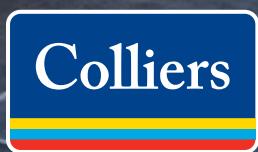


[[S]] STATION PARK



Marketed Exclusively by





CONNECTING PEOPLE, PLACES AND BEAUTIFUL MEMORIES!

Station Park is the preeminent mixed-use lifestyle center in the Salt Lake region. Strategically positioned this world class campus gives a competitive advantage as it provides an environment that supports tenants' lifestyles.

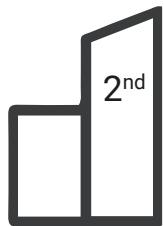
The 62-acre property has unmatched access to the UTA commuter rail station, Interstate 15, Highway 89, and the Legacy Highway providing numerous options to accommodate commuters who train, drive, bike, or walk to work.

Station Park is home to a new state of the art University of Utah Medical Campus and The Hyatt Place, with adjacent eateries and quick serve food options. The property is comprised of over 1.2 million square feet of Class A office, restaurants, retail, service providers, along with a cutting-edge-14 screen theatre. Station Park's Fountain Square boasts unmatched amenities including a beautiful event lawn, outdoor fireplace, ice skating rink, shaded patios, bronze sculptures, woodland children's play area and an inspiring show fountain, equipped with contemporary music and LED lighting; similar to the Disney's World of Color show. Station Park is the iconic destination for lifestyle excellence in Utah.



BUILDING J

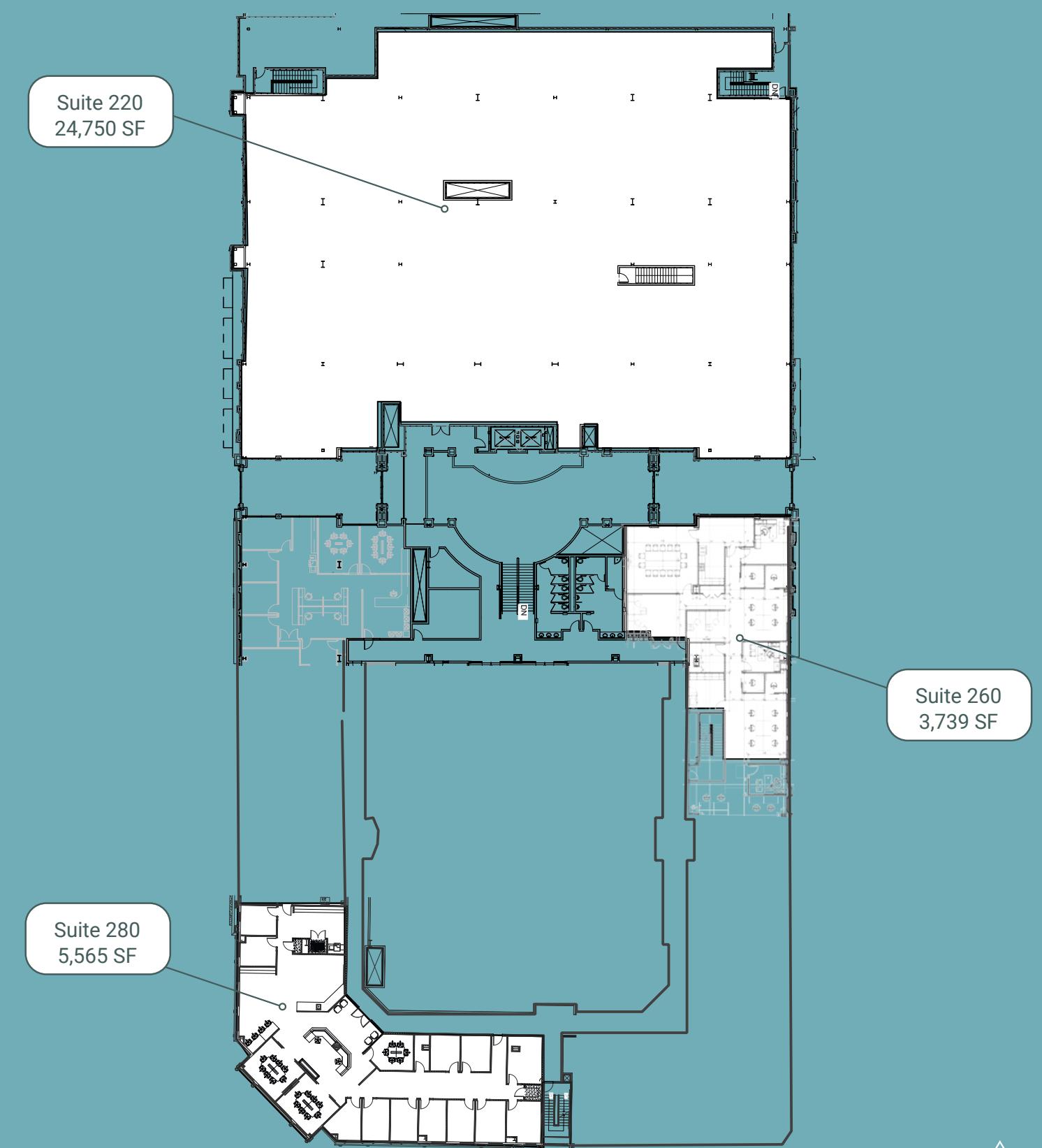
172 N East Promontory | Farmington, Utah



34,054 SF

- Space Available:
 - Suite 220: 24,750 SF
 - Suite 260: 3,739 SF
 - Suite 280: 5,565 SF
- Lease rate: \$30.00 Per sq. ft. / Full Service
- Numerous restaurants and onsite retail services
- Fiber optic connectivity
- Extraordinary parking availability
- Class A finishes throughout
- 20 minute drive time to Ogden, Downtown Salt Lake City and the International Airport.
- Backup generation and infrastructure for redundant power systems
- Unmatched expansion capability

BUILDING J - 2ND FLOOR



N

STATION PARK



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.



3.5%

Unemployment Rate



\$112,041

Average Household Income



1,094,896

Households



3,503,613

Population

1

Best State Economy

Utah ranked No. 1 for best economy
U.S. News & World Report – April 2023

1

Best Economic Outlook

Utah ranked No. 1 for the 16th year in a row
Rich States Poor States – April 2023

1

Best Employment

No. 2 best state for job opportunities
U.S. News & World Report – August 2022

1

Most Independent State

2020's Most & Least Independent States
WalletHub – June 2020

1

Best State to Start a Business

No. 1 best state to start a business
WalletHub – January 2023

1

State for GDP Growth

Utah No. 1 for GDP Growth
Forbes – August 2021



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