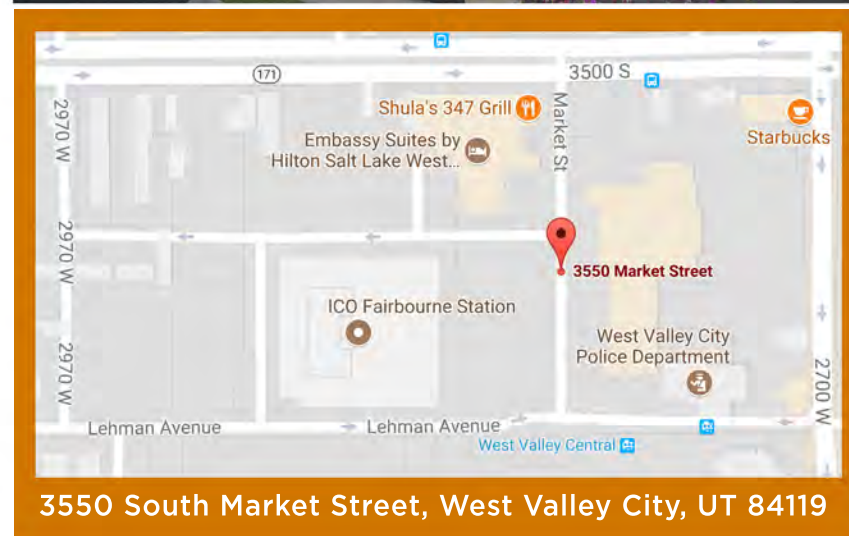


FAIRBOURNE STATION BUSINESS PARK



FAIRBOURNE STATION



3550 South Market Street, West Valley City, UT 84119



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



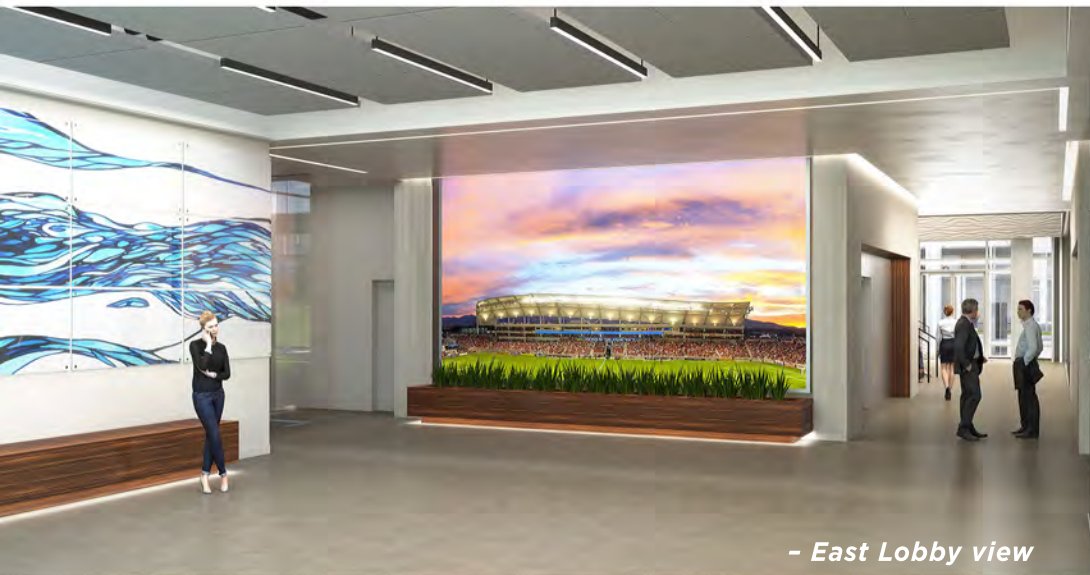
FAIRBOURNE STATION



- Lobby view



- Office view



- East Lobby view

PROPERTY HIGHLIGHTS:

- Available for occupancy Fall 2019
- 235,274 rentable square feet
- \$20.50 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:

