST FLOOR
23,876 SQUARE FEET





NEIGHBORING TENANTS



MAJOR TENANTS

- 1. Amazon
- 2. Biomerics
- 3. Sierra
- 4. Easton
- 5. Quality Distribution
- 6. Albany
- 7. Power Distributers
- 8. Expeditors
- 9. Victory Packaging
- 10. South Shore
- 11. Frozen Food Express
- 12. Hearthside
- 13. Basic Research

- 14. Tosca
- 15. Hunter Douglas
- 16. Vortex
- 17. Kaddas
- 18. PCA
- 19. BD
- 20. CSI
- 21. Wells Fargo
- 22. Nicholas
- 23. Sport Court
- 24. Unisource
- 25. Regis
- 26. Intercon
- 27. Cascade Fitness
- 28. Budwiser

- 29. T & D
- 30. Beman
- 31. Select Comfort
- 32. Hoyt
- 33. Fuse
- 34. GE
- 35. Harland
- 36. Francini Inc
- 37. Compax
- 38. NPS
- 39. Crenelli
- 40. Wintersteiger
- 41. Teva
- 42. Liberman

RESTAURANTS

- 1. Janey Lou's
- 2. Craft Café by Squatters
- 3. ProBar
- 4. Subway
- 5. Amelias Grill & Bar
- 6. Perkins Restaurant
- 7. The Glowbal Bite
- 8. Admiral Byrd Food Court
- 9. Wing Tips Bar & Bistro
- 10. The Garden Grille
- 11. Roberts Restaurant
- 12. The Bistro

HOTELS

- 1. Ramada
- 2. Quality Inn
- 3. Hampton Inn
- 4. Best Western
- 5. Fairfield Inn
- 6. Comfort Inn
- 7. Super 8
- 8. Tru
- 9. Double Tree
- 10. Holiday Inn
- 11. Hilton Garden Inn
- 12. La Quinta Inn

- 13. Springhill Suites
- 14. Residence Inn
- 15. Courtyard Marriott
- 16. Microtel Inn
- 17. Hyatt Place

Salt Lake City

Connected to the World



Getting here is a snap, thanks to easy access by road, rail and air. (They don't call Salt Lake the "Crossroads of the West" for nothing.) Salt Lake City International Airport is just 10 minutes from downtown. And Delta Airlines, official partner of Visit Salt Lake, flies nonstop to Salt Lake from over 100 cities.

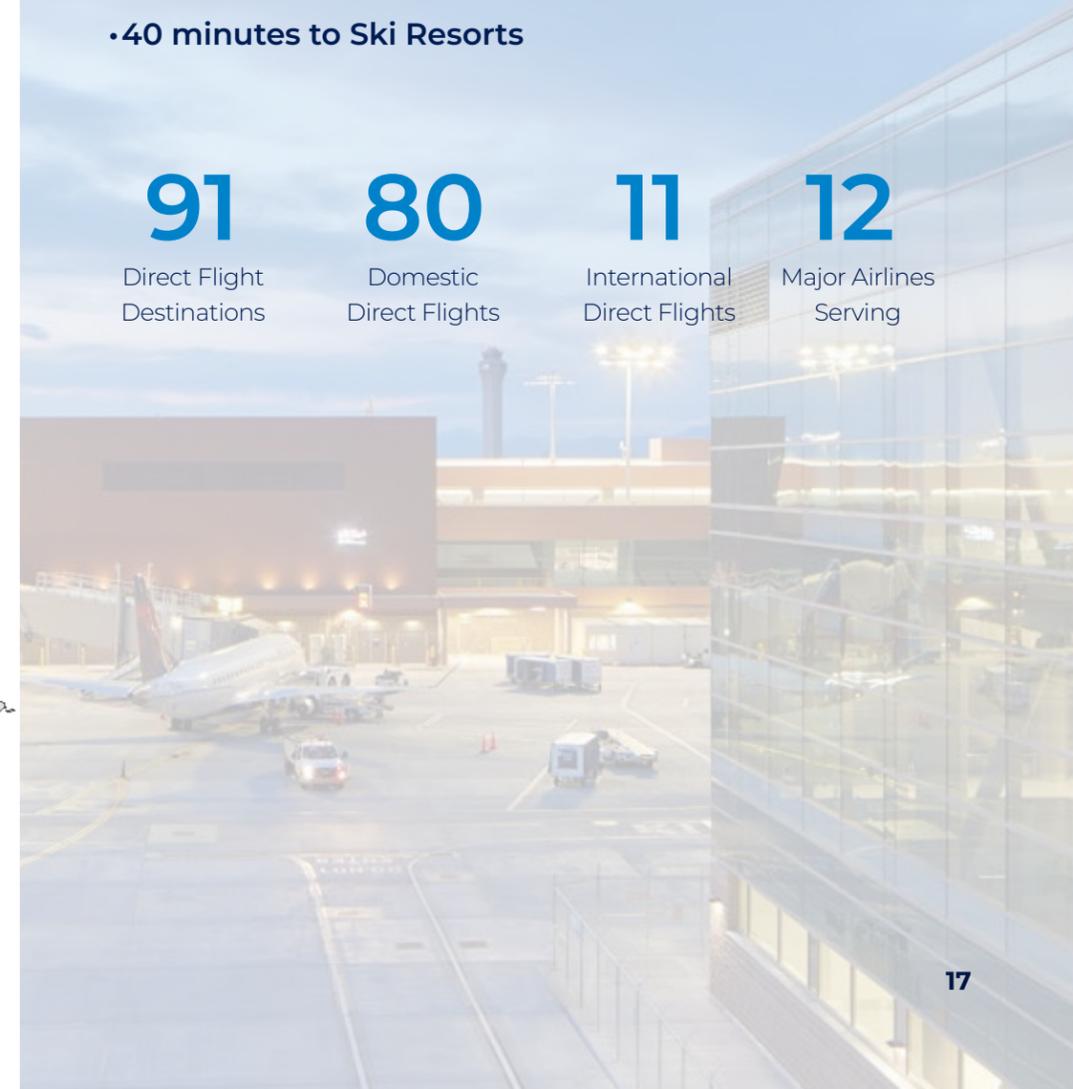
- 10 minutes to Downtown
- 17 minutes to University of Utah
- 30 minutes to Utah Olympic Park & Park City Area
- 40 minutes to Ski Resorts

91
Direct Flight
Destinations

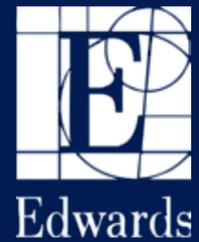
80
Domestic
Direct Flights

11
International
Direct Flights

12
Major Airlines
Serving



LIFE SCIENCE COMPANIES THRIVING IN UTAH



WINGCREST CAMPUS

SALT LAKE CITY



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