



FAIRBOURNE  
STATION  
BUSINESS PARK

3535 S MARKET ST, WEST VALLEY CITY, UT 84119



WASATCH  
COMMERCIAL MANAGEMENT

# Fairbourne Station

## PROPERTY DETAILS

Fairbourne Station was planned with one thing in mind; Create a Class A building in the optimal spot to solve commute issues, with all the amenities to support such a centralized location.

We didn't just study the population numbers, commute times and public transit...we also learned what people wanted/needed once they arrived. And we created it.

From significantly shorter commute times, to incredible surrounding area and views, this is a remarkable location, location, location.



“Optimal spot to solve commute issues.”



# Fairbourne Station

## AMENITIES

A shopping plaza across the way, city hall next door, the areas safety building adjacent and so many options for hotels, dining, shopping and entertainment, the convenience and safety are beyond measure. There's even a park, if you just want to unwind in nature.

### WITHIN WALKING DISTANCE:

#### Hotels:

Embassy Suites, Spring Hill Suites, La Quinta, Sleep Inn, Country Inn and Suites, Crystal Inn

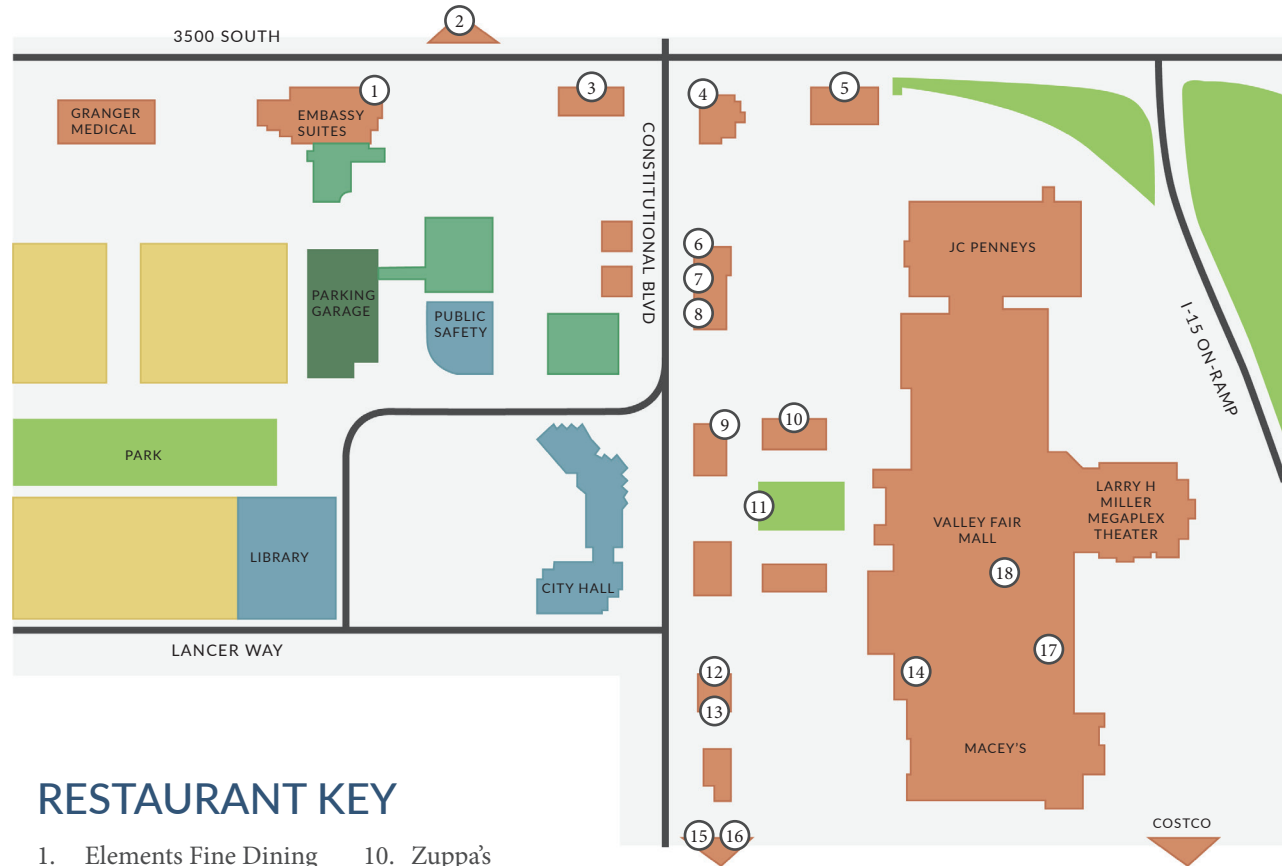
#### Shopping & Entertainment:

Valley Fair Mall, Costco (w/30-pump gas station) Megaplex Theaters, Cinemark Theaters, Embassy Conference Facilities, All-Star Bowling & Entertainment

#### Services/Public:

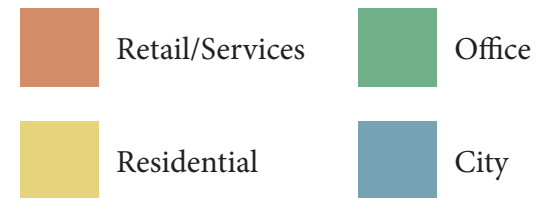
America First Credit Union, U.S. Bank, WV Public Library, Fairbourne Station Promenade, Public Safety, City Hall, Granger Medical Clinic

And sooo many restaurants! From fast food to fine dining, it's all just around the corner.



### RESTAURANT KEY

- |                         |                        |
|-------------------------|------------------------|
| 1. Elements Fine Dining | 10. Zuppa's            |
| 2. Pizza Hut            | 11. Cup Bop            |
| 3. Starbucks            | 12. Jimmy Johns        |
| 4. Olive Garden         | 13. Wingers            |
| 5. Smash Burger         | 14. Red Robin          |
| 6. Jamba Juice          | 15. In and Out Burgers |
| 7. Cafe Rio             | 16. Panda Express      |
| 8. Sushi Monster        | 17. Pins & Ale         |
| 9. Waffle Love          | 18. Food Court         |



# Fairbourne Station

BUILDING INFORMATION



## SUMMARY OF AVAILABLE SPACE

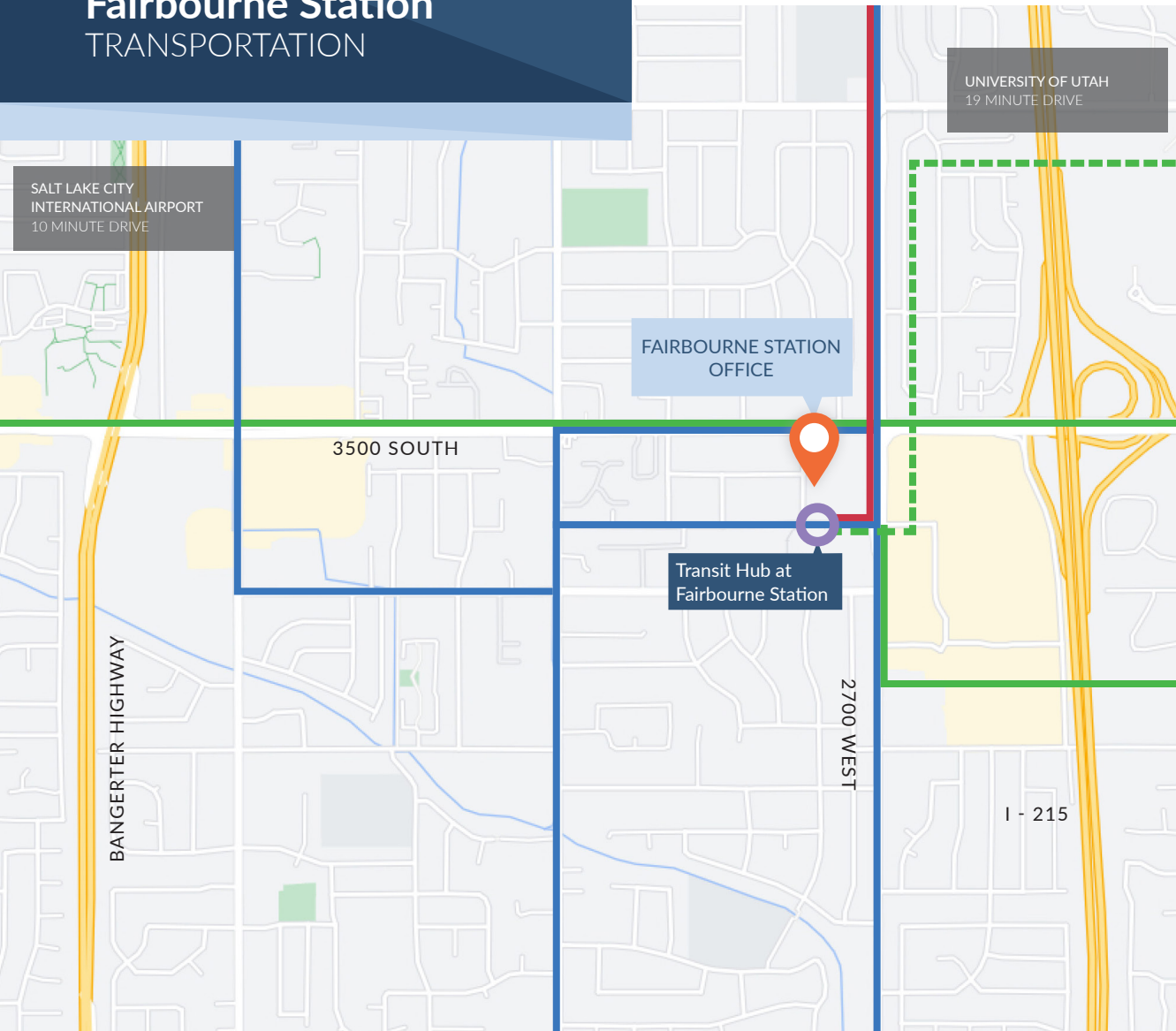
Floor	Suite	RSF
3rd	300	27,659 SF
4th	400	25,265 SF
5th	500	27,328 SF
6th	600	27,328 SF
7th	700	27,328 SF

## BUILDING FEATURES

- Unobstructed Panoramic Views of the Salt Lake Valley
- Sky Bridge Connection to 7-story Parking Structure
- EV Charging Stations in the Parking Structure
- High Speed Fiber Optic Internet Service Available
- Solar Power, Back-up Generator, and PDK Access Control
- Central Air and Heating

# Fairbourne Station

## TRANSPORTATION



UTA BUS ROUTE



UTA TRAX

## LOCATION, LOCATION, LOCATION

Situated right off the interstate and adjacent to a major transit hub, Fairbourne Station's office building towers above the city, making it easy to get to and impossible to miss.

## HIGHLIGHTS

- Visible from I-215 with 96,660 vehicles a day, and from 3500 South with 46,165 vehicles daily
- 5 minutes or less to five major highways: I-215, I-15, I-80, SR-201, and Bangerter Highway
- 10 minutes to downtown SLC and to the SLC International Airport
- Well-connected to transit system (hub location) that serves over 2 million people
- Served by light rail connections to the SLC International Airport and downtown SLC
- Served by UTA Bus Rapid Transit (BRT) and 9 local bus routes
- **FrontRunner** Pleasant View to Provo  
*(multiple locations to transfer to Trax)*
- **Trax to Fairbourne Station**
  - » **Green Line:** WVC to SLC Airport
  - » **Red Line:** University Medical Center to Daybreak Prkwy
  - » **Blue Line:** Salt Lake City to Draper Town Center

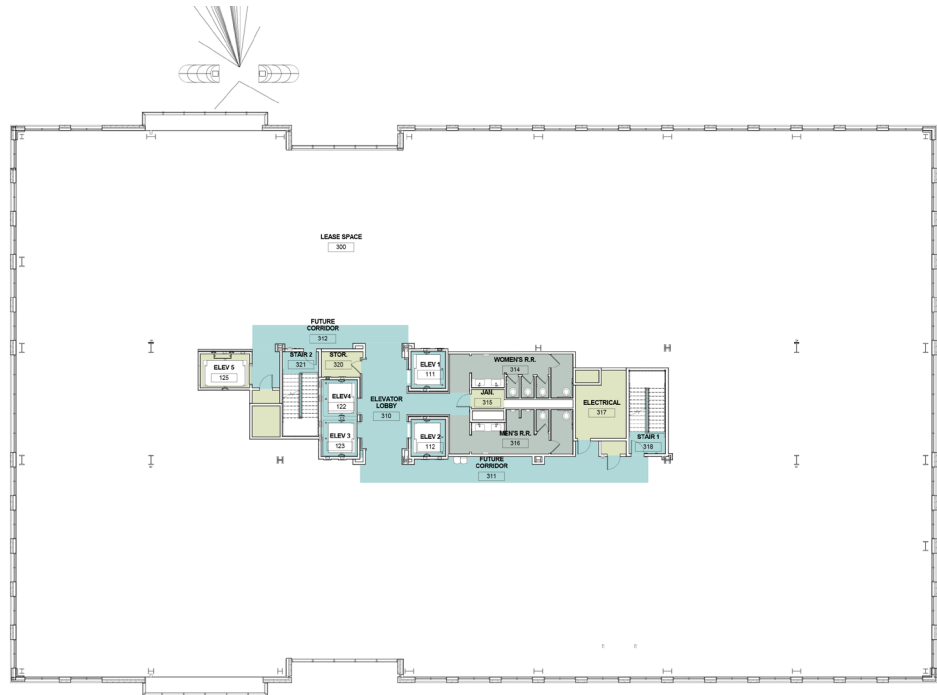
# Floorplan

## 3<sup>rd</sup> & 4<sup>th</sup> Floors

### 3rd Floor

Available

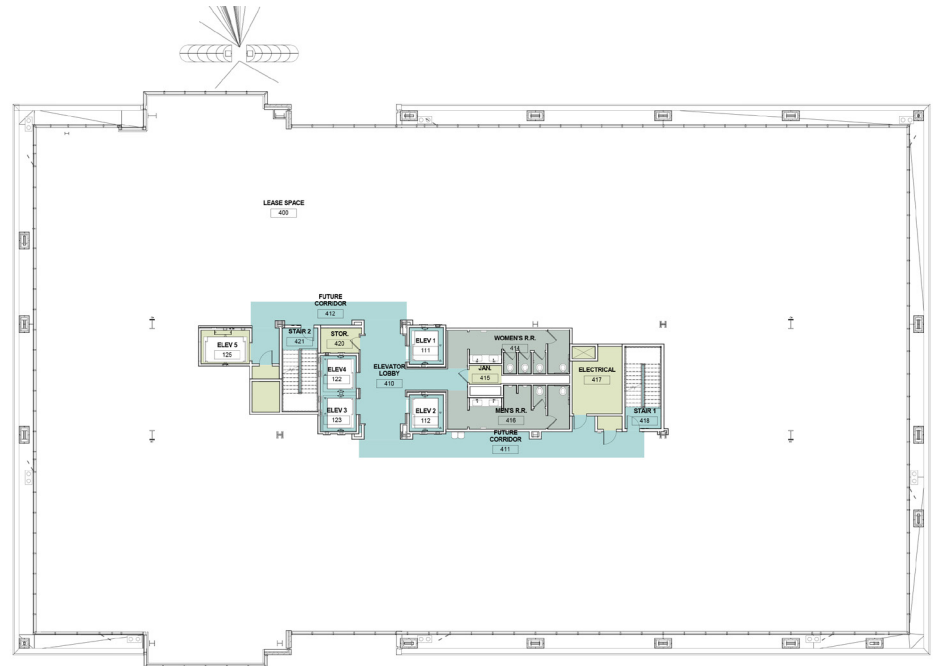
27,659 SF



### 4th Floor

Available

25,265 SF



# Floorplan

## 5<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup> Floors

### 5th Floor

 Available

27,328 SF

### 6th Floor

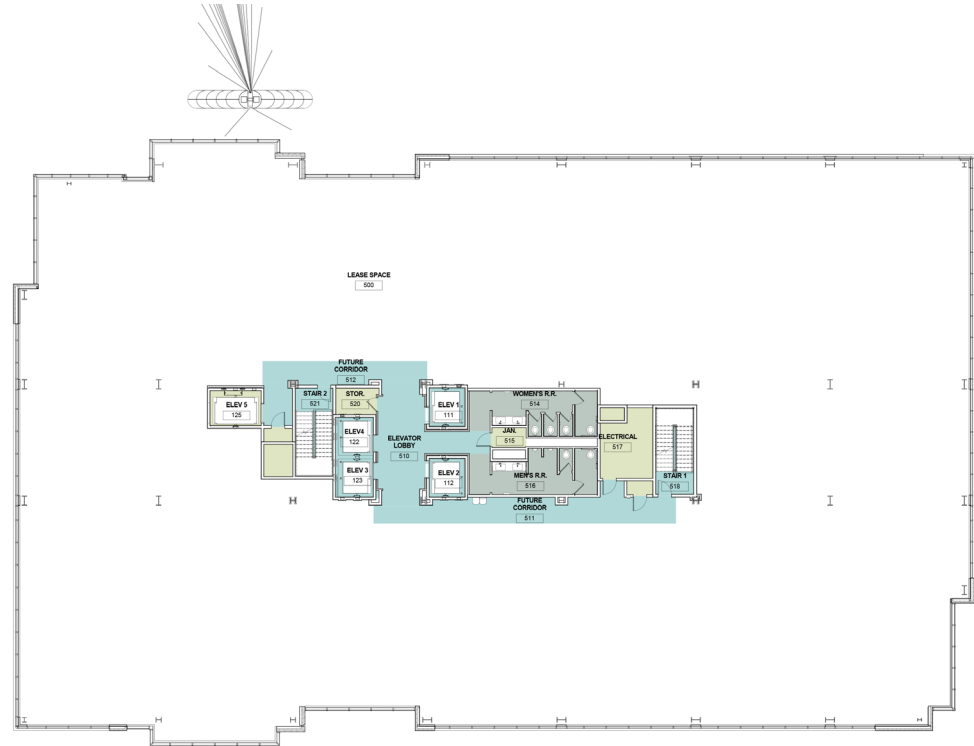
 Available

27,328 SF

### 7th Floor

 Available

27,328 SF





## Contact Us

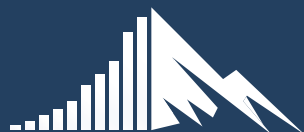
A PLACE DESIGNED TO INSPIRE

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