



# ACADEMY MORTGAGE SUBLEASE

# PERFECTLY POSITIONED

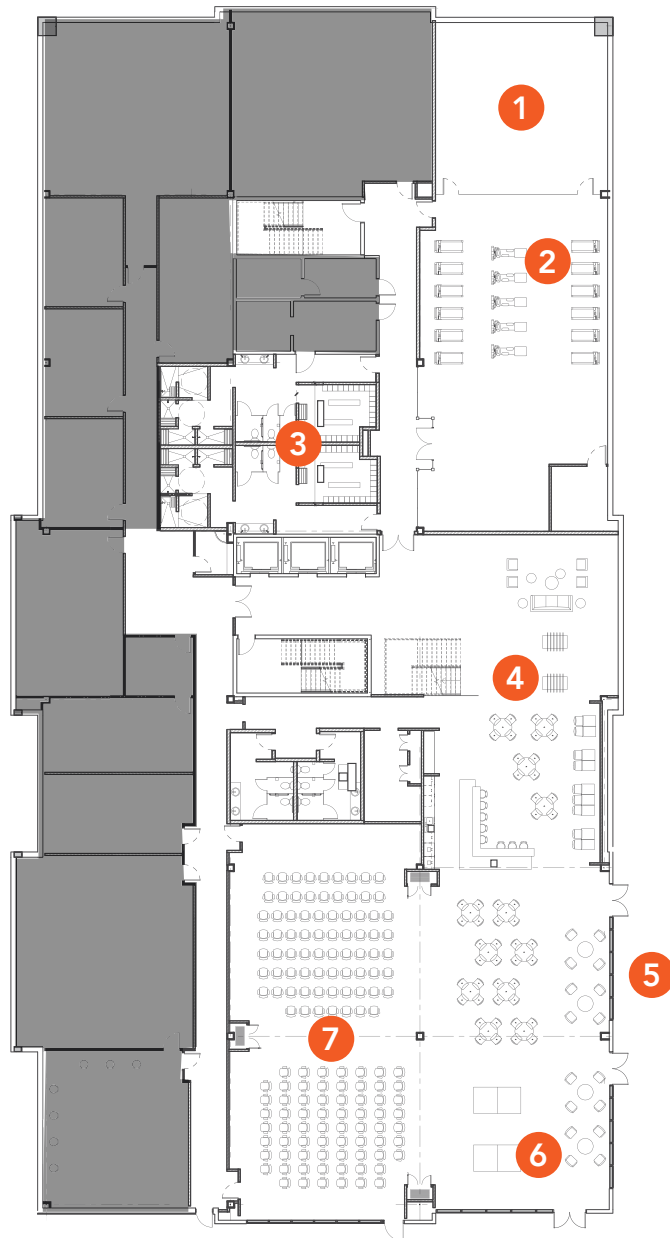
FOR SUBLEASE: 87,388 TOTAL SF

- Plug and play
- 24,972 RSF floor plates
- Demisable to 4,814 RSF
- Below market rate: \$25.00/SF full service
- Plentiful parking: 5/1,000
- Amenity rich: shared fitness, training, gaming and break amenities
- Transit oriented: excellent access to nearby FrontRunner Station
- Immediate freeway access to I-15 and Bangerter Highway
- Access to the Jordan River 45-mile trail system for running and biking



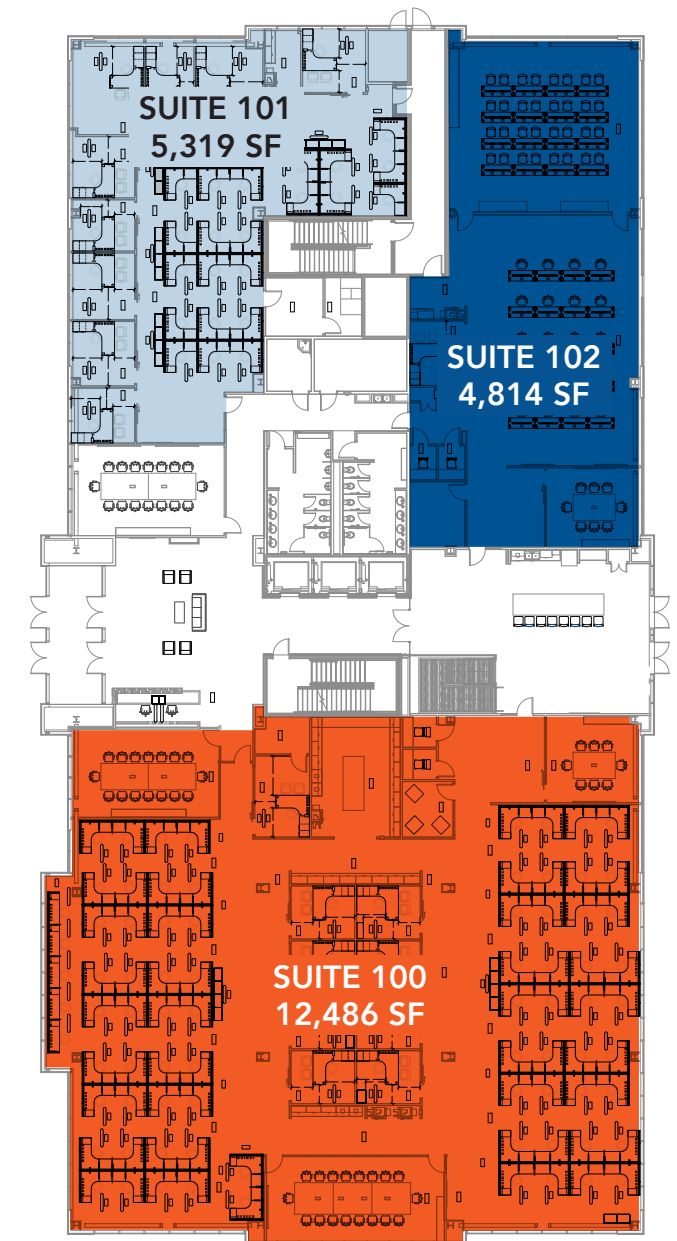
## GARDEN LEVEL AMENITY PLAN

- ① Spin/Yoga
- ② Fitness
- ③ Locker/Showers, Towel Service
- ④ Breakroom
- ⑤ Basketball
- ⑥ Lounge/Games
- ⑦ Training Rooms



## 1ST FLOOR 24,972 SF

Cubicles: 137  
Offices: 19  
Ancillary spaces: 14



## 4TH FLOOR

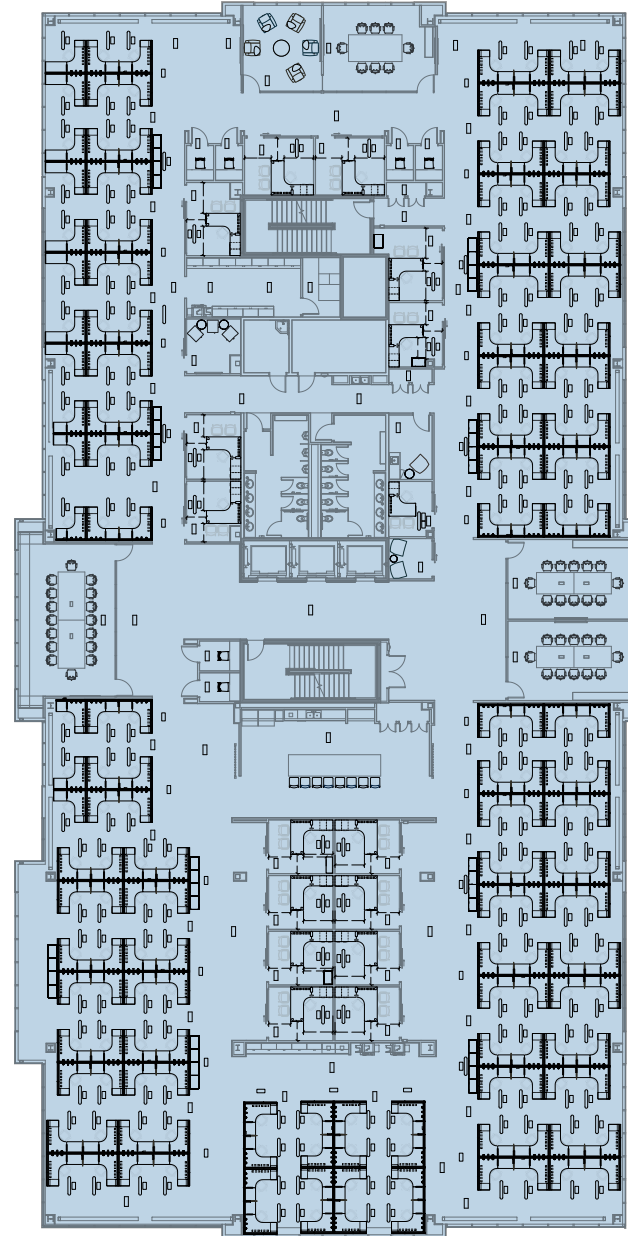
24,972 SF

Cubicles: 178

Offices: 16

Ancillary spaces: 15

Interconnected stairwell with fifth floor



## 5TH FLOOR

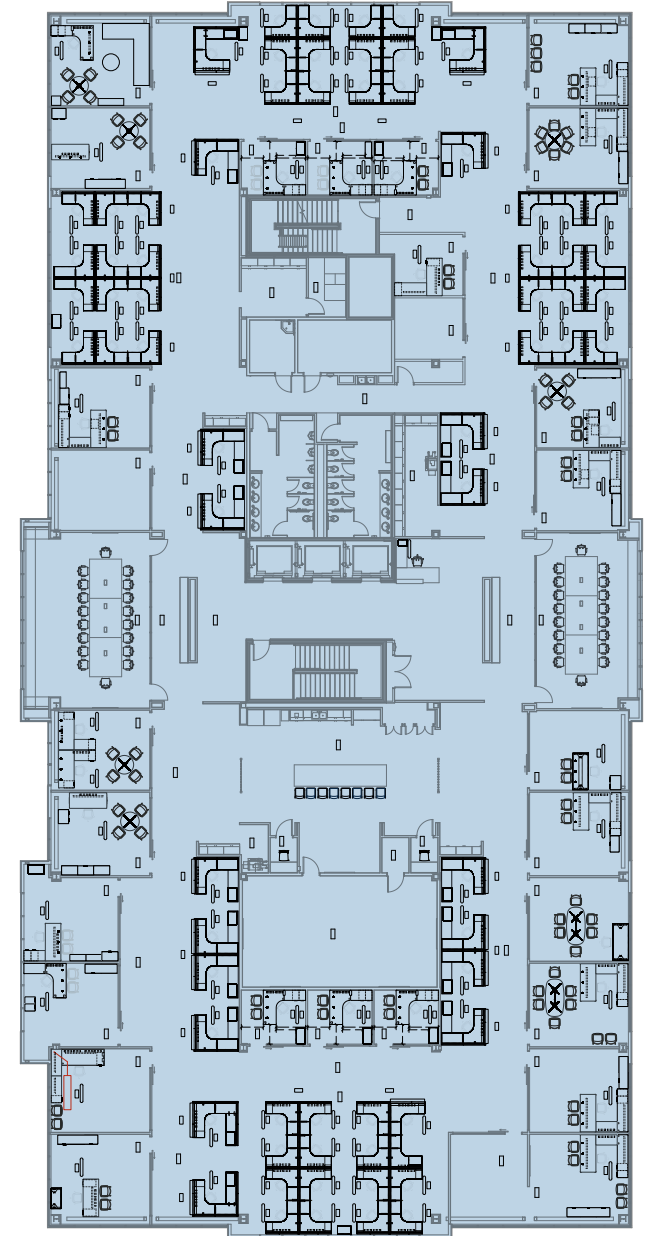
24,972 SF

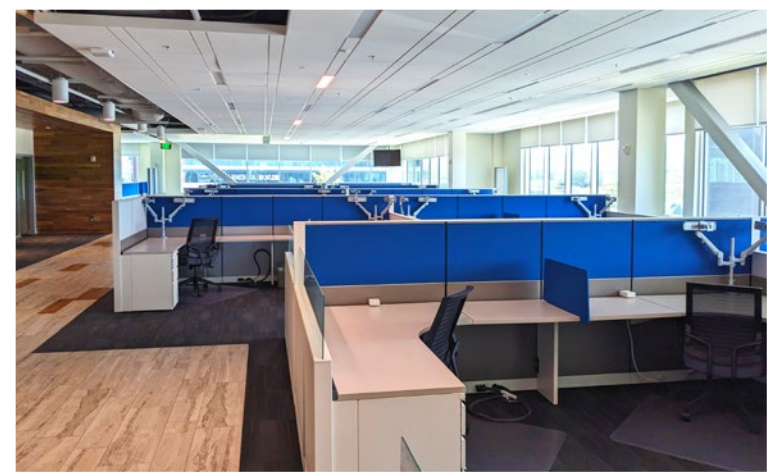
Cubicles: 70

Offices: 26

Ancillary spaces: 5

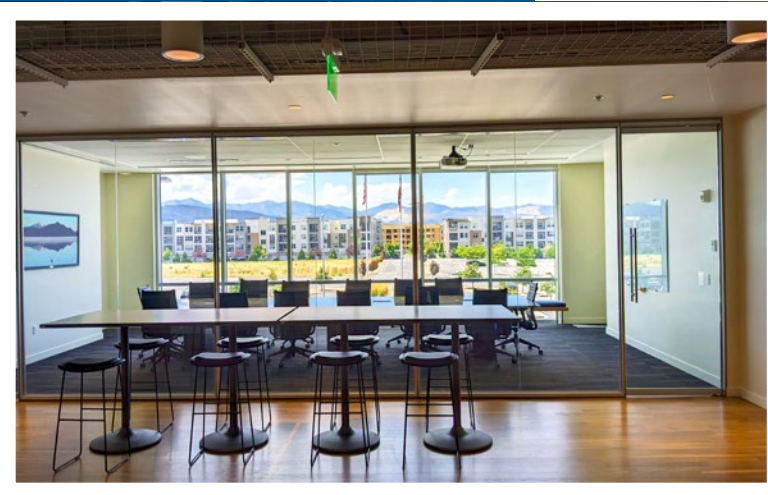
Interconnected stairwell with fourth floor





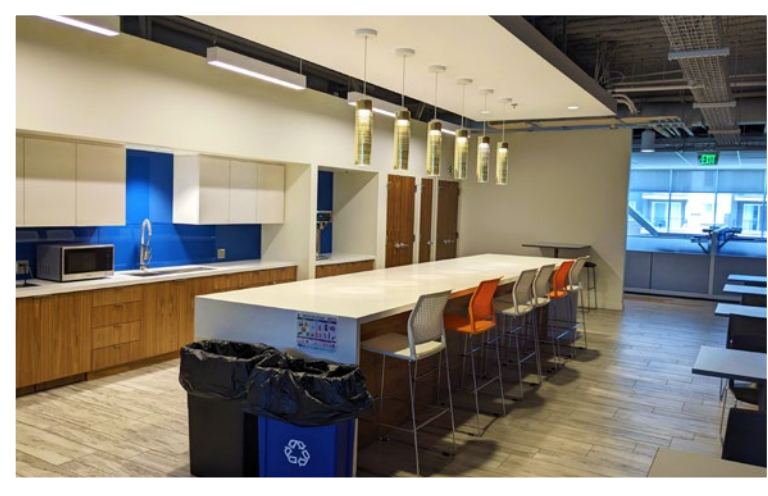
### WORK ORIENTED

- Desk area with floor-to-ceiling windows and open layout promotes a comfortable environment
- Each desk has ample space and dividers to ensure privacy



### COMPANY WELCOME

- A modern, professional environment with spacious conference rooms and plenty of seating guarantees an office you feel proud to invite guests to



### STRIKE A BALANCE

- Top-of-the-line amenities including a fitness center, training room, gaming area and break space allows for a healthy balance between work and play

# EVERYTHING YOU NEED

# ACADEMY MORTGAGE SUBLEASE

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# NEWMARK