

East Wing Plaza II

208 NORTH 2100 WEST | SLC, UT 84116



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For Sale

- \$5,700,000
- \$150 PSF
- 37,959 TOTAL SF
- 5,751 – 24,462 SF AVAILABLE FOR AN OWNER/USER



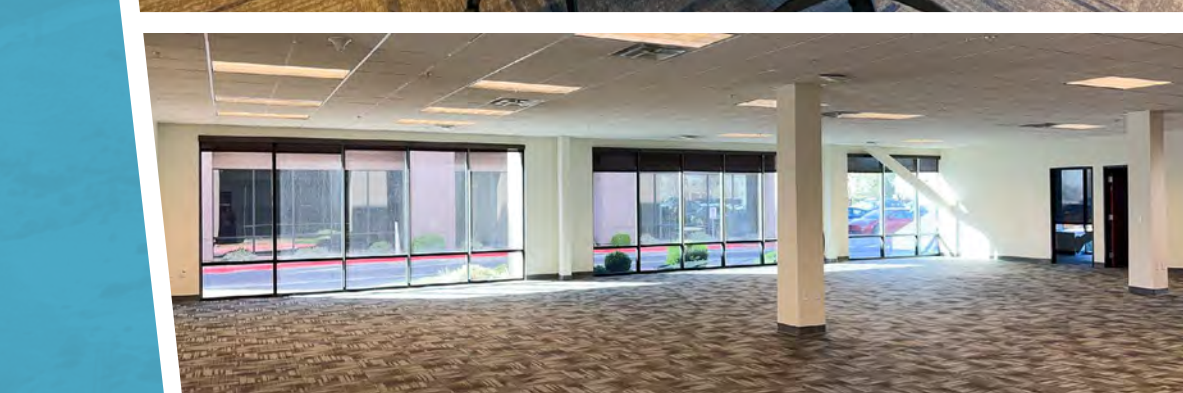
Executive Summary

East Wing Plaza II presents a compelling opportunity for an owner-user or investor to acquire a well-located office asset that combines immediate income with long-term flexibility. Located within the Airport Business Park along the I-215 corridor, the Property offers exceptional accessibility to I-80, I-15, and Salt Lake City International Airport—one of the region's most significant economic drivers and a key gateway for both domestic and international travel.

The Property is uniquely positioned to support owner-users seeking to control occupancy costs while benefiting from in-place income. By occupying a portion of the building, a buyer can offset expenses through existing tenancy, creating a more efficient and strategic alternative to leasing.

In addition to its owner-user appeal, East Wing Plaza II offers stable cash flow with future upside through lease-up and tenant rollover, providing flexibility to adapt the asset over time. The combination of location, income, and optionality positions the Property as both a practical business solution and a long-term investment.

Offset your occupancy cost with in-place income.



Investment Highlights

- Opportunity to align real estate with business operations.
- 5,751 - 24,462 SF Available for an Owner/User.
- Ability to reduce occupancy costs through ownership.
- Immediate availability for occupancy or leasing.
- Future flexibility through tenant rollover.
- Stable income from existing tenancy.
- Flexible ownership structure supporting multiple strategies.
- Well-maintained asset with recent improvements.



Financial Analysis

PROFORMA	
Rent Income	\$ 870,352
Tenant Recoveries Year 1	\$ 84,143
Vacancy/Reserve (10%)	\$ (87,035)
Operating Expenses	\$ (320,212)
Net Operating Income	\$ 547,248
Cap Rate:	9.60%
Purchase Price:	\$ 5,700,000
PSF:	\$ 150

RENT ROLL as of 8/1/2026

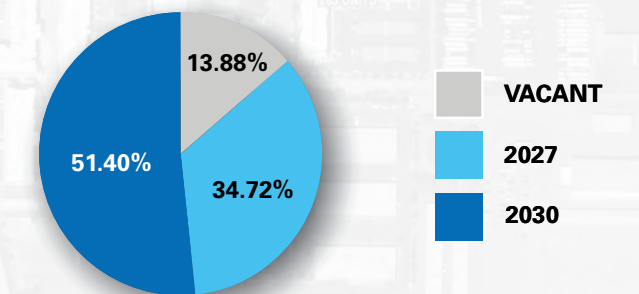
SUITE	TENANT	SF	BASE RATE+	MONTHLY	YEAR 1 ANNUAL	Lease Start	LED
100 & 300	HCA Healthcare / Mountain Division, Inc*	19,497	\$ 22.95	\$ 37,284	\$ 447,403	8/1/16	7/31/30
110	Vacant	5,751	\$ 21.00	\$ 10,064	\$ 120,771		
200	Lightstream Communications, Inc.**	12,711	\$ 23.77	\$ 25,182	\$ 302,178	6/1/17	5/31/27
Totals		37,959	\$ 22.93	\$ 72,529	\$ 870,352		

*Suite 100 containing 6,000 SF is leased but available for an Owner/User.

** Suite 200 is leased but available for an Owner/User.

LEASE EXPIRATION DATE BY YEAR

(% of income)



WALT 2.34 Years

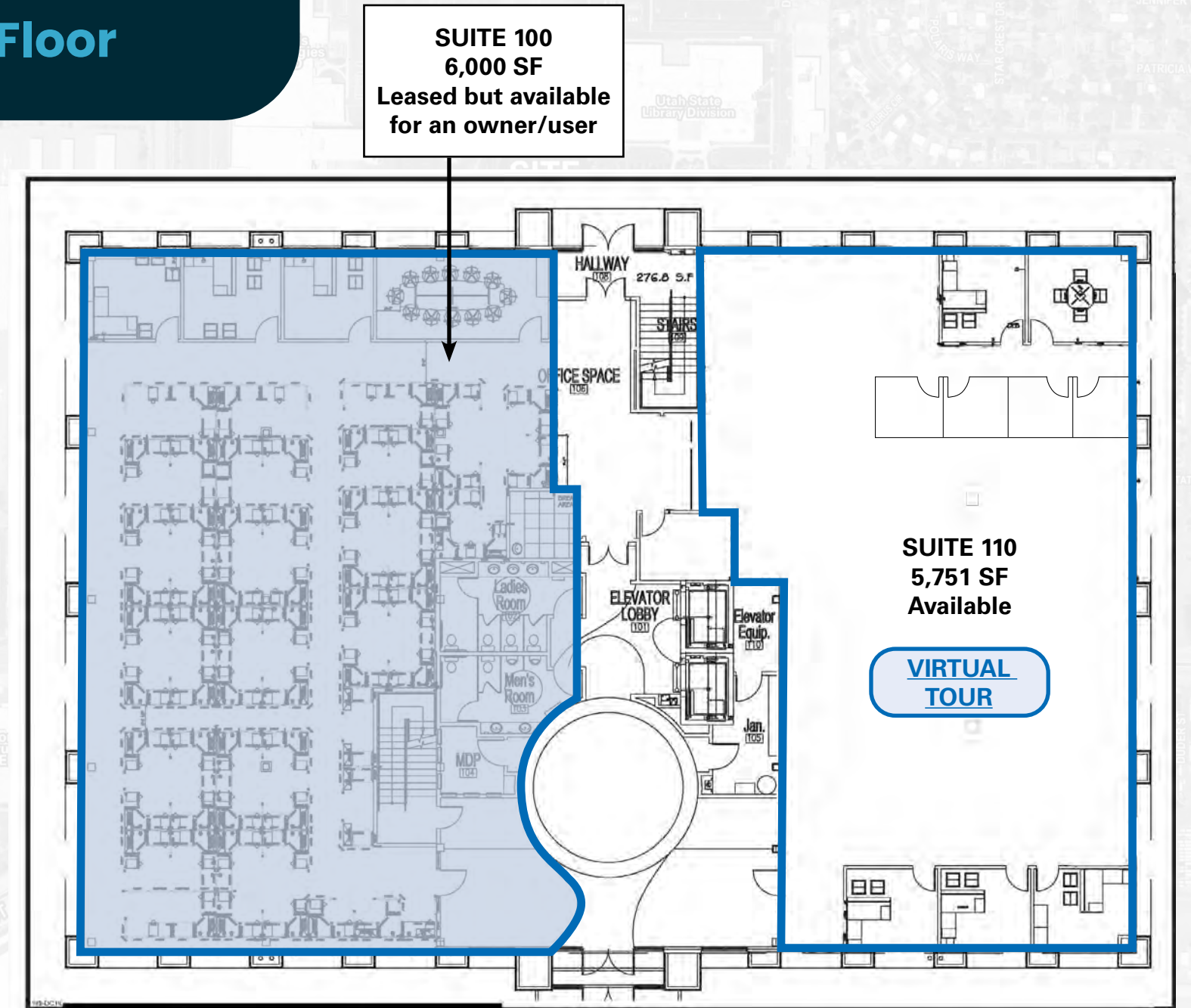
Buy vs. Lease Analysis

Occupy a portion of the building while leveraging Tenant income to reduce overall costs. This structure allows businesses to stabilize expenses, build equity, and maintain flexibility for future growth.

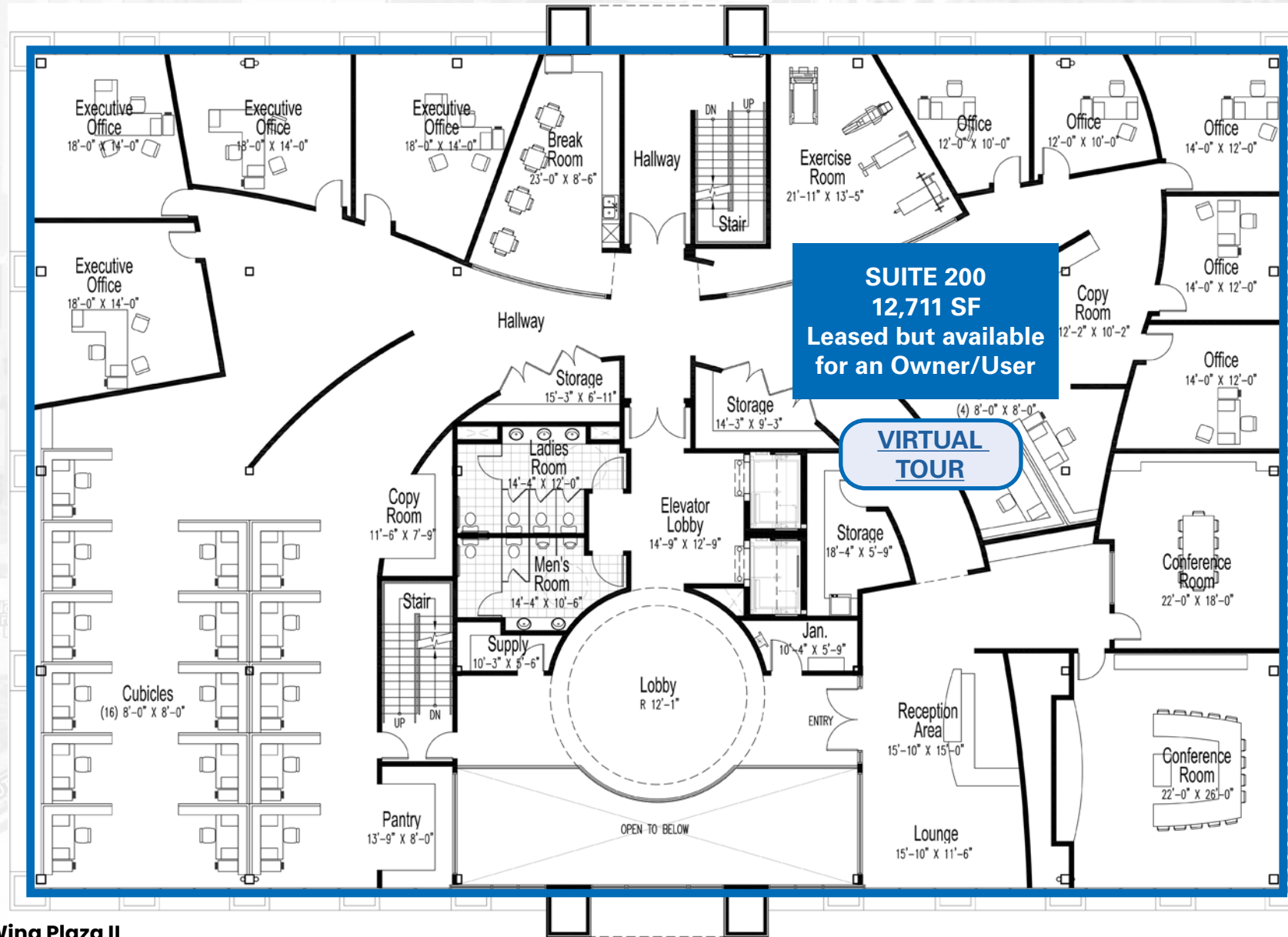
Buy vs. Lease Analysis (East Wing II)	
24k SF User	
Acquisition	
Purchase Price (\$150.00 PSF)	\$ 5,700,000
Loan Down Payment - SBA (10%)	\$ 570,000
Cash Flows	
Outflows and Inflows	
Outflow: Debt Service (Assume Loan at 6% Interest, 25 year amort)	(\$396,632)
Outflow: Operating Expenses of Full Building (Average of \$9.00 PSF/Year)	(\$341,631)
Inflow: HCA Healthcare 3rd Floor Lease (Approx 13,500 SF at Ave of ~\$27 PSF/FS)	\$364,500
Net Cash Flow (Cost) PSF/Yr. (Full Service Equivalent)	\$ (15.24)
Including Non-Cash Flow Factors:	
Opportunity Cost of Down Payment @ 8%	\$ (45,600)
Principal Reduction (Average)	\$ 119,225
Appreciation (based on 2.5% per year)	\$ 142,500
Reserve Allowance (\$0.25 PSF/Year)	\$ (9,490)
Net Annual Gain	\$ 206,635
Net Occupancy Gain PSF/Yr.	\$ 8.43
Total Occupancy (Cost) PSF/Year - Owning	\$ (6.82)
Avg Leasing Cost PSF/FS/Year - Next 10 yrs	\$ (26.00)
Total 10 Year Savings from Owning	\$ 4,704,702
Conclusion:	
By buying the property, a User will save ~\$4M over the next 10 years compared to leasing.	

East Wing Plaza II

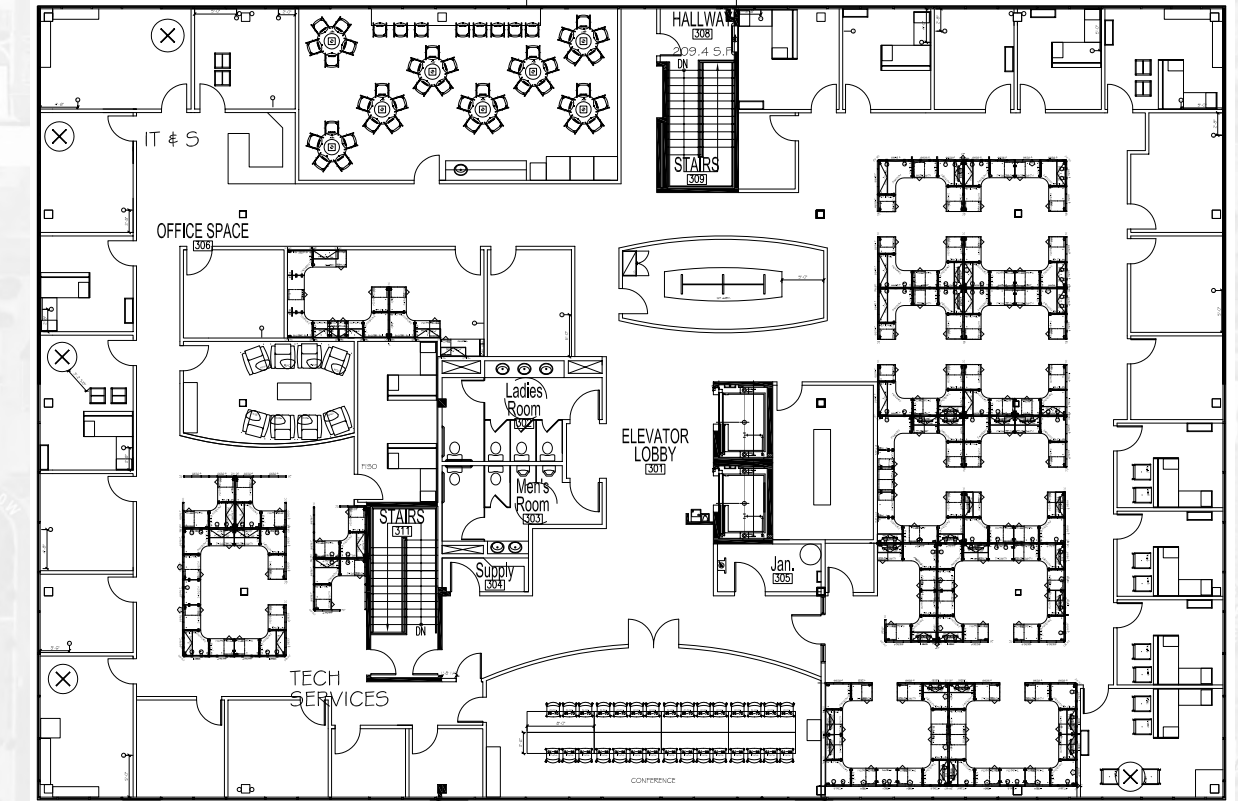
First Floor



Second Floor



Third Floor



Tenant Profile

MountainStar Healthcare operates as part of HCA Healthcare, one of the largest healthcare systems in the United States, with a presence across 20 states and in England. For more than 40 years, HCA Healthcare has delivered advanced medical care and clinical expertise to communities nationwide. Through this platform, MountainStar benefits from the leadership and insight of highly experienced healthcare professionals who help shape the ongoing evolution of care delivery within the network.

In addition, HCA Healthcare actively invests in innovation and technology across its Utah operations, supporting continued advancements in patient care. These investments are paired with a strong focus on quality, safety, and operational efficiency—driving more cost-effective healthcare delivery while enhancing overall patient outcomes.

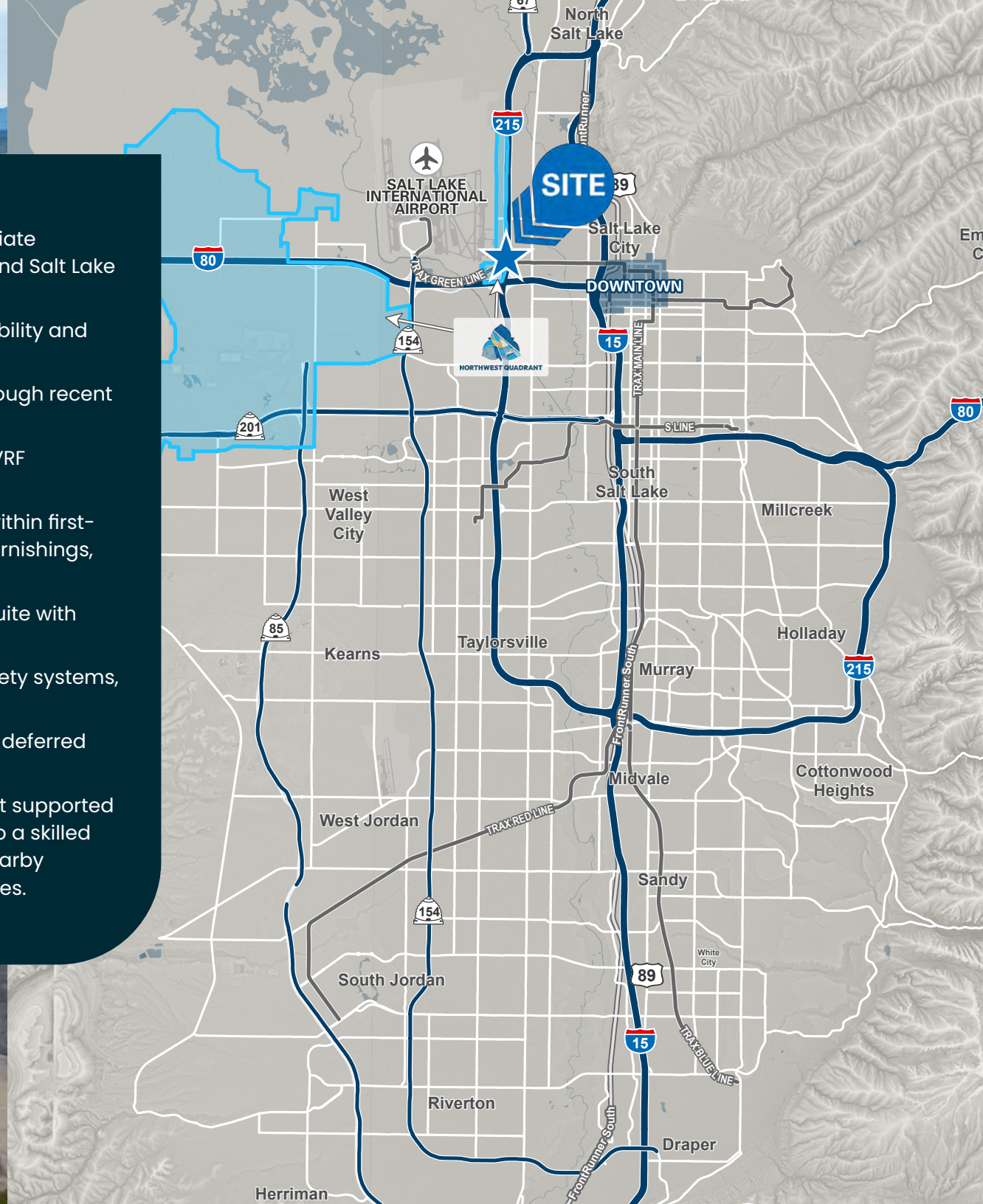




Building Size	37,959
Floors	3
Floorplate	12,653 SF
Signage	Crown signage available
Year Built	2008
Elevators	2
Parking	3.5/1,000 SF
Telecommunications /Fiber	Comcast and Century Link
Zoning	MU-6 (Mixed Use 6)
Acres	0.03 (Acreage of East Wing I and II association is 3.7)

PROPERTY OVERVIEW

- Institutional-quality office asset with immediate proximity to I-215 (±96,000 vehicles per day) and Salt Lake City International Airport.
- Strong building presence with prominent visibility and opportunity for tenant signage and identity.
- Ongoing ownership investment reflected through recent capital improvements, including:
 - Installation of a high-efficiency Daikin VRF HVAC system.
 - Updated finishes and enhancements within first-floor common areas, including paint, furnishings, and lighting controls.
 - Completion of a move-in ready spec suite with modern interior upgrades.
 - Continued upgrades to building life safety systems, including fire panel improvements.
- Consistently maintained asset with minimal deferred maintenance and a high standard of care.
- Located within a well-established submarket supported by strong demographics, convenient access to a skilled workforce, and proximity to a wide range of nearby amenities including dining, lodging, and services.



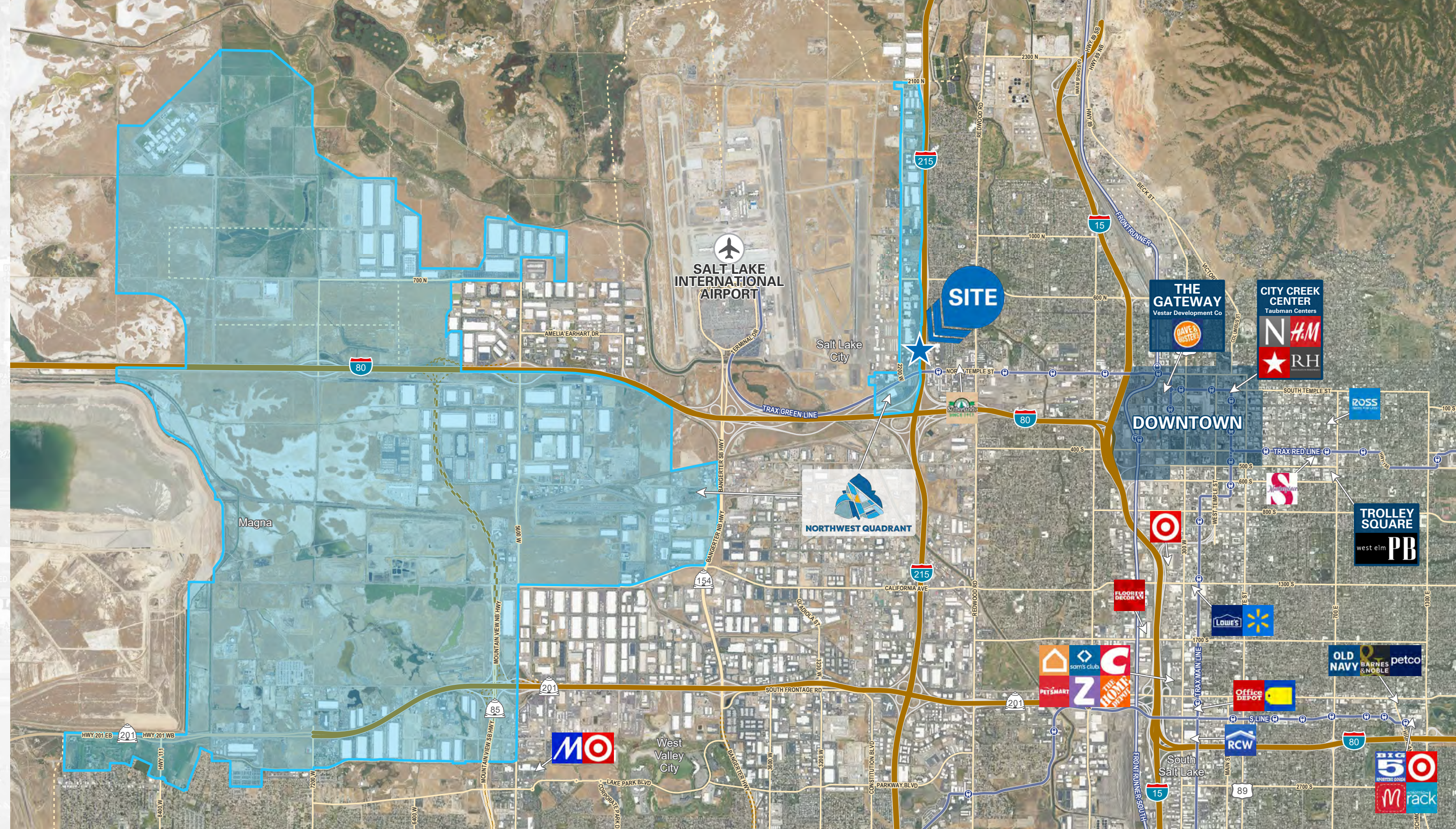
AREA OVERVIEW

The Property is centrally located along the Wasatch Front—Utah’s primary economic corridor spanning Salt Lake, Utah, Davis, and Weber counties—home to approximately 2.7 million residents, or nearly 77% of the state’s population. Positioned between Ogden and Provo with Salt Lake City at its core, this region serves as the economic and population center of Utah, providing direct access to the majority of the state’s workforce and consumer base.

Salt Lake City, widely recognized as the “Crossroads of the West,” offers a strategic geographic advantage within the western United States, supported by a highly educated and rapidly growing labor force. Anchored by leading institutions such as the University of Utah, the market continues to attract companies across technology, finance, advanced manufacturing, and life sciences. Consistent job growth outpacing national averages, a top-ranked business environment, and ongoing investment in infrastructure and economic development reinforce the region’s long-term strength.

Located immediately adjacent to the Utah Inland Port Authority’s Northwest Quadrant, the Property sits in the path of one of the most significant industrial and logistics expansions in the Intermountain West. As the 16,000-acre Inland Port continues to attract institutional capital and high-growth industries, demand is expanding into surrounding areas—positioning the Property to benefit from increasing tenant demand, infrastructure investment, and long-term economic momentum.

East Wing Plaza II



Why Utah?

#1
**ECONOMIC
OUTLOOK**

(Rich States, Poor States, 2024)

#1
**BEST STATE TO
START A BUSINESS**

(WalletHub, 2025)

#4, #5
**BEST-PERFORMING LARGE
CITIES: SALT LAKE CITY, PROVO**

(Milken Institute, 2024)

#1
**BEST STATE FOR
SOCIAL MOBILITY**

(Archbridge Institute, 2024)

#1
**BEST STATE
OVERALL**

(U.S. News, 2024)

AAA
**CREDIT
RATING**

(Fitch Ratings, 2024)

#1
**TOP JOB
MARKET**

(WSI/Moody Analytics, 2024)

#2
**BEST STATE
ECONOMY**

(WalletHub, 2025)

#4
**HAPPIEST STATE
IN THE U.S.**

(WalletHub, 2025)

#2
**MOST FINANCIALLY
LITERATE STATE**

(WalletHub, 2023)

#4
**BEST-PERFORMING
SMALL CITIES: ST. GEORGE**

(Milken Institute, 2024)

#3
**BEST STATE
INFRASTRUCTURE**

(U.S. News, 2024)

Utah has firmly established itself as one of America's strongest economies and most business-friendly environments. For **18 consecutive years**, the state has ranked **#1 in Economic Outlook** (Rich States, Poor States). In 2025, Utah was named **#2 Best State Economy** and **#1 Best State to Start a Business** (WalletHub). Companies benefit from a pro-growth legal and tax environment, light regulation, and electricity costs nearly **30% below the national average**.

UTAH DEMOGRAPHICS

3.55M

Population

#1

Fastest Growing Population

77%

of State's Population Live in
Greater Salt Lake Region

91%

Have a High School Diploma,
70% have College Experience,
37% Have a Bachelor's Degree

32.8

Median Age
(Lowest in the Nation)

1.3%

Growth Rate (2025)

Economic Overview

The numbers reinforce the story: Utah's employment expanded **2.3% year-over-year** as of June 2025, more than double the U.S. average, while **net tech employment grew ~5% in 2024**. The state's GDP continues to climb at a rate outpacing most peers, supported by over **71,000 new business applications filed in 2023**. Leading companies including **Goldman Sachs, Adobe, Amazon,**

and Microsoft are expanding operations here, underscoring Utah's role as a destination for advanced manufacturing, finance, technology, and life sciences investment.

Utah's consistent recognition at the top of national rankings is proof of its long-term stability and growth trajectory—exactly the fundamentals investors seek.



jetBlue



Internal Revenue Service
DEPARTMENT OF THE TREASURY

Goldman Sachs

SUNRUN

East Wing Plaza II

DISCOVER

SkyWest
AIRLINES

AMAZON



CHG Healthcare



C.R. England

Walmart



ebay

ancestry



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

verizon



Intermountain
Healthcare

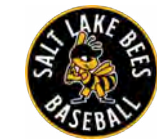
ZIONS BANK

Lifestyle

Beyond its business climate, Utah offers the vibrancy and lifestyle that help companies attract and retain talent. Salt Lake City will host the **2034 Winter Olympic and Paralympic Games**, making it the first U.S. city ever to host the Winter Games twice (previously in 2002). This global spotlight reinforces Utah's international visibility and its capacity to deliver world-class events.

Professional sports are thriving. The **Utah Jazz** (NBA) remain a flagship franchise with deep local and national presence. Smith Entertainment Group recently acquired Utah's first NHL team, rebranding it as the **Utah Mammoth**, while also investing in venues and sports innovation. On the community side, the **Salt Lake Bees**, a Triple-A affiliate of the Los Angeles Angels, provide family-friendly entertainment and regional engagement.

UTAH SPORTS



BEST PLACE TO LIVE & BEST TOWN EVER

Salt Lake and Park City, Outside Magazine



ONE OF THE HEALTHIEST METRO AREAS

Salt Lake, Atlantic Cities Magazine



#1 STATE FOR FUTURE LIVABILITY

Gallup Wellbeing



MORE THAN 9 MILLION ACRES

of National Forest



5

National Parks



15 WORLD-CLASS

Ski Resorts



#1 HIKING CITY

Salt Lake City, National Geographic Adventure



43

State Parks

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