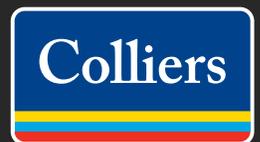




INVESTMENT SUMMARY

VIBE PARKWAY

 10542 S. Jordan Gateway
South Jordan, Utah 84095



Executive Summary

VIBE PARKWAY

PROPERTY OVERVIEW

Vibe Parkway is a dramatically upgraded office building located off I-15 in South Jordan, Utah, originally constructed in 2000 with major renovation completion in 2024. The building is a three-story, steel framed building with a total of 48,914 square feet (SF). Vibe Parkway currently has a diverse tenant roster, with staggered lease terms. The building is strategically located just off the 10600 S exit off Interstate 15 and is within a three minute walk to FrontRunner (Mass Transit High Speed Commuter Rail).

The remodel included a full update to the common area and building exterior. In addition, the Landlord recently completed two brand new modern suites on a speculative basis to most effectively position to two vacancies, which could be occupied by an owner-user.

VALUE ABSTRACT

Priced dramatically below replacement cost, the building is an attractive option for an owner-user or a strategic investor seeking long-term upside with Utah's economy & future lower cap rates.

PROPERTY INFORMATION

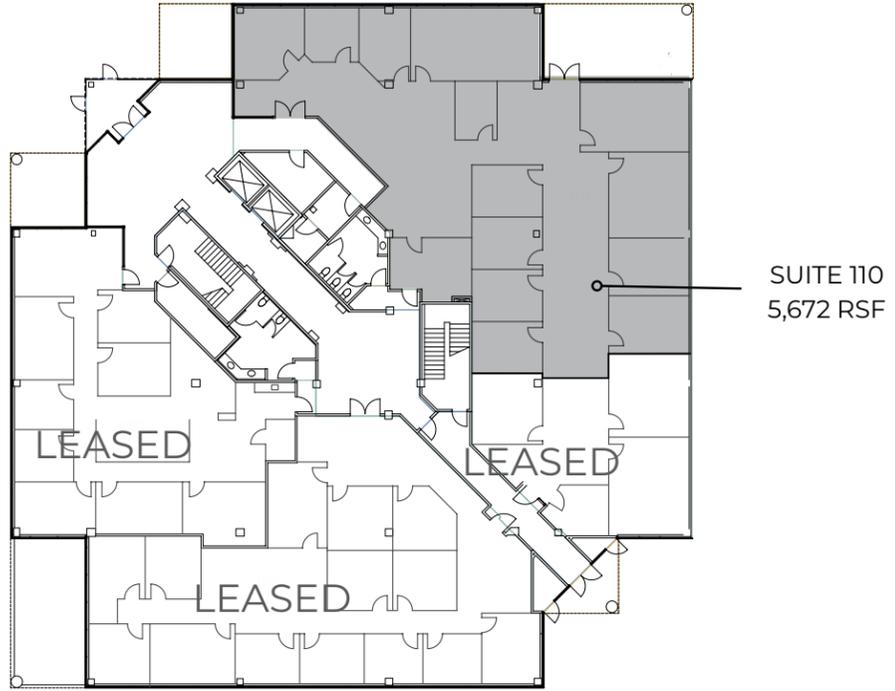
Building Name	Vibe Parkway
Owner	Parkway Tower, LLC
Address	10542 S. Jordan Gateway
City	South Jordan
State	Utah
Year Built	1999/2024
Building Size	48,914 Square Feet
Floors	3
Land Size	2.38 Acres
Property Type	Office
Current Asking Rate	\$26.50
Operating Expenses	\$9.06
Asking Price	\$11,739,360
Price Per Sq. Ft.	\$240.00

PROPERTY HIGHLIGHTS

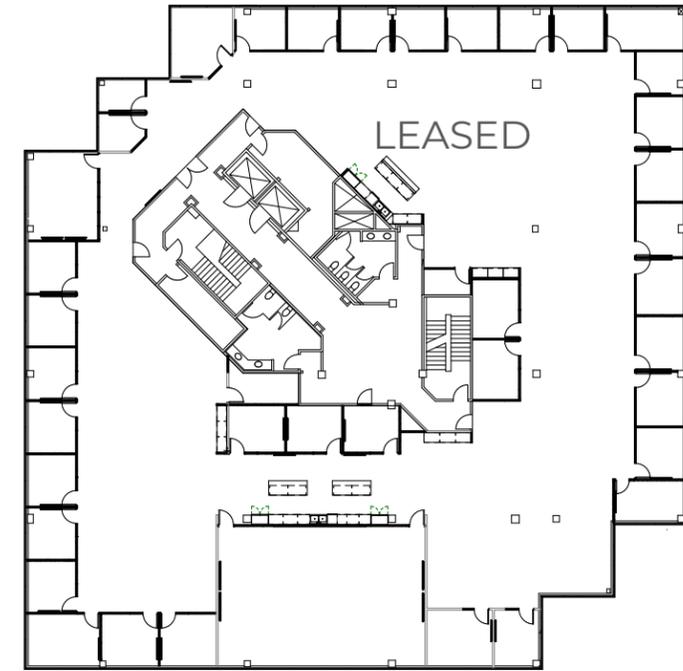
- Modern Creative Interior Finishes
- Proximity To Front Runner (Mass Transit High Speed Commuter Rail)
- Recently Remodeled
- Two Brand New Spec Suites Available
- Ample Parking
- Size of Property is Attractive to Owner Users
- Easy Access Just Off I-15
- Diverse Tenant Roster



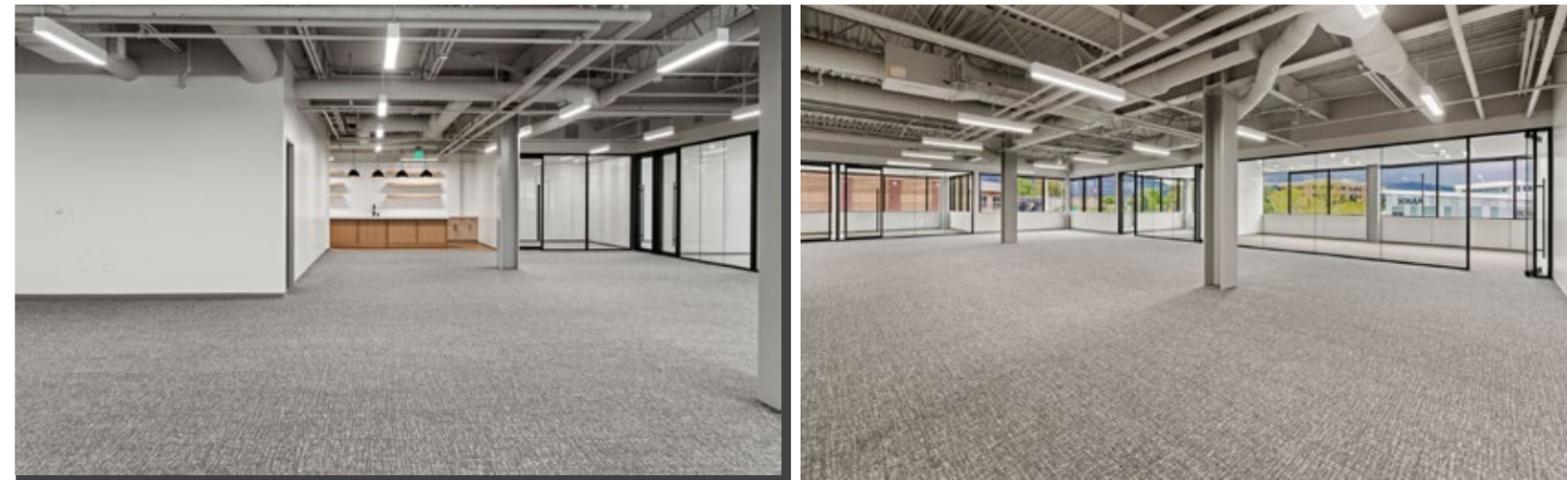
1st Floor



3rd Floor



2nd Floor



Amenities

HOTELS

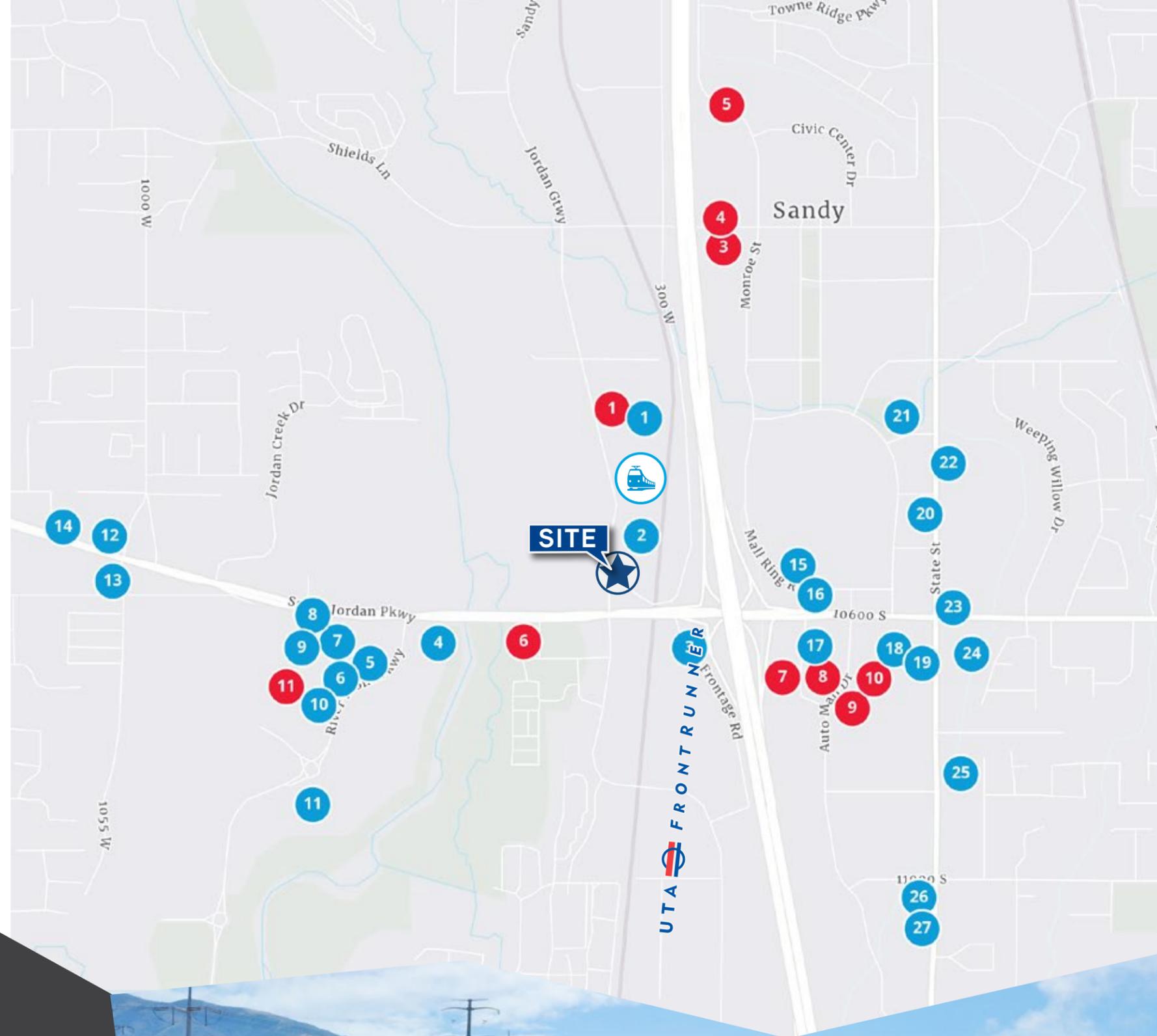
1. Embassy Suites
2. Holiday Inn
3. Hilton Garden
4. Residence Inn by Marriott
5. Hyatt House
6. La Quita Inn
7. Hampton Inn
8. Holiday Inn Express
9. Extended Stay
10. Best Western
11. Home2 Suites

RESTAURANTS

1. R&R BBQ
2. Jordan Gateway Grill
3. Boston Deli
4. Tsunami Restaurant & Sushi
5. Bawarchi
6. Brickstone's Kitchen
7. Café Zupas
8. Barbacoa
9. Oh! Shabu Shabu & BBQ
10. Market Street Grill
11. Nami Lily Sushi
12. Knickerbockers Deli
13. Greek Souvlaki
14. Saffron Valley
15. Legends Pub & Grill
16. Texas Roadhouse
17. Lee Sushi
18. Sunday's Best
19. Via 313 Pizza
20. Chili's Grill & Bar
21. Santorini's Greek Grill
22. Los Cucos
23. Slackwater
24. Koi Hibachi
25. HuHot Mongolian
26. Shake Shack
27. Vessel Kitchen



FRONTRUNNER STATION



Drive Times



AIRPORT
20 MINS



POINT OF THE MOUNTAIN
20 MINS



UNIVERSITY OF UTAH
30 MINS



DOWNTOWN SLC
20 MINS





11
World Class Ski Resorts
 There are 11 ski resorts along the Wasatch Mountain Range. Less time in the car, more time on the mountain.



5
National Parks
 Utah's Mighty 5 national parks are Arches, Bryce Canyon, Capitol Reef, Canyonlands, and Zions.



3,400+
Dedicated Trails
 For hiking, mountain biking, backpacking and more.

WHY UTAH - 2025 State Rankings

3.5M
 Population

1.1M
 Households

3.3
 Unemployment Rate

#1

Best Economic Outlook
 18th year in a row
 Rich States Poor States — April 2022

#1

Best State
 3rd consecutive year
 U.S. News & World Report — May 2025

Best State Economy
 Utah ranked #2 for best state economy
 WalletHub — June 2025

Top State for Business and Trade
 Utah ranked #3 state for business and trade
 Schweitzer Engineering (SEL) — July 2025

Most Affordable States 2024
 Utah is the #6 most affordable state
 USA Today — March 2024

Best State to Move to
 Utah ranked the #1 best state to move to
 ConsumerAffairs — August 2024

Utah is America's Premier Destination for Outdoor Lifestyle and Adventure

One of the Nation's Most Business-Friendly States

Utah consistently ranks among the top 10 states for tax competitiveness, according to the Tax Foundation's State Business Tax Climate Index, placing #10 in 2024.



Annual Visitors (+4.3% YOY)

22M



Convention Attendance (+0.1% YOY)

700K Attendees (2023)



Salt Lake Airport Passenger Volume (+5.2% YOY)

28.3M



Host of the 2034 Winter Olympic Games

3.2B Projected Global Viewers



Direct Visitor Spending (+7% YOY)

\$12.7B



Travel & Tourism Impact (+6% YOY)

\$23.4B



Utah is a Western Hub for Tourism, Talent & Lifestyle-Driven Investment

From pro sports and ski resorts to global headquarters and Olympic-ready infrastructure, Utah blends outdoor access with long-term economic appeal, making it a top-tier destination for both visitors and visionaries.



UTAH JAZZ

TOP 10 NBA ATTENDANCE MARKET



HOME OF

REAL SALT LAKE

MLS WESTERN CONFERENCE FRANCHISE



RETURN OF THE

UTAH ROYALS FC

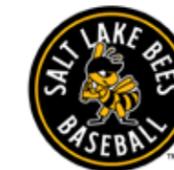
PIONEER IN WOMEN'S PRO SOCCER



HOME OF THE

UTAH MAMMOTH

NHL'S NEWEST TEAM



HOME OF THE

SALT LAKE BEES

TRIPLE-A BASEBALL TEAM



SKI UTAH

HOME TO THE

GREATEST SNOW ON EARTH

10 RESORTS WITHIN 1 HOUR OF SLC



HOST OF THE STATE'S PREMIER OUTDOOR CONCERT VENUE

FORMERLY USANA AMPITHEATRE (20+ YEAR LEGACY)



HOST TO THE UTAH GRIZZLIES & SLC STARS

KEY ARENA IN OLYMPIC SPORTS HOSTING PIPELINE



HOST TO THE UTAH JAZZ & UTAH MAMMOTH

PREMIER DUAL-SPORT ARENA IN DOWNTOWN SLC



FOR INFORMATION PLEASE CONTACT:

Brandon Fugal

+1 801 947 8300
brandon.fugal@colliers.com

Josh Smith

+1 801 947 8300
josh.smith@colliers.com

Angela Kroneberger

+1 801 947 8300
angela.kroneberger@colliers.com

Colliers

6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025 All rights reserved.