



READY FOR IMPROVEMENTS



SOLEIL

TECHNOLOGY PARK

Colliers
INTERNATIONAL

 WASATCH
COMMERCIAL MANAGEMENT

SO·LEIL

FRENCH WORD MEANING "SUN"

Soleil is a new kind of community that is transforming the office campus environment in Silicon Slopes. This iconic campus features balanced energy consumption, peak shaving technology, Qualified Opportunity Zone investment, innovative tech, and an amenity rich campus. Soleil Technology Park delivers a positive effect on both the community and the environment.

Soleil is looking to align with like-minded companies that believe in creating a social impact while providing their team a world class office campus.

World Class Office Campus

Balanced Energy Solar Park

525,000 Sf + In 5 Buildings

Qualified Opportunity Zone

Amenity Rich Environment

Innovative Architecture



CONNECTED TO IT ALL

Strategically positioned in the heart of the Salt Lake Valley, this world class campus provides unique access to the Salt Lake County and Davis County workforce, recreational activities, and on-site amenities.

- Easy convenient access via Bangerter Highway and SR-201 Freeway
- Close access to the Airport, Downtown and all arterials to the Valley
- Within 45 minutes of internationally famous ski resorts
- 27-hole Johnny Miller designed golf course
- Multiple on-site hotels
- Employee picnic areas along green-ways
- 120 acres of natural habitats, wildlife, and wetlands
- Panoramic mountain views
- Within 5 minutes of the proposed Salt Lake City Inland Port

DRIVE TIMES

1 MINUTES



STONEBRIDGE
27 HOLE
GOLF COURSE

5 MINUTES



SALT LAKE
INTERNATIONAL
AIRPORT

8 MINUTES



DOWNTOWN
SALT LAKE CITY

10 MINUTES



UNIVERSITY
OF UTAH

35 MINUTES



PARK CITY





RETAIL SERVICES

- | | |
|----------------------|-----------------------------------|
| 1. Cinemark | 10. Ross |
| 2. Maurices | 11. Kohls |
| 3. Marshalls | 12. Petsmart |
| 4. Target | 13. Verizon |
| 5. TownePlace Suites | 14. T-Mobile |
| 6. Hampton Inn | 15. Mountain America Credit Union |
| 7. Great Clips | 16. Discount Tire |
| 8. WinCo Foods | 17. Cyprus Credit Union |
| 9. Burlington | 18. Walmart |

FOOD & DRINK

- | | |
|-----------------------|------------------------|
| 1. Freddy's | 13. Buffalo Wild Wings |
| 2. Black Bear Diner | 14. Del Taco |
| 3. Kneaders | 15. Starbucks |
| 4. Café Rio | 16. Panda Express |
| 5. Firehouse Subs | 17. Wing Stop |
| 6. Dunkin' Donuts | 18. Pizza Rev |
| 7. Zaxby's | 19. Beans & Brews |
| 8. Popeyes | 20. Chilis |
| 9. Banzai Teppan Yaki | 21. Ihop |
| 10. Five Guys | 22. ElPollo Loco |
| 11. Potbelly | 23. Chick-Fil-A |
| 12. MoBettah | |

MAJOR TENANTS

- | |
|--------------------------------|
| 1. Intermountain Healthcare |
| 2. Motorola |
| 3. Discover Financial Services |
| 4. Sutter Shared Services |
| 5. Carbonite |
| 6. United Health Care |
| 7. Utah Housing Corporation |
| 8. Fiserv |
| 9. Usana |

SUSTAINABILITY FEATURES



BALANCED ENERGY FOOTPRINT

Balances energy use in a way that is truly unique, using innovative technology to design a building that generates as much power as it consumes.



TIGHT BUILDING ENCLOSURE

Protects against the elements, support energy efficiency and benefits tenant health.



SOLAR ROOF & VERTICAL SOLAR ARRAYS

Generates solar energy through cutting-edge design that optimizes the efficiency of the photovoltaic cells. Featuring solar carports to provide covered parking.



PARTICIPATION IN ENERGY GOALS

Engages tenants in helping to reduce the buildings' energy load by expanding tenant knowledge of sustainable practices.



WINDOW TECHNOLOGY

Reduces heat gain in the summer and heat loss in the winter through high efficiency windows.



CAR CHARGING STATIONS

Over 200 EV car charging stations available for tenant use.



FIBER & DATA

The site will feature numerous fiber providers to allow for redundancy of service.

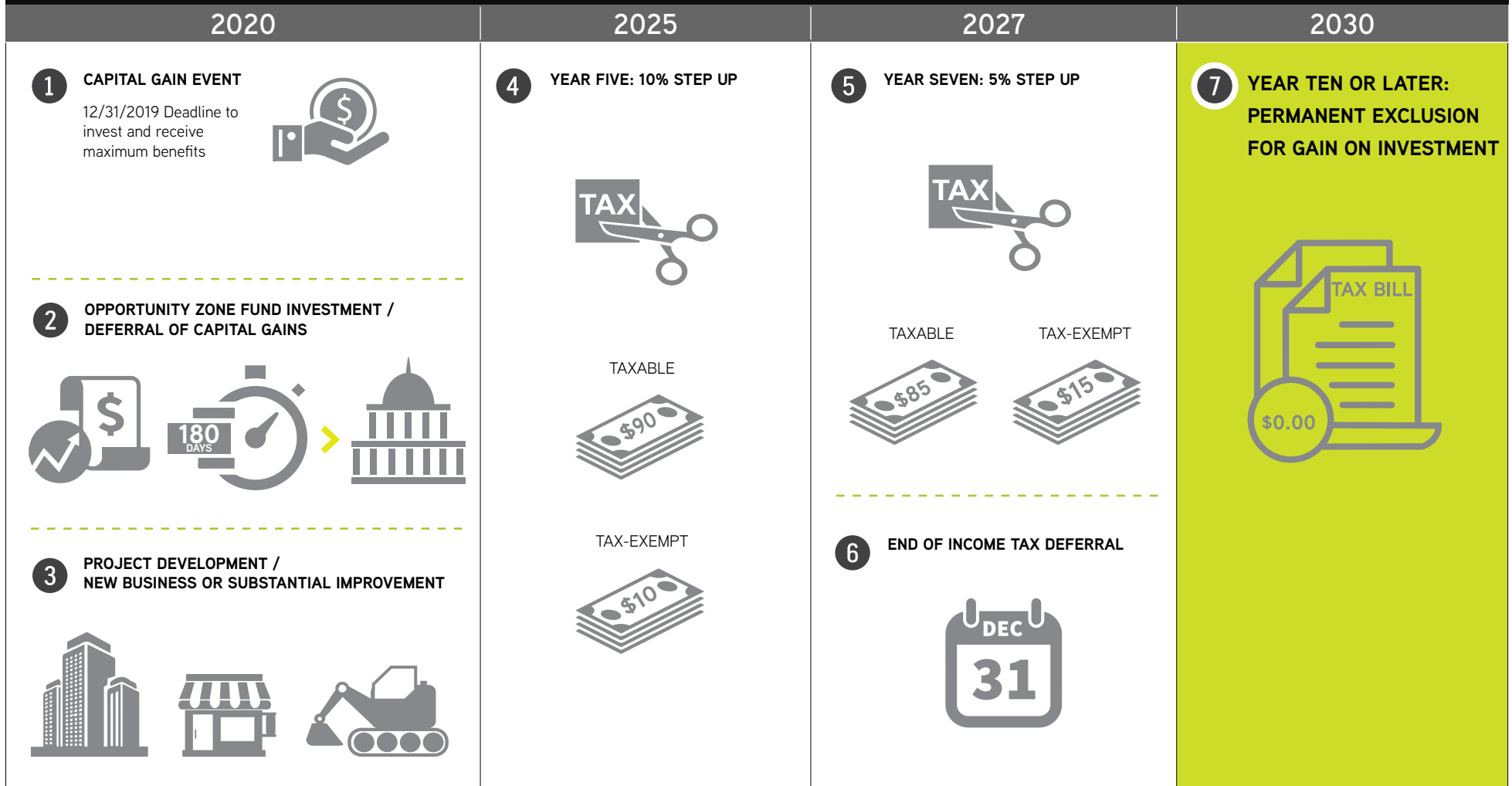


VARIABLE REFRIGERANT FLOW HVAC SYSTEM

Provides the most energy efficient HVAC system with advanced controls for zoning and demand.

IN THE QUALIFIED OPPORTUNITY ZONE

ATTRACT CAPITAL · REDUCE TAXES · SUPPORT COMMUNITY





INNOVATIVE ARCHITECTURE



READY FOR
IMPROVEMENTS

UNDER
CONSTRUCTION

STONEBRIDGE SITE

Total Square Feet

276,642

Total Acreage

19.21

Parking Ratio

6/1,000

Buildings

3

STONEBRIDGE PROPERTY HIGHLIGHTS



3 Story Building

Total Building sq. ft.

95,691

Floor Plates sq. ft.

31,897

Lease Rate

\$19.75

NNN



4 Story Building

Total Building sq. ft.

124,410

Floor Plates sq. ft.

31,102

Lease Rate

\$19.75

NNN



2 Story Building

Total Building sq. ft.

56,541

Floor Plates sq. ft.

28,270

Lease Rate

\$19.75

NNN

STONEBRIDGE READY FOR IMPROVEMENTS



3 Story Building



4 Story Building



AMENITIES

Campus Environment

Fitness Center

6/1,000 Parking

Bike Storage

Bluetooth device keyless entry / security

EV Charging Stations

Covered Parking- Solar car port

Floor to Ceiling Glass

Common Lounge / Game Space

Proximity to the Airport

Adjacent to Stonebridge Golf Course

Access to walking/Jogging Paths

Food Truck Court

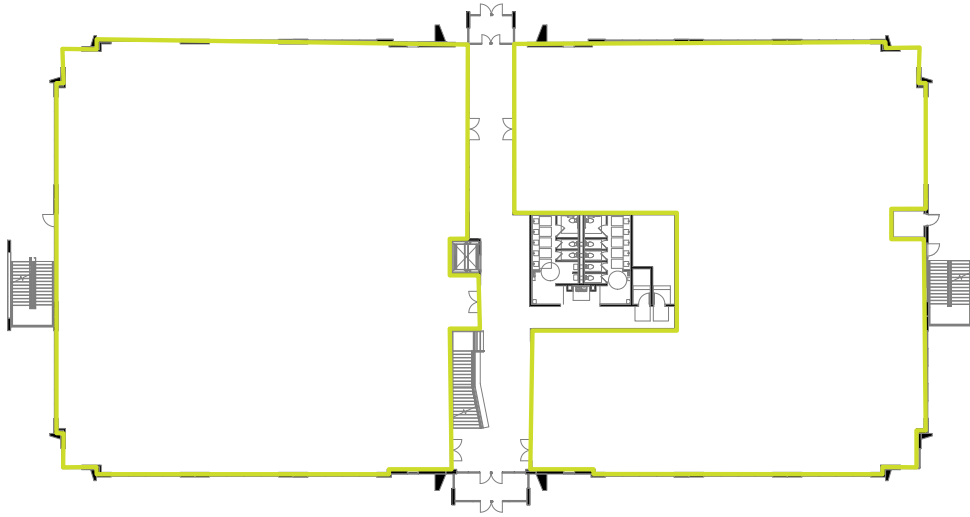
Battery Power Back up

Balanced Energy Consumption (Solar)

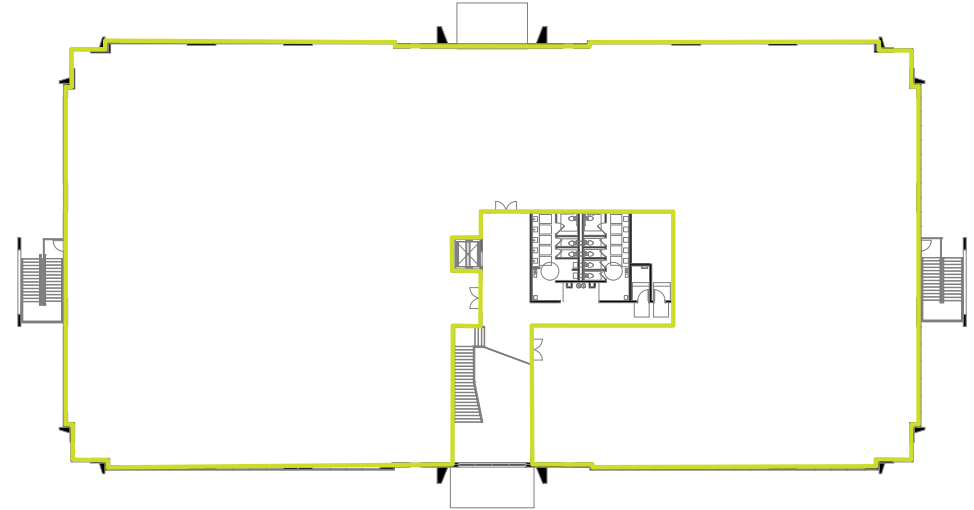
Qualified Opportunity Zone



1st Floor

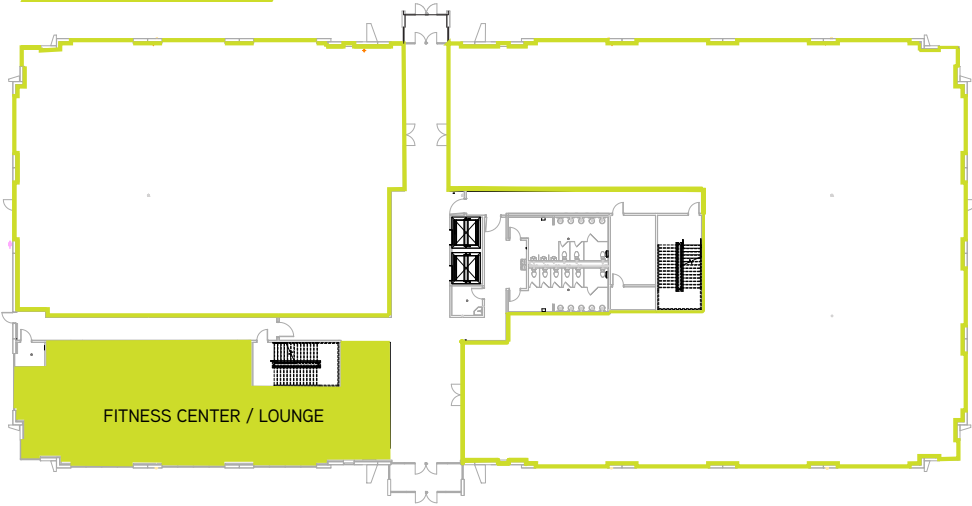


2nd Floor

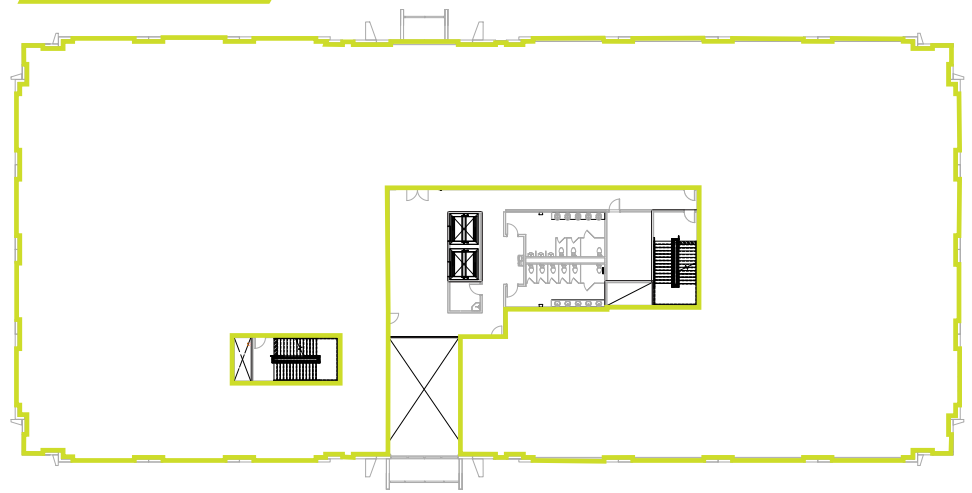


2 STORY FLOOR PLANS

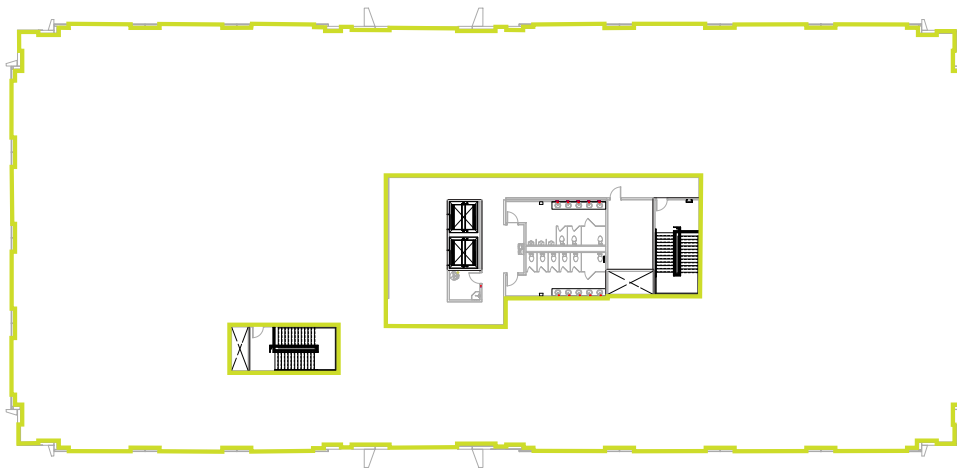
1st Floor



2nd Floor

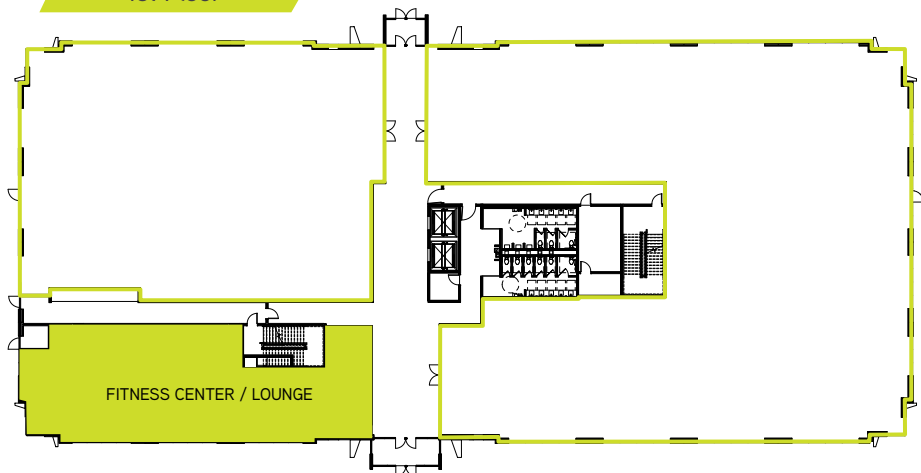


3rd Floor

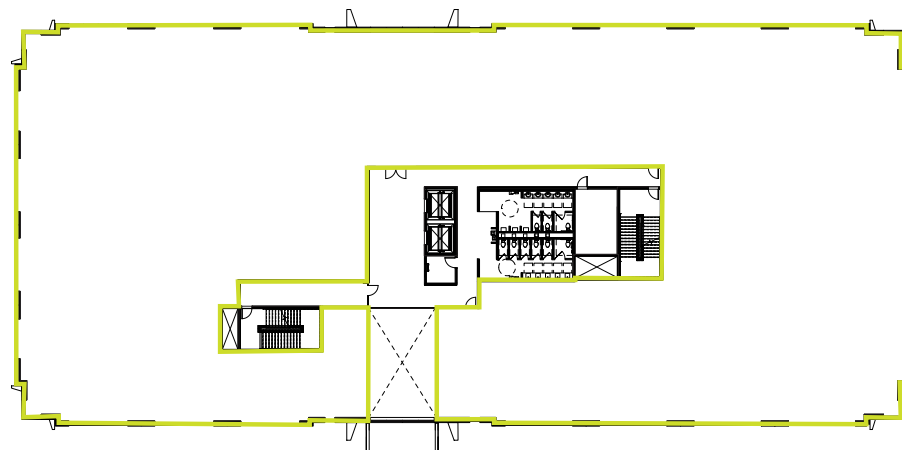


3 STORY FLOOR PLANS

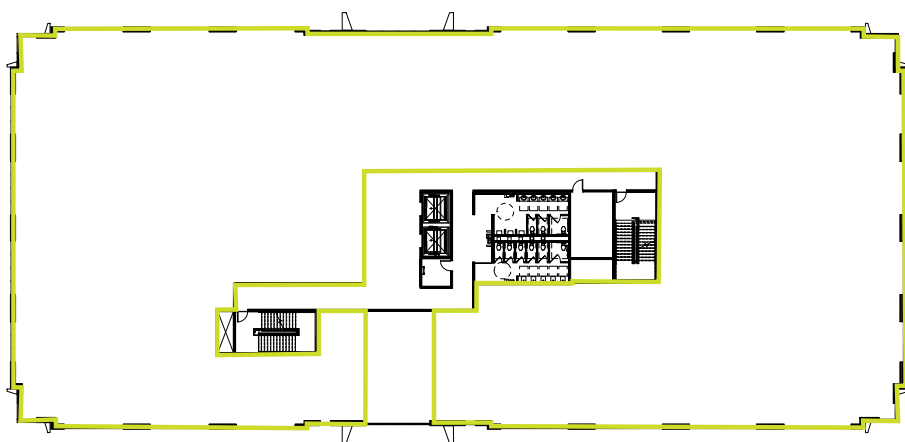
1st Floor



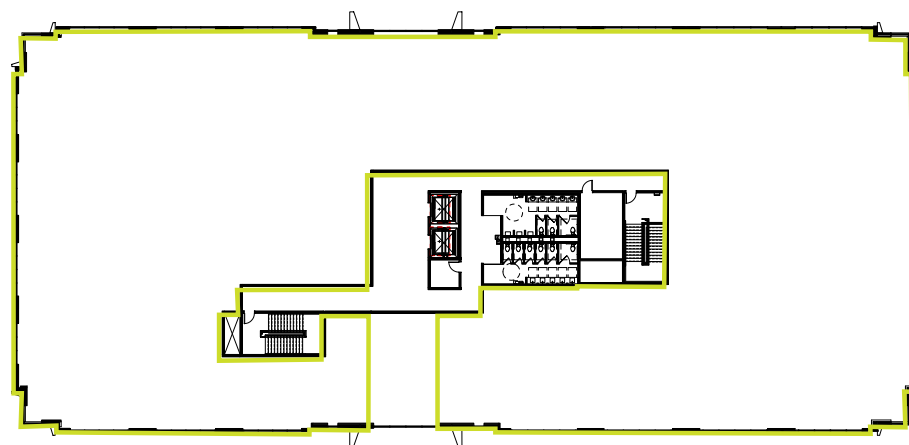
2nd Floor



3rd Floor



4th Floor



4 STORY FLOOR PLANS

SOLEIL

TECHNOLOGY PARK

STONEBRIDGE SITE PLAN





LAKE PARK SITE

Total Square Feet

252,922

Total Acreage

12.8

Parking Ratio

6/1,000

Buildings

2

LAKE PARK PROPERTY HIGHLIGHTS



4 Story Building

Total Building sq. ft.

126,461

Floor Plates sq. ft.

32,229

Lease Rate

\$19.75

NNN



4 Story Building

Total Building sq. ft.

126,461

Floor Plates sq. ft.

32,229

Lease Rate

\$19.75

NNN

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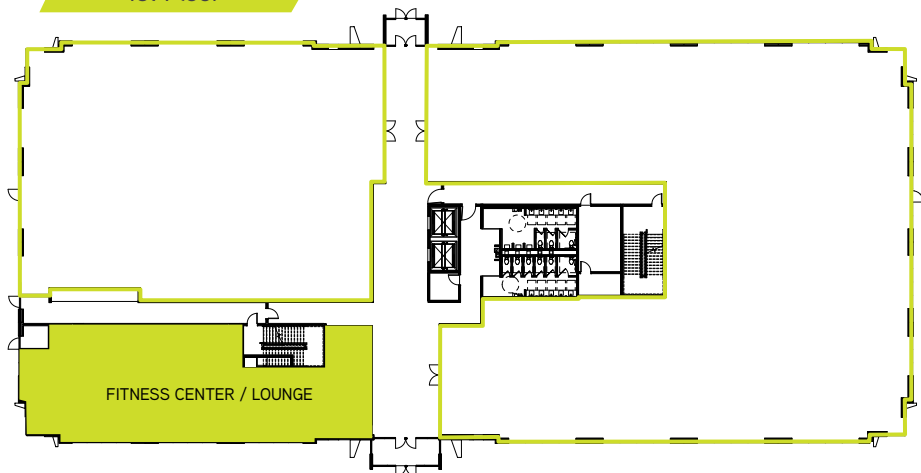
Battery Power Back up

Balanced Energy Consumption (Solar)

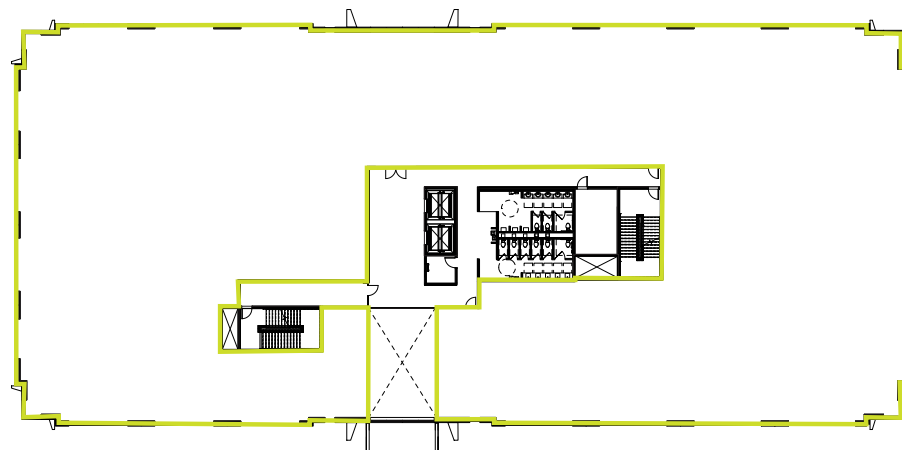
Qualified Opportunity Zone



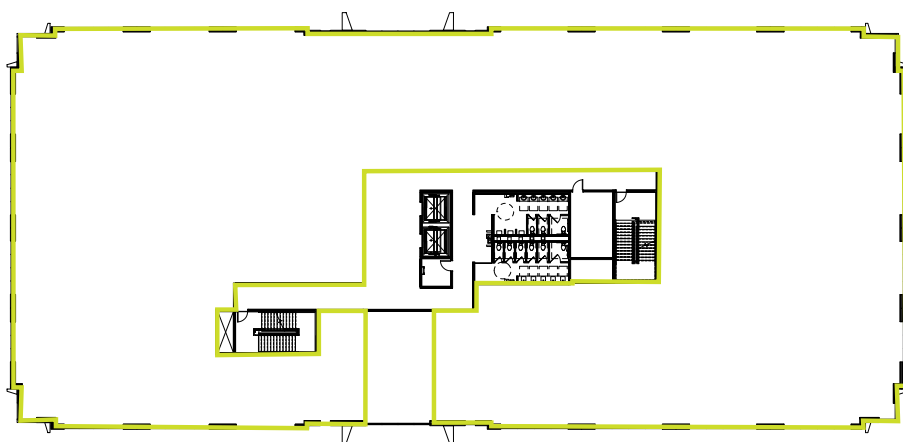
1st Floor



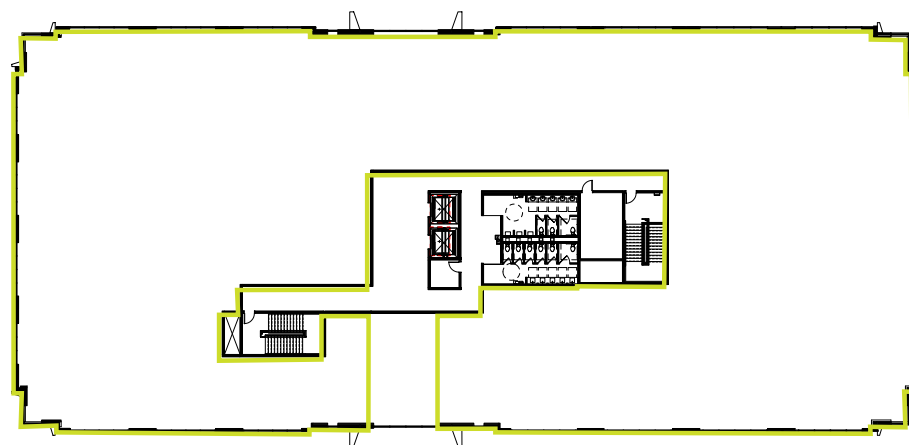
2nd Floor



3rd Floor



4th Floor

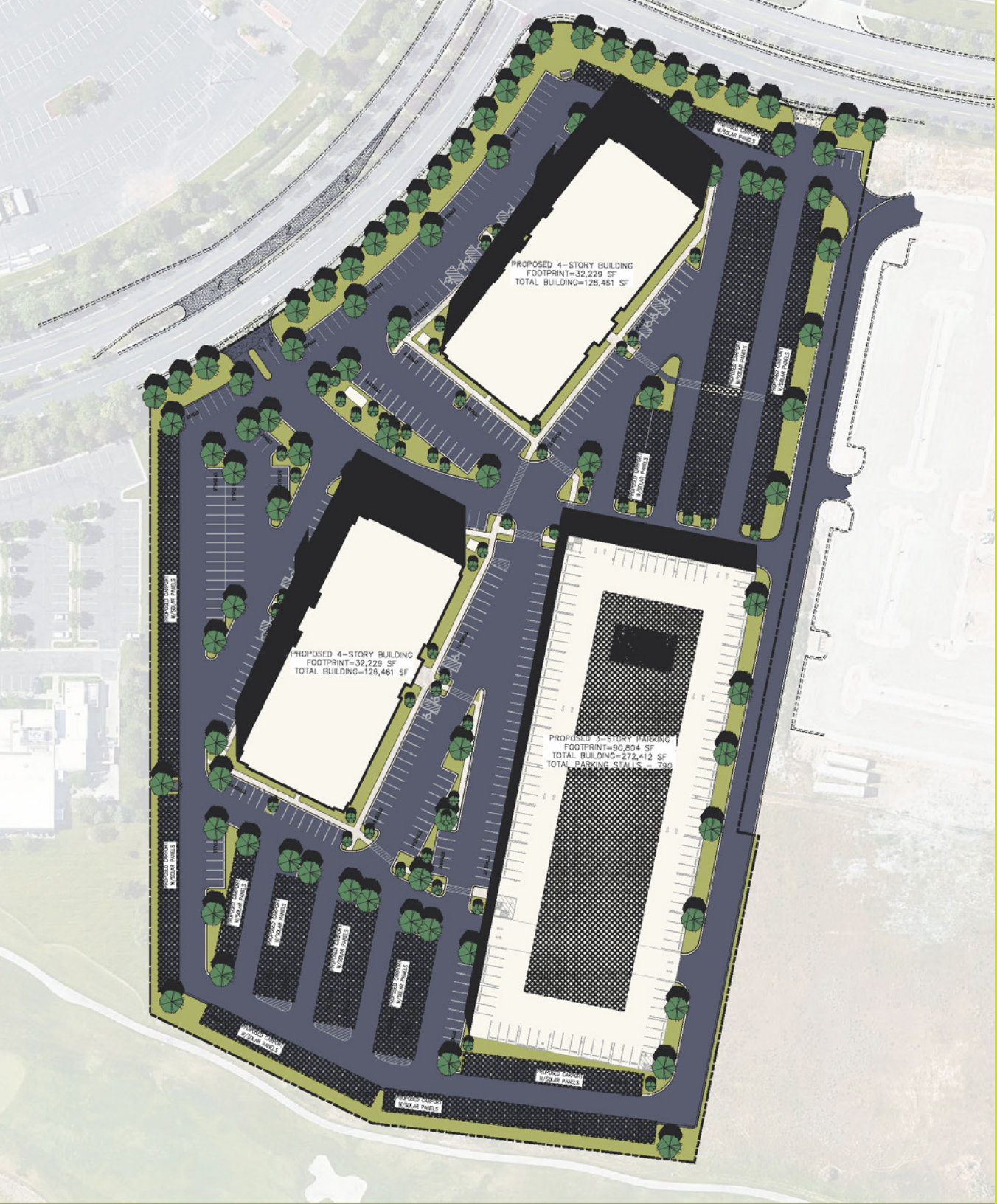


4 STORY FLOOR PLANS

SOLEIL

TECHNOLOGY PARK

LAKE PARK SITE PLAN



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