

MW

MOUNTAIN WEST COMMERCIAL REAL ESTATE



FARMINGTON STATION PARK SUBLEASE

APPROX. 10,913 - 13,597 RSF FOR SUBLEASE

172 NORTH EAST PROMONTORY, #300, FARMINGTON, UT 84025

CHRIS FALK, CCIM, SIOR
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**FULL SERVICE
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1410 South University Park Blvd., Suite 120
Clearfield, UT 84015
Office 801.578.5580
www.mwcre.com



OFFICES IN THE HEART OF THE FARMINGTON METRO

- 10,913 RSF - 13,597 RSF available (flexibility on design)
- Incredible "tech" buildout
- Turnkey opportunity- furniture included
- Unbeatable, amenity-laden location @ Station Park
- 2nd floor location with east mountain views
- Shared and/or private break area plans
- Shared or private lobby signage/reception available
- Lease expiration: May 31, 2028



\$28.95/SF
FULL SERVICE

CLASS A
**PROFESSIONAL FINISHES
THROUGHOUT THE SUITE**

IMMEDIATE
**ACCESS TO I-15, HWY 89
& LEGACY PARKWAY**

ABOVE GRADE
FINISHES THROUGHOUT

GENEROUS
DAYTIME PARKING

FRONT RUNNER
**FARMINGTON STATION STOP LOCATED
ACROSS THE PARKING LOT**

UNMATCHED
**ACCESSIBILITY TO MANY AMENITIES
WITHIN WALKING DISTANCE**



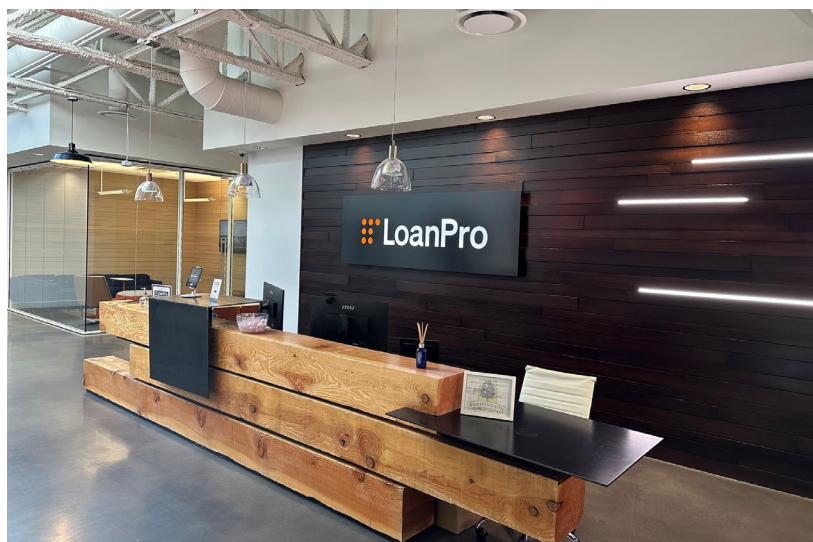
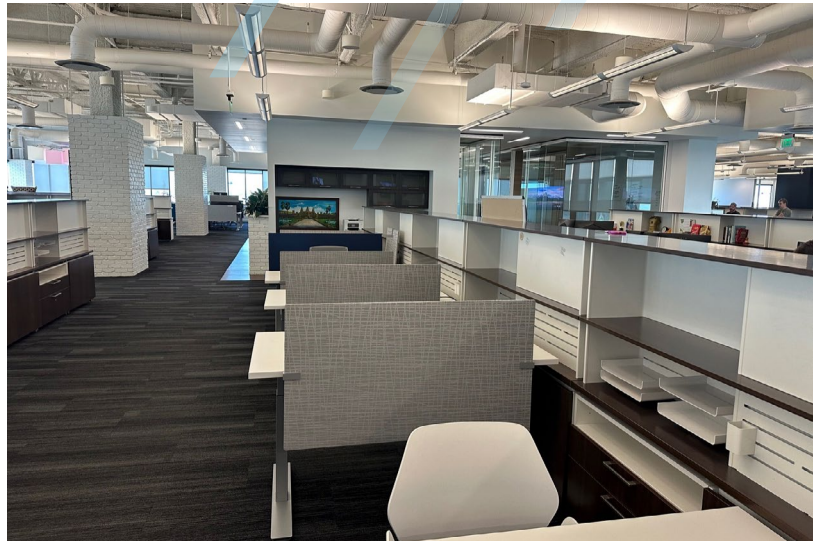
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INTERIOR PHOTOS



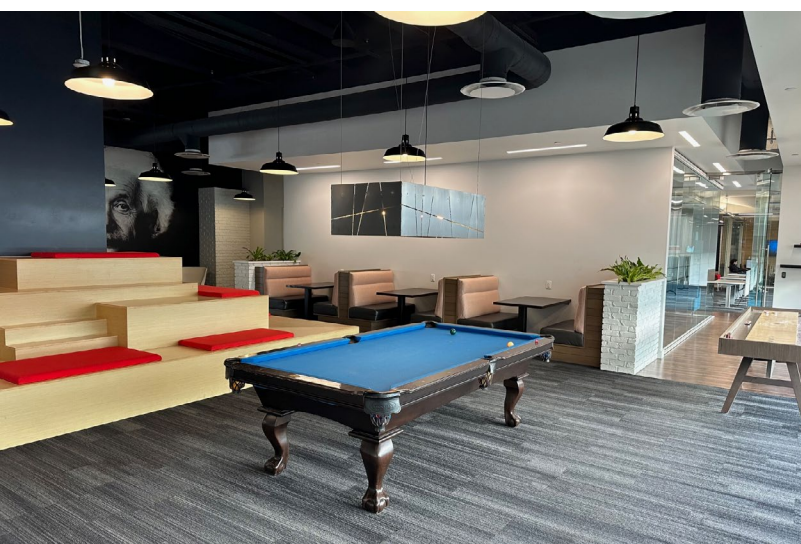
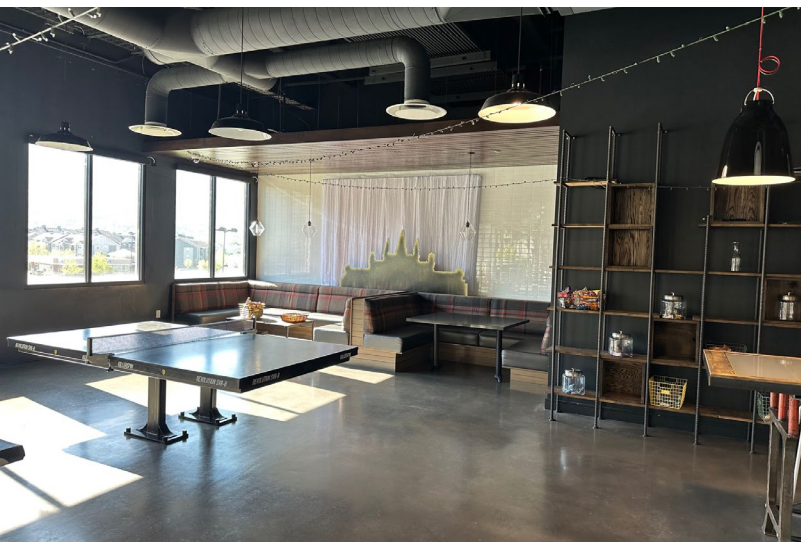
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FLOOR PLAN OPTION 1

APPROX. 10,913 RSF - INCLUDES SHARED BREAKROOM



- Available
- Shared Collaborative/Break Area
- Potential Shared Reception



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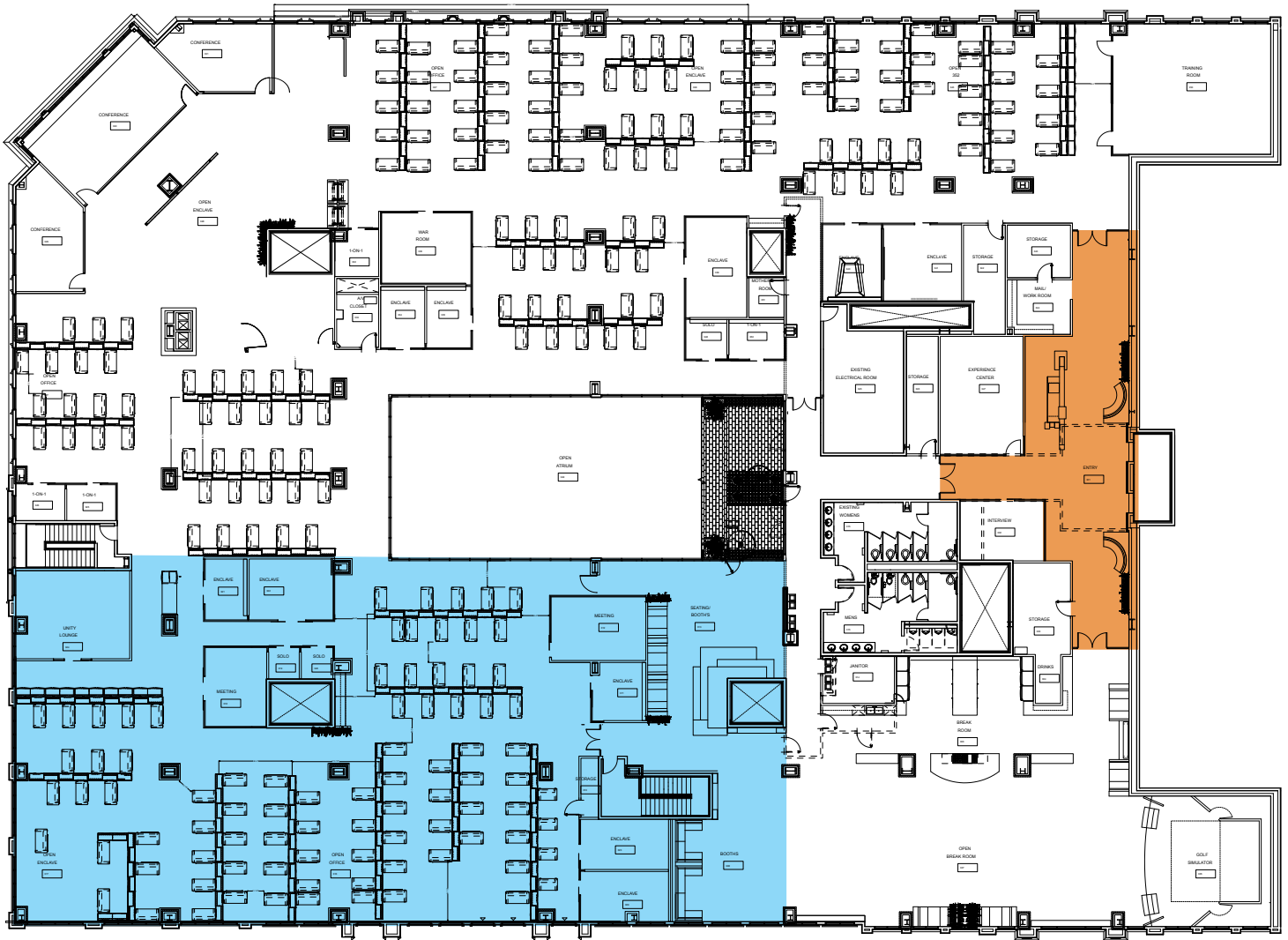
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FLOOR PLAN OPTION 2

APPROX. 13,597 RSF - INCLUDES PRIVATE BREAKROOM



Available

Potential Shared Reception



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DISCOVER STATION PARK



1.2M+
Square Feet



140+
Retailers



2011
Opened



9.1M
Annual Visits

STATION PARK is a popular mixed-use lifestyle and shopping center located in Farmington, Utah. It serves as a community hub for retail, dining, entertainment and business. It is conveniently located at the crossroads of I-15, Highway 89 and Legacy Parkway, making it highly accessible from nearby cities. Station Park is adjacent to the Farmington FrontRunner Station, making the center easily accessible by public transportation.



RETAILERS







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