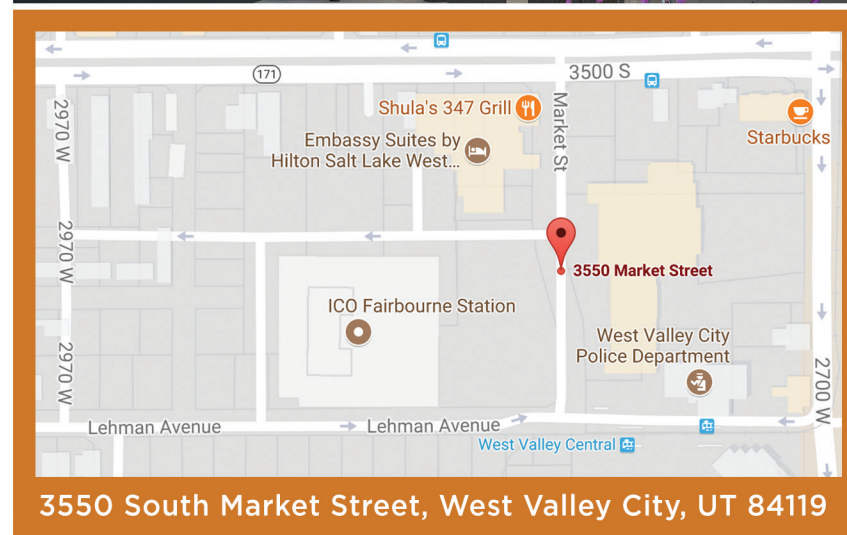


FAIRBOURNE STATION BUSINESS PARK



FAIRBOURNE STATION



FOR LEASING INFORMATION:

Anita Lockhart

Wasatch Commercial Management, Inc.

595 S. Riverwoods Parkway, Suite 400

Logan, Utah 84321

(801) 961-1017

alockhart@netwasatch.com

www.fairbournebusinesspark.com



- Western view



- Southeast view



FAIRBOURNE STATION



- Lobby view



- Office view



- East Lobby view

PROPERTY HIGHLIGHTS:

- Available for occupancy early 2020
- 233,511 rentable square feet
- \$20.50 - \$21.50 NNN Lease rate
- 4/1000 parking ratio
- Tallest building in West Valley City; unobscured views of the Salt Lake Valley
- Solar Power, backup generator, and PDK access control
- High speed, fiber-optic internet service available
- Crown Signage available
- Easy access to Salt Lake International Airport
- Walking distance to many amenities including restaurants, hotels, movie theaters, and Valley Fair Mall
- West Valley Central located on site - Trax, UTA & Frontrunner

LOCAL AMENITIES:

RESTAURANTS -

Shula's 347 Grill; Olive Garden; TGI Friday's; Sushi Monster; Cafe Rio Mexican Grill; Rumbi Island Grill; Cafe Zupas; Cup Bop; Jimmy John's; Red Robin; In-N-Out Burger; Wingers Roadhouse Grill

HOTELS -

Embassy Suites; La Quinta Inn; Sleep Inn; Country Inn & Suites; Crystal Inn

SERVICES/RETAIL -

Valley Fair Mall; Costco Wholesale; Megaplex Theaters; Cinemark Theaters; America First Credit Union; U.S. Bank; CVS Pharmacy; West Valley Public Library

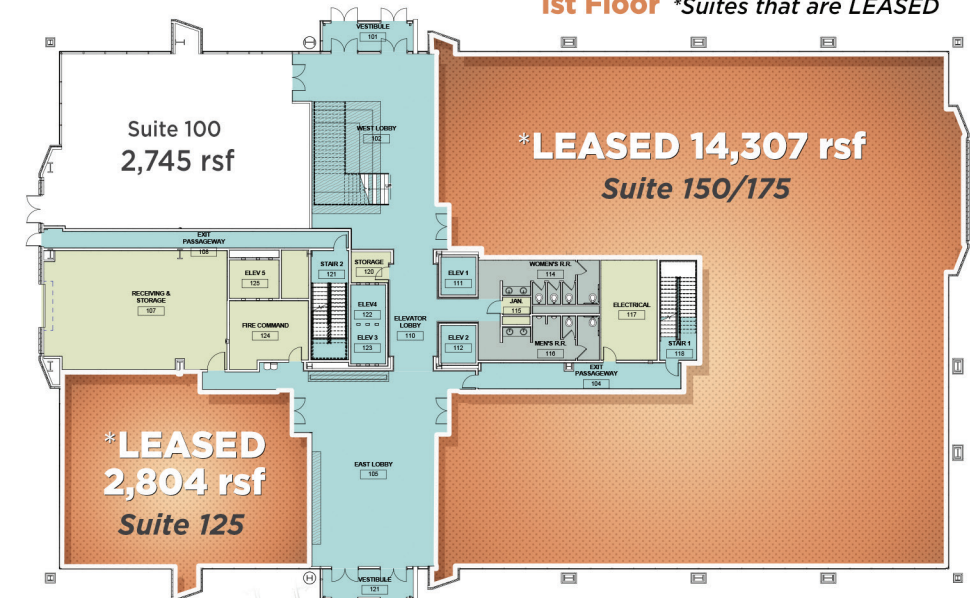
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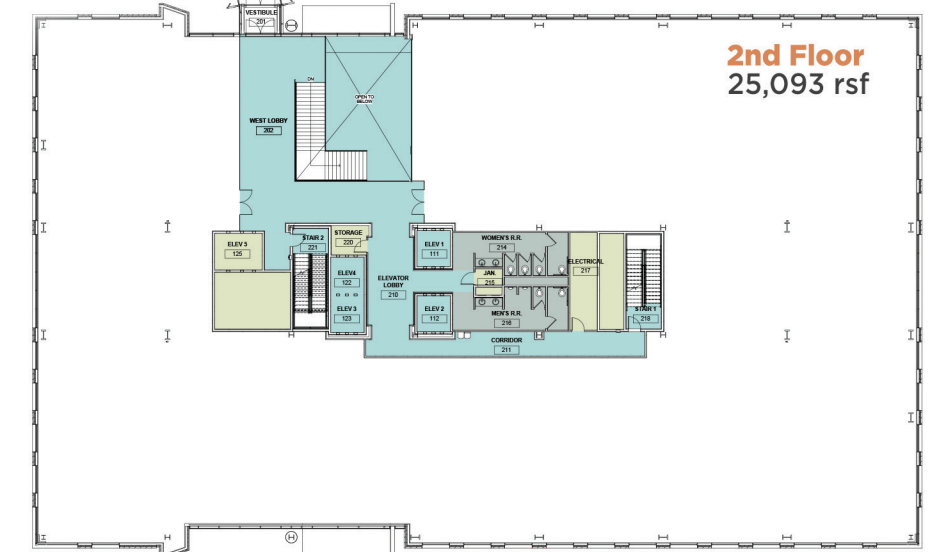


FAIBOURNE STATION FLOOR PLANS:

1st Floor *Suites that are LEASED



2nd Floor
25,093 rsf



3rd Floor
27,659 rsf
4th Floor
25,265 rsf
5th Floor
27,328 rsf
6th Floor
27,328 rsf
7th Floor
27,328 rsf
8th Floor
27,328 rsf
9th Floor
26,326 rsf

