

Center 5



BUILDING ONE

434 W. Ascension Way, Murray, UT

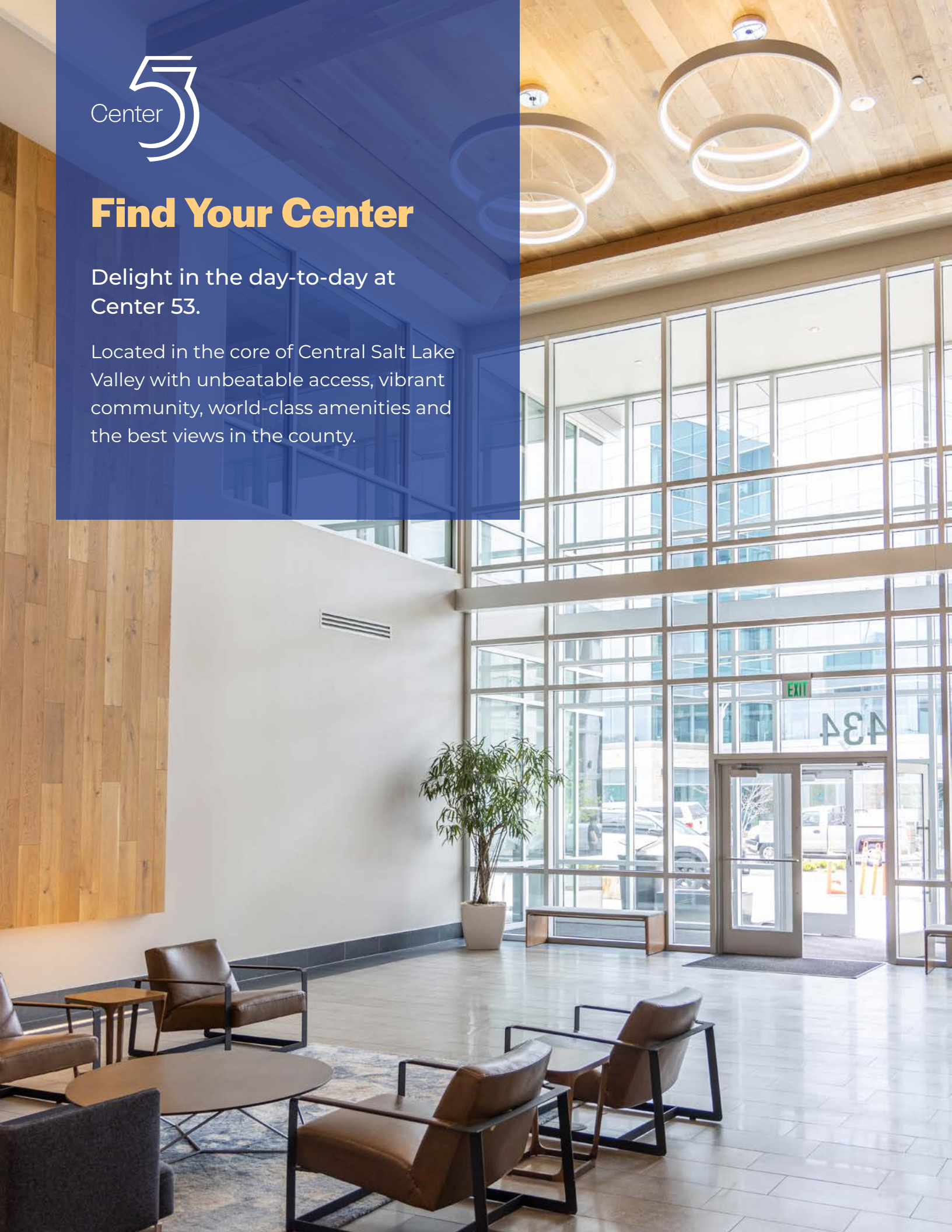




Find Your Center

Delight in the day-to-day at Center 53.

Located in the core of Central Salt Lake Valley with unbeatable access, vibrant community, world-class amenities and the best views in the county.





Premium Office Space

Building One - \$32.00 Full Service

5,627 RSF Spec Suite Underway - Floor 4

Sit-To-Stand Workstations Throughout

To Be Completed Q1 2025

5,664 RSF Move-In Ready Space - Floor 1

High End Pre-Built Space

Available Q1 2025



Modern, progressive architecture with efficient, open floor plates



Generous floor-to-ceiling glass throughout, offering **gorgeous views**



Unmatched expansion capability



Large on-site **fitness center**



Multi-size conference meeting space and outdoor community center



Freeway visibility over 213,790 vehicles per day



Multiple fiber optic provider connectivity



Backup generation and infrastructure for redundant power systems



Close proximity to retail, restaurants, hotels and The IHC Center



Immediate freeway access to both I-15 and I-215



Easy access to public transportation: Trax, FrontRunner and UTA
Bus Routes with direct express links from 5300 Campus to Hub

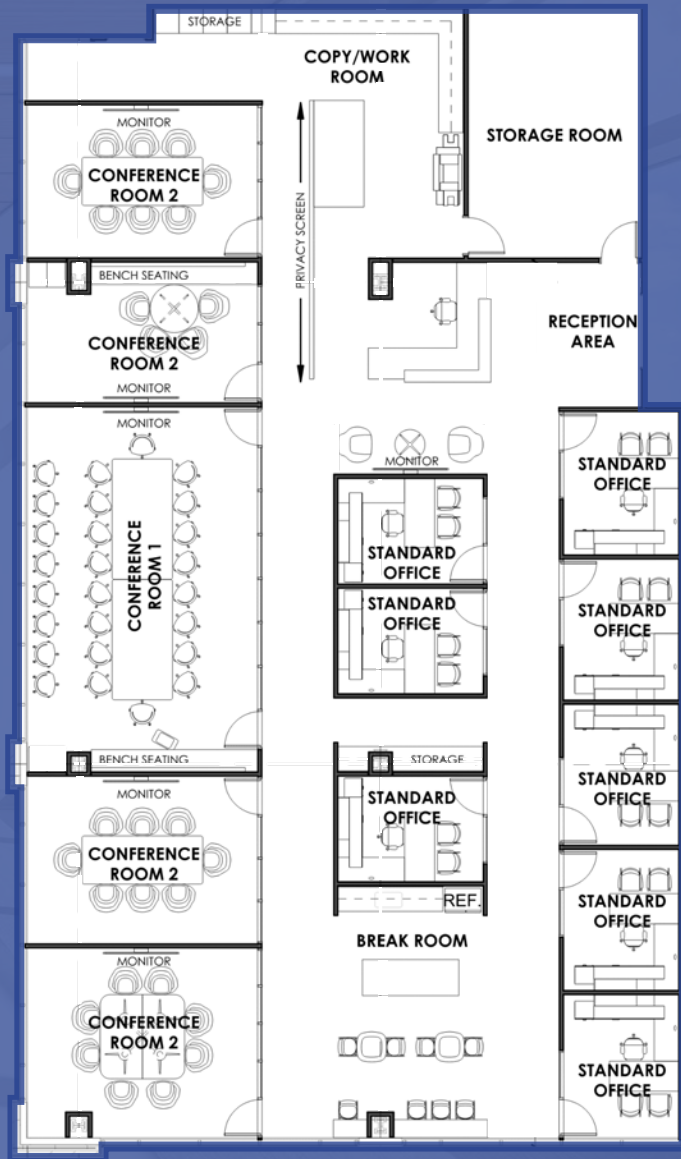


5/1,000 SF parking in structured garage with **EV Charging Stations** and **direct building access**

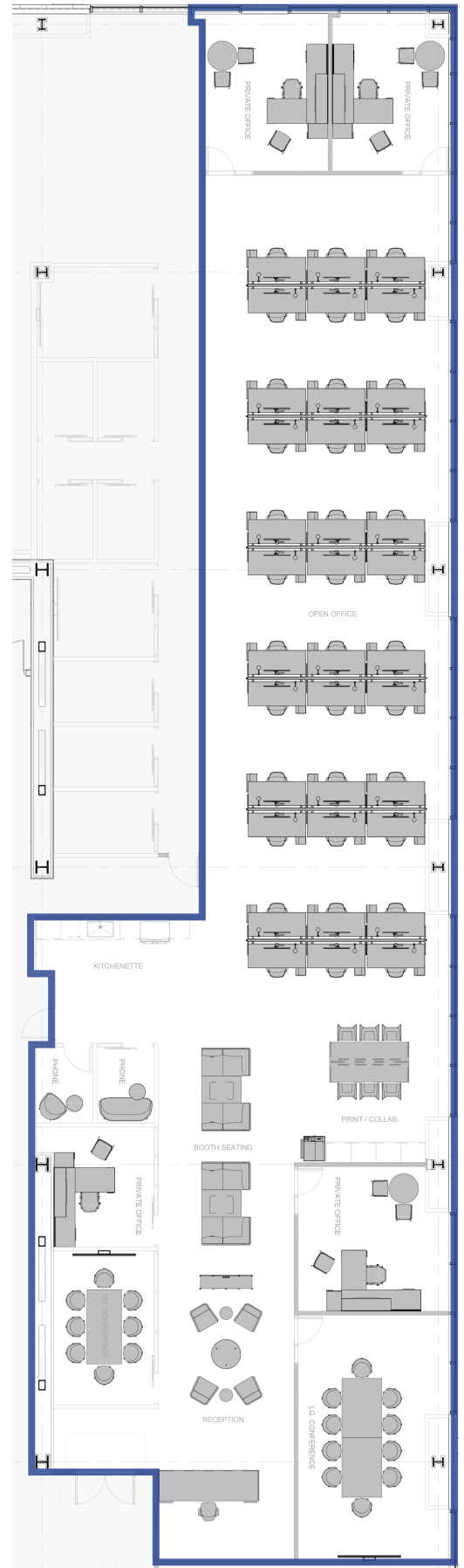


Availabilities

Floor 1
5,664 RSF



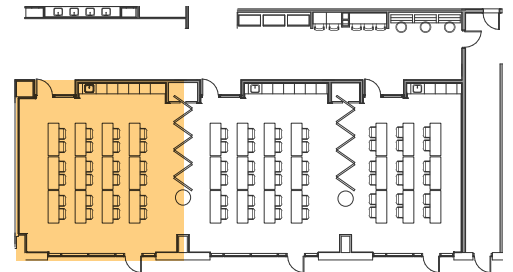
Floor 4
5,627 RSF Available



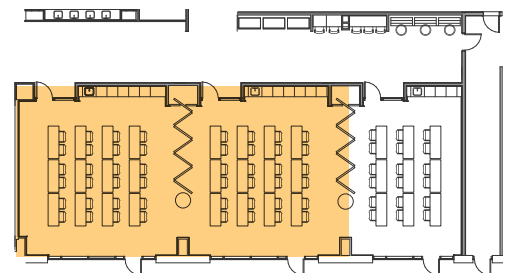
Conference Center



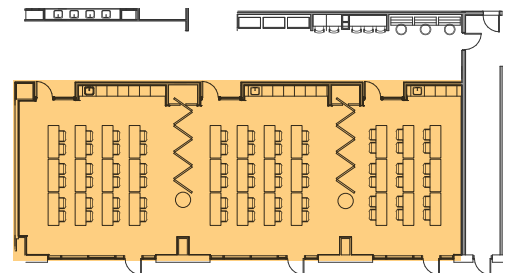
24 Person Configuration



48 Person Configuration



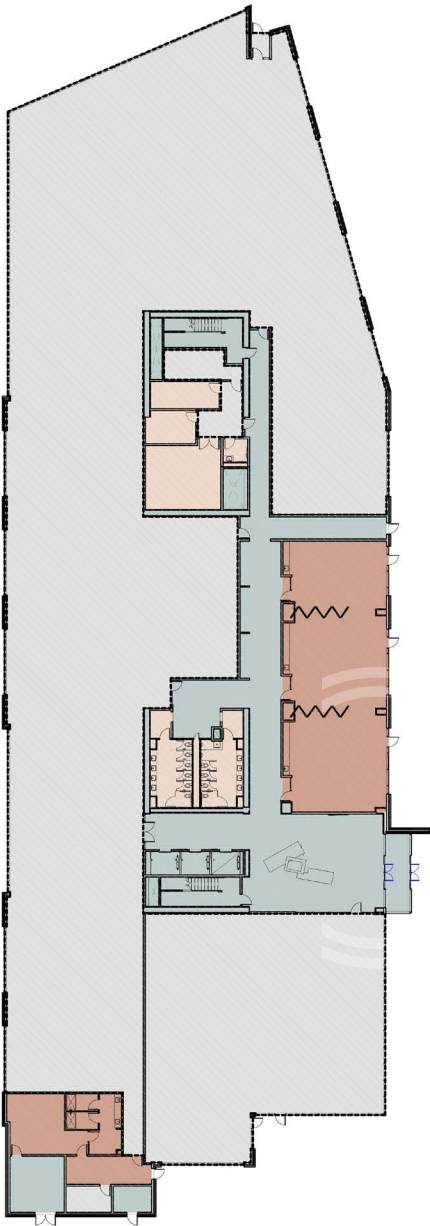
66 Person Configuration



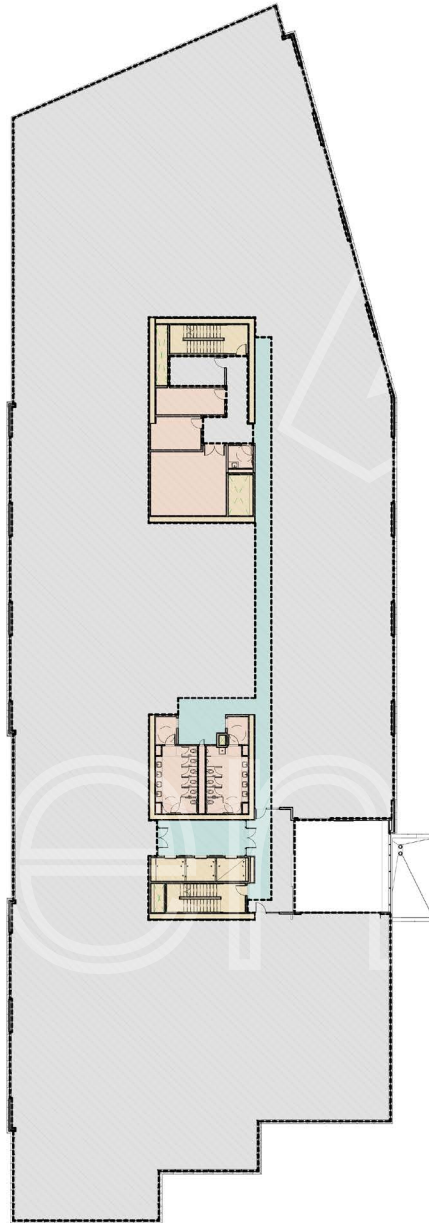
Each conference room configuration is equipped with presentation capabilities and a built-in catering counter. Conference Center can fit up to 120 with alternate configurations.



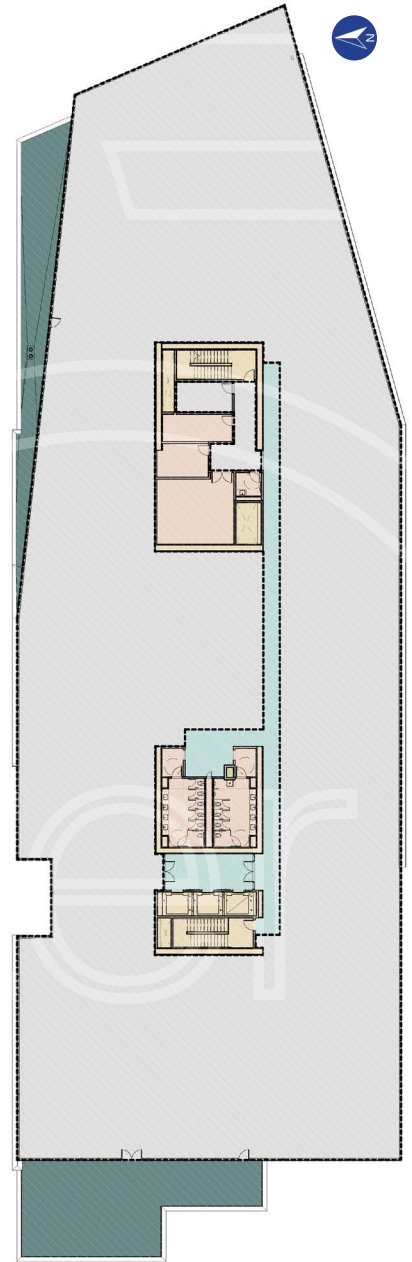
Planned: Building Three



Level one



Levels two - five



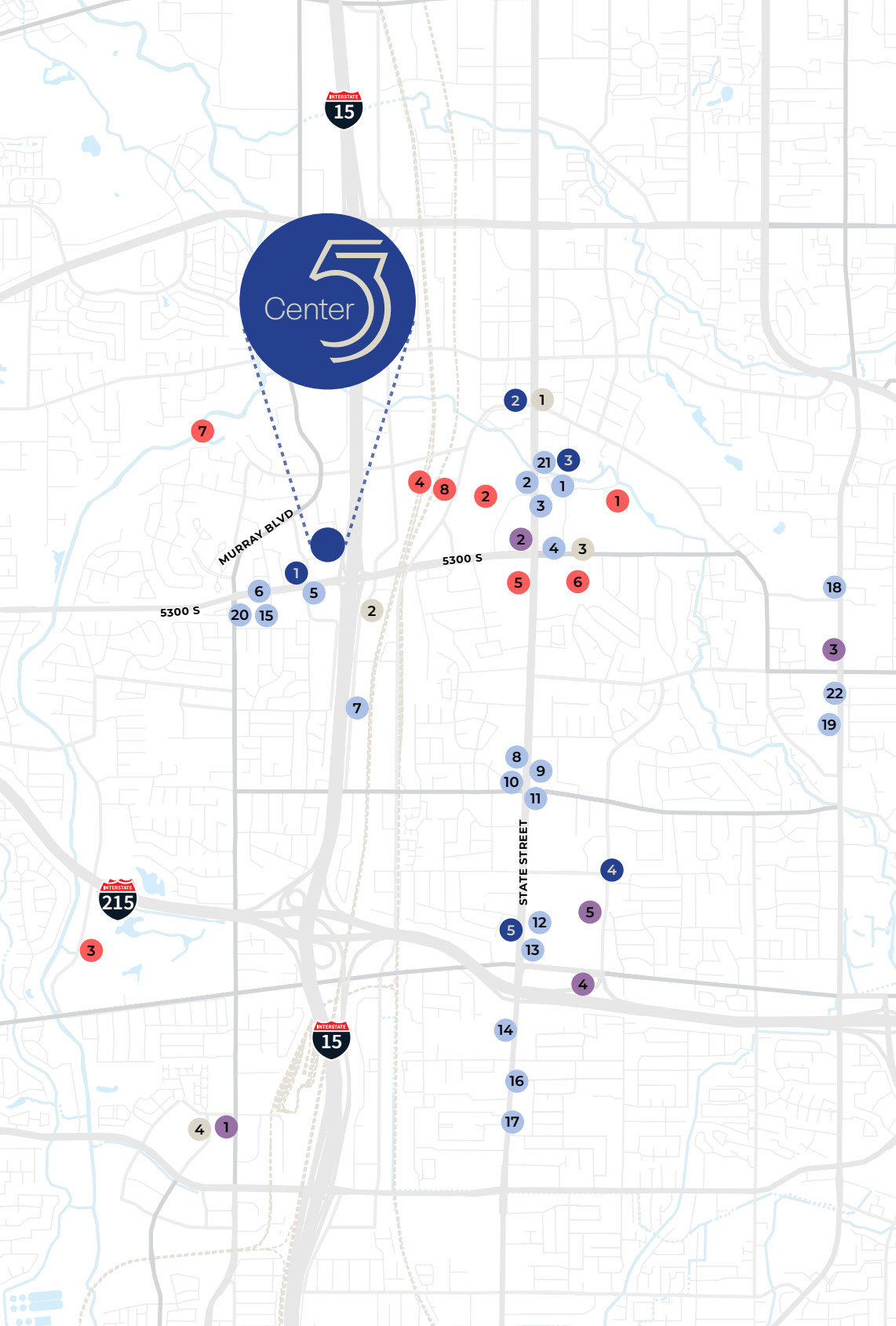
Level three

260,000 SF Available

- 43,000 SF Floor Plates
- Generous Tenant Improvements
- Pre-leasing Now

Campus Site Plan





Dining

1. Café Zupas
2. Chick-fil-A
3. Noodles and Company
4. Carl's Jr.
5. Green Street Grill
6. Subway
7. .357 Burgers
8. Arby's
9. McDonald's
10. Panda Express
11. JINYA Ramen Bar - Murray
12. The Cheesecake Factory
13. Olive Garden Italian Restaurant
14. Happy Lamb Hot Pot, Murray
15. CASA SALVAJE
16. Astro Burgers
17. Yi Sushi Bistro
18. Italian Village
19. Yoshi's
20. Papa Murphy's | Take 'N' Bake Pizza
21. Starbucks
22. Wendy's

Hotels

1. Home2 Suites by Hilton Salt Lake City-Murray, UT
2. Holiday Inn Express & Suites Salt Lake City South - Murray, an IHG Hotel
3. Residence Inn by Marriott Salt Lake City Murray
4. Tru by Hilton Salt Lake City Midvale

Others

1. Murray Park
2. Intermountain Medical Center
3. Murray Parkway Golf Course
4. Murray Central Station
5. Murray High School
6. Hillcrest Junior High School
7. Kennecott Nature Center of Murray
8. Murray Central Frontrunner/Trax Station

Banking

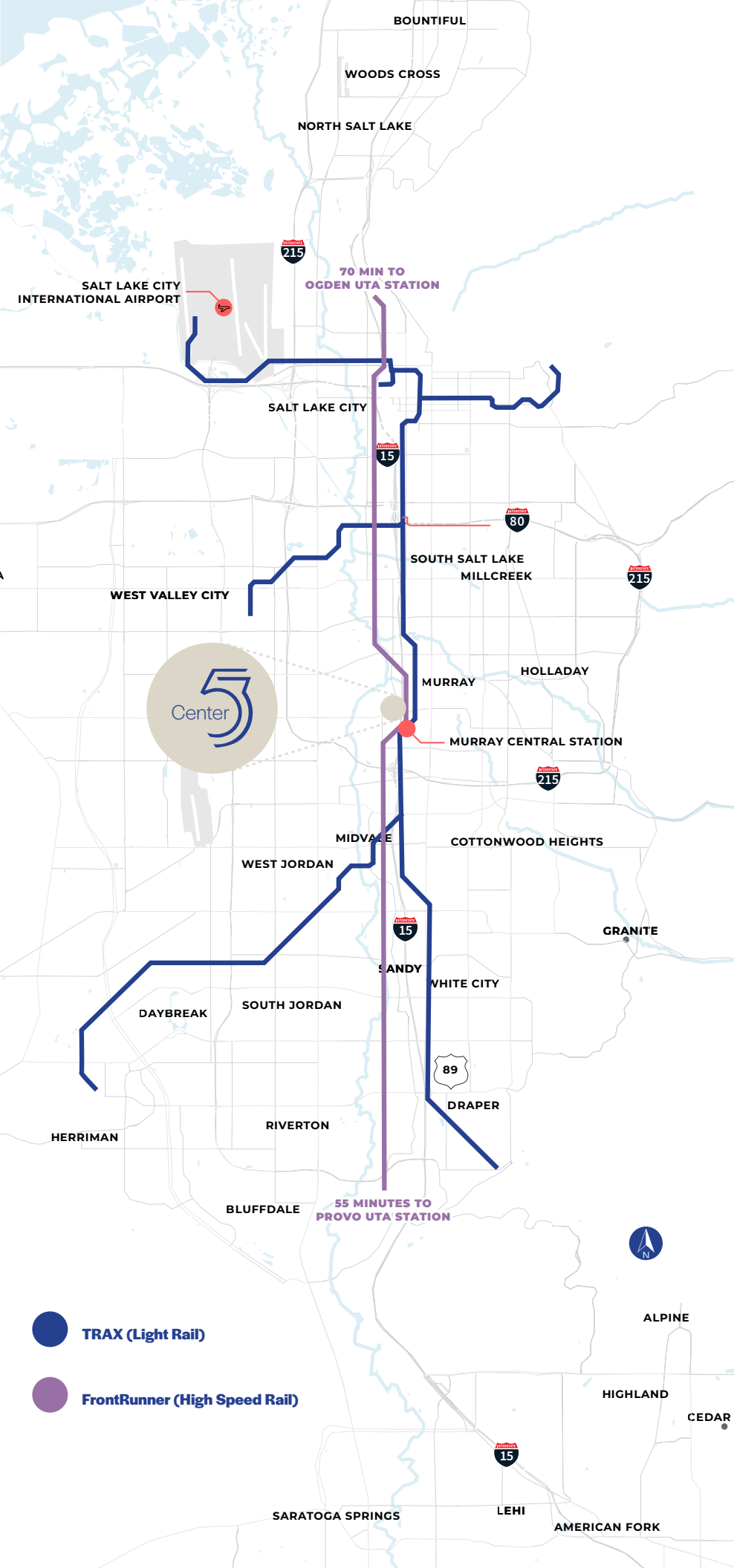
1. Chartway Credit Union
2. Wells Fargo Bank
3. KeyBank
4. WaFd Bank
5. Chase Bank

Retail

1. WinCo Foods
2. Costco Wholesale
3. Oakwood Village Shopping Center
4. Center Point Shopping Mall
5. Fashion Place Shopping Mall

Center

Transit Map





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