



WINGCREST CAMPUS

SALT LAKE CITY



TWO BUILDING 135,000 SF HQ CAMPUS

WINGCREST CAMPUS

Situated in the heart of the Salt Lake International Center just west of downtown Salt Lake City, Wingcrest offers a unique waterfront setting with I-80 freeway frontage, easy access and high profile identity.

With upscale buildings boasting both dock high and on-grade loading/receiving areas, full back-up generation/redundant power, onsite fitness facility and patio areas providing access to walking paths spanning the entire area, this office campus offers the best of all worlds:

- Fully Furnished, Plug & Play Ready Space
- Abundant Technology Infrastructure
- Continuous Glass Window line with Panoramic Views
- Secure Park Setting with Access Control System

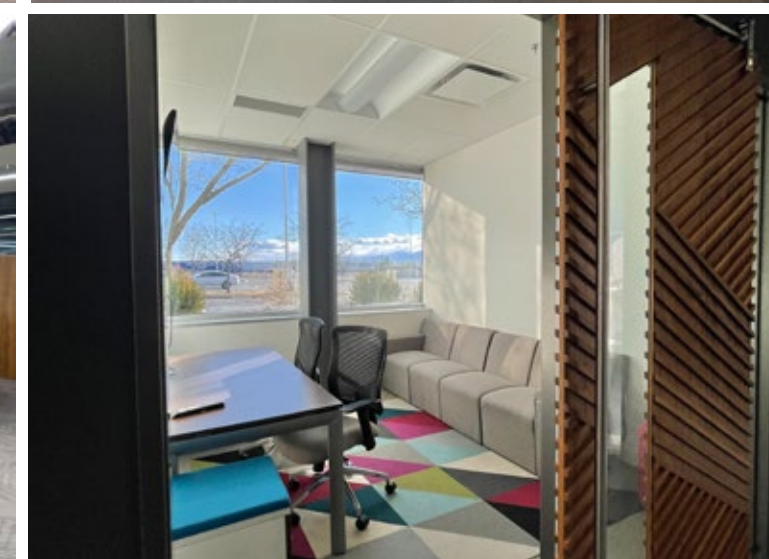
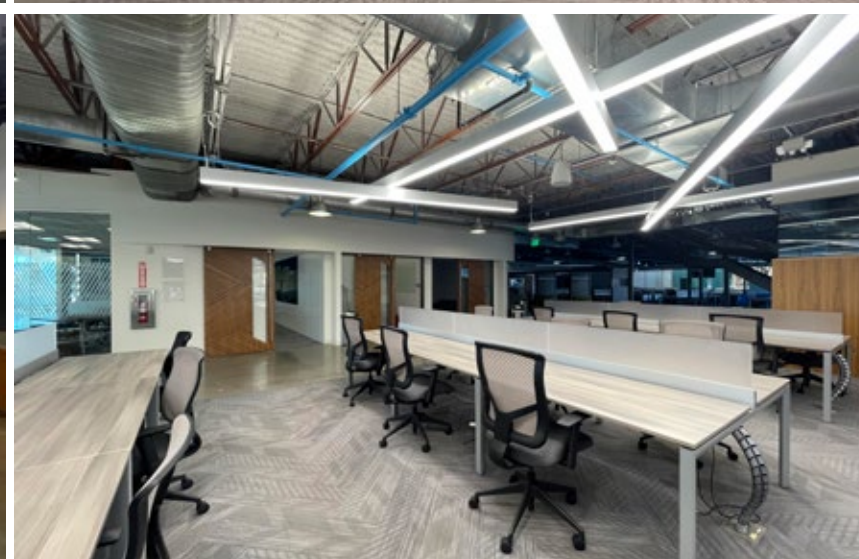
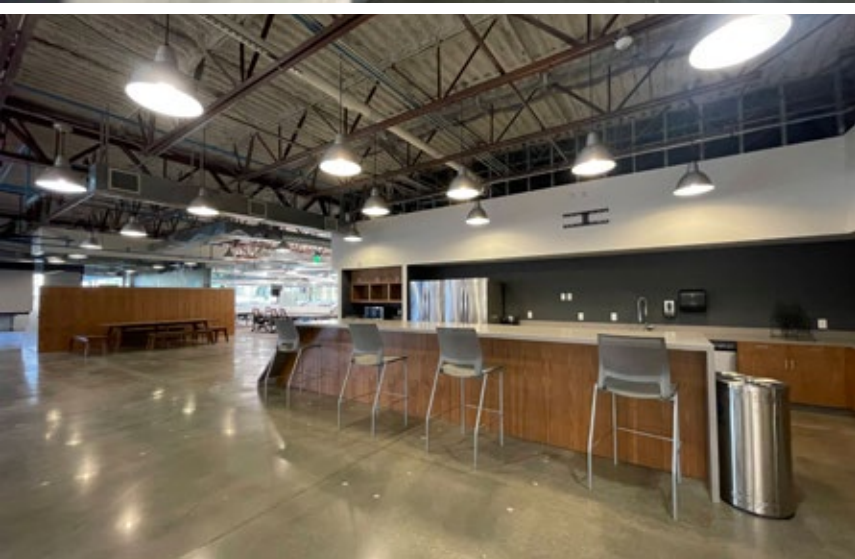
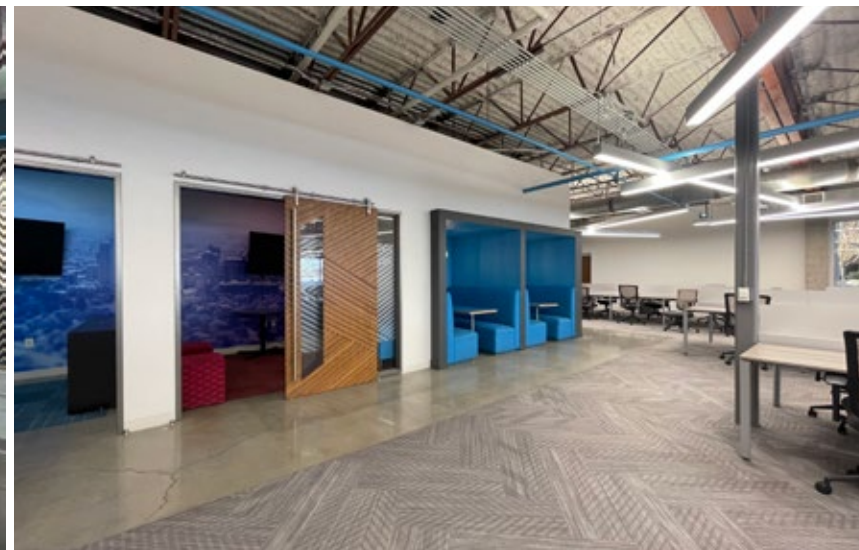
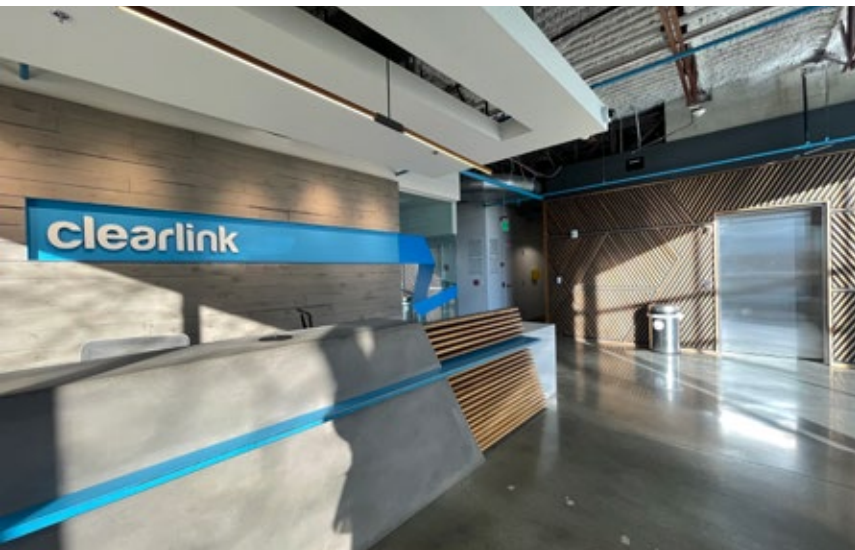
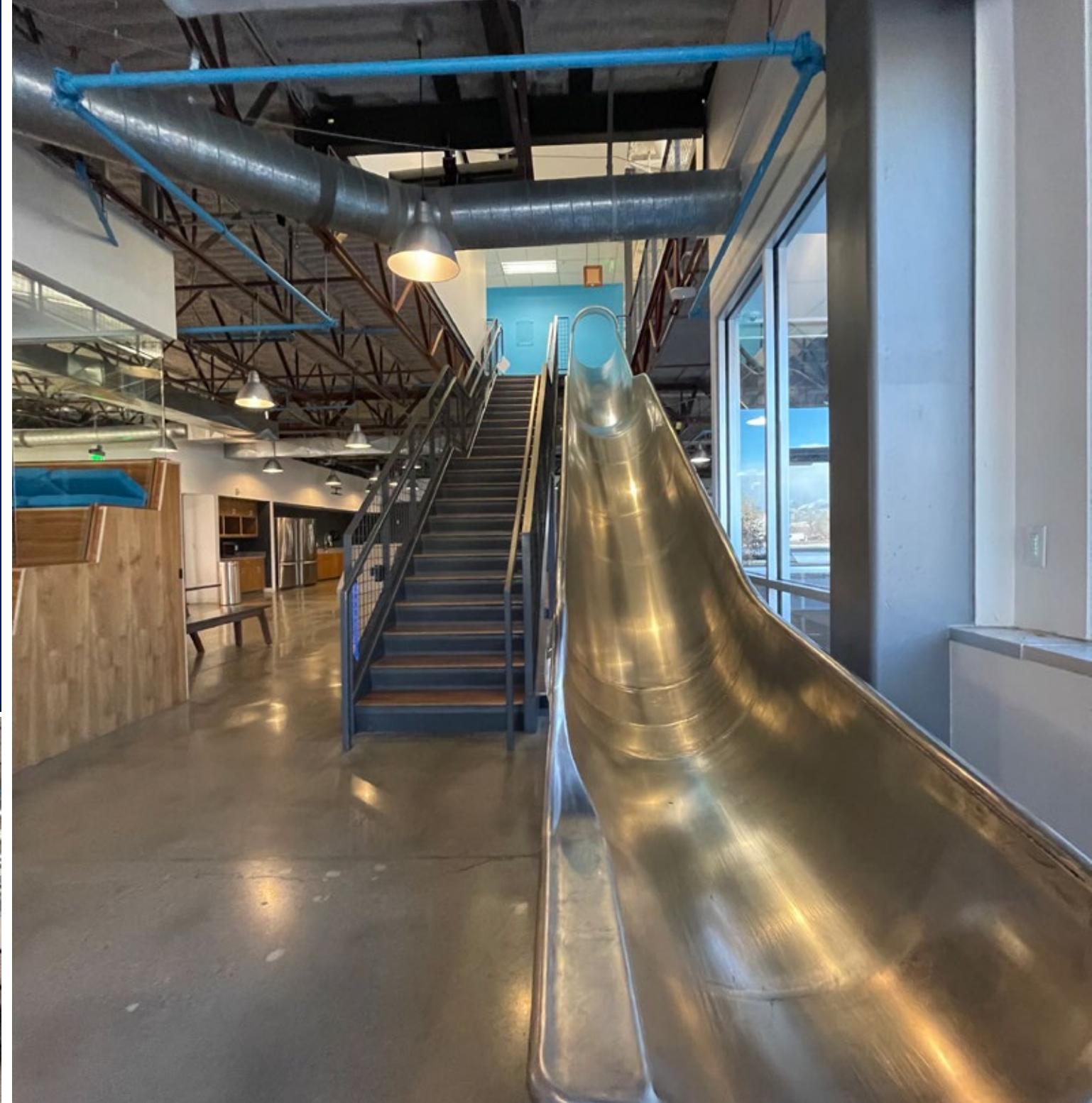
Located minutes from the newly expanded Salt Lake International Airport (4th largest Delta hub), this landmark address features ample parking, mature landscaping, highly functional floor plans & modern finishes combining high open ceilings, open stairwell connectivity between floors and a perfect balance between open to private office and conference room configurations.



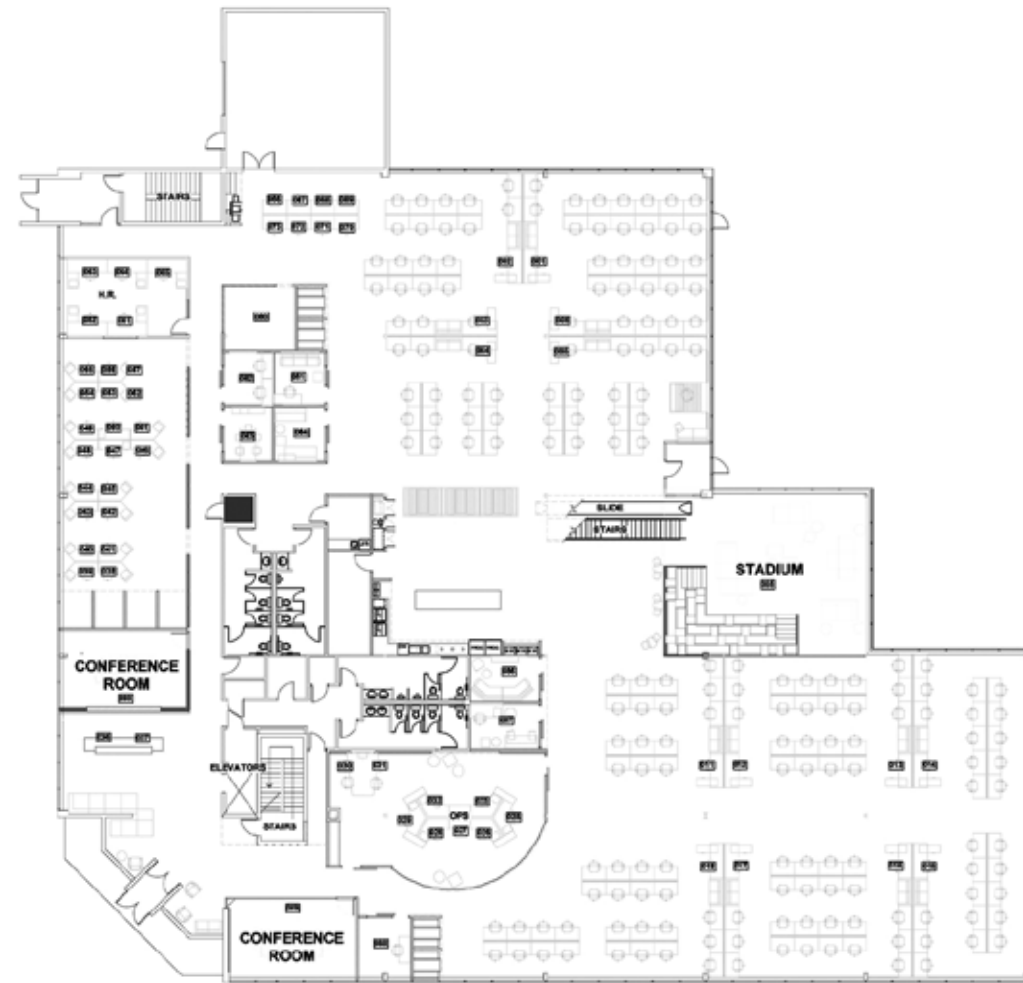
WINGCREST CAMPUS | NORTH

5245 WEST YEAGER ROAD | SALT LAKE CITY, UTAH

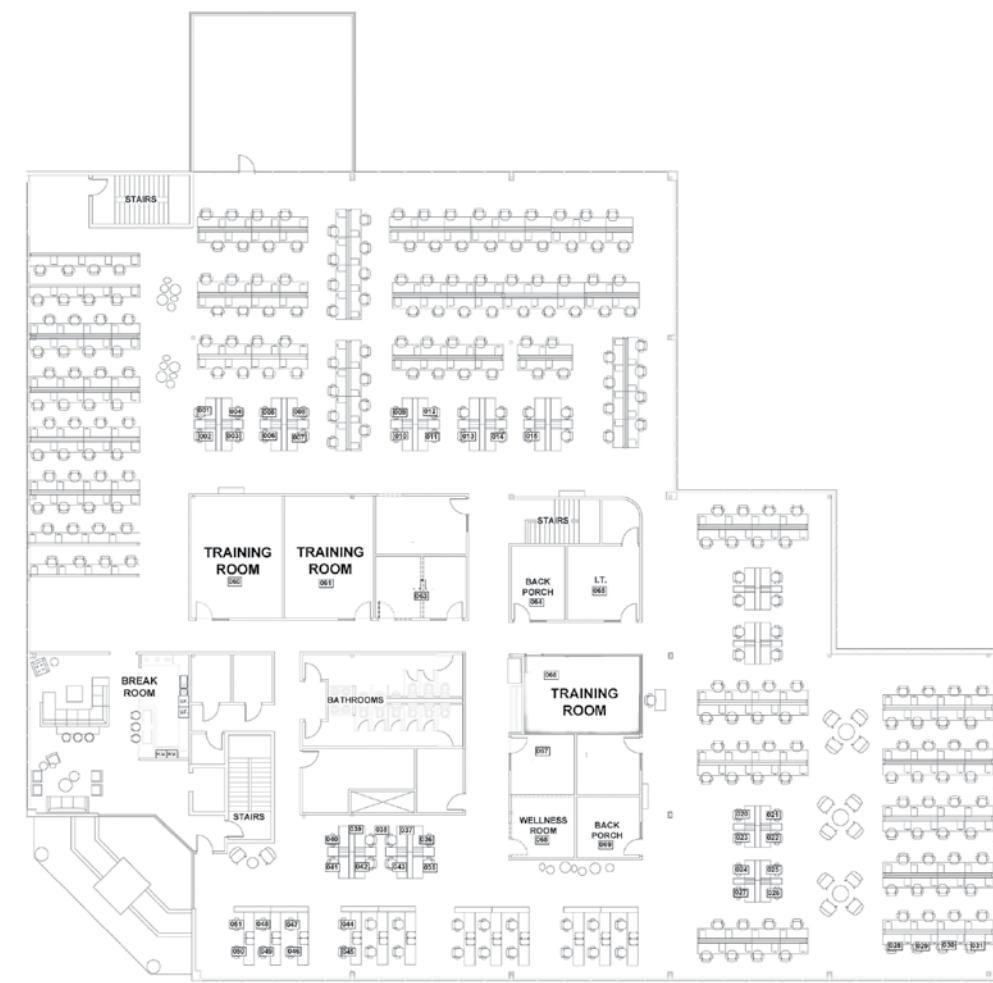
- 47,555 rentable square feet - entire two story building
- Sublease Rate: \$15.00 Per Sq. Ft. / Full Service
- Fully furnished with A/V included.
- Full back-up generation/redundant power.
- Easy access to the entire Salt Lake Valley via I-80 and located within minutes of Salt Lake City International Airport.
- Premises is approximately 75% open space to 25% office/meeting area. Site features an all hands stadium seating auditorium, custom slide between the 1st and second floors, and a new Class A tech buildout throughout the majority of the space.
- Walking distance to multiple hotels
- Prominent crown signage available to I-80 with 44,362 cars daily.



1ST FLOOR



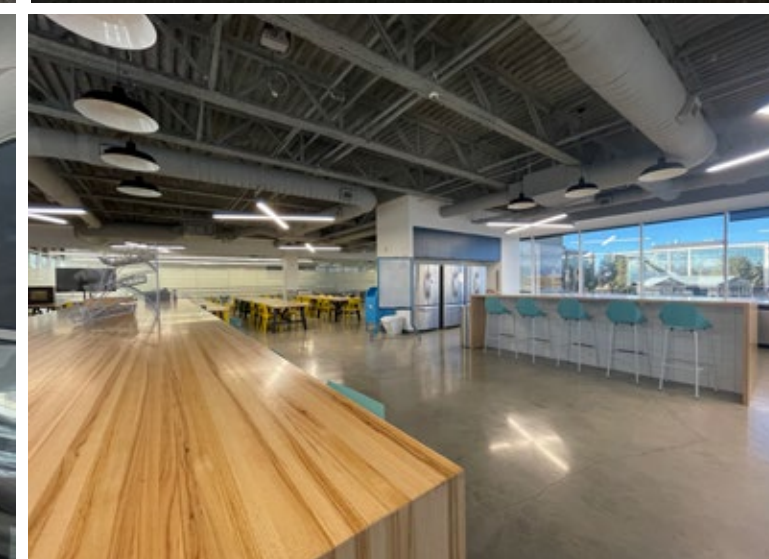
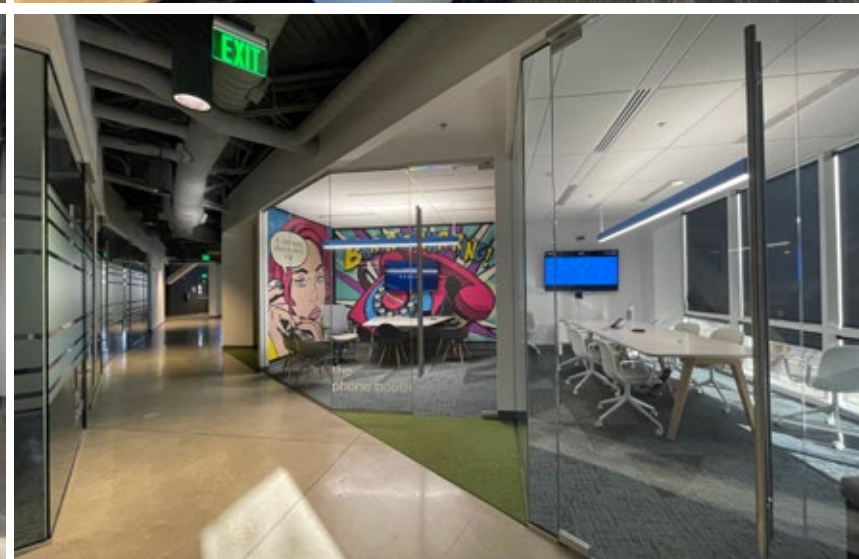
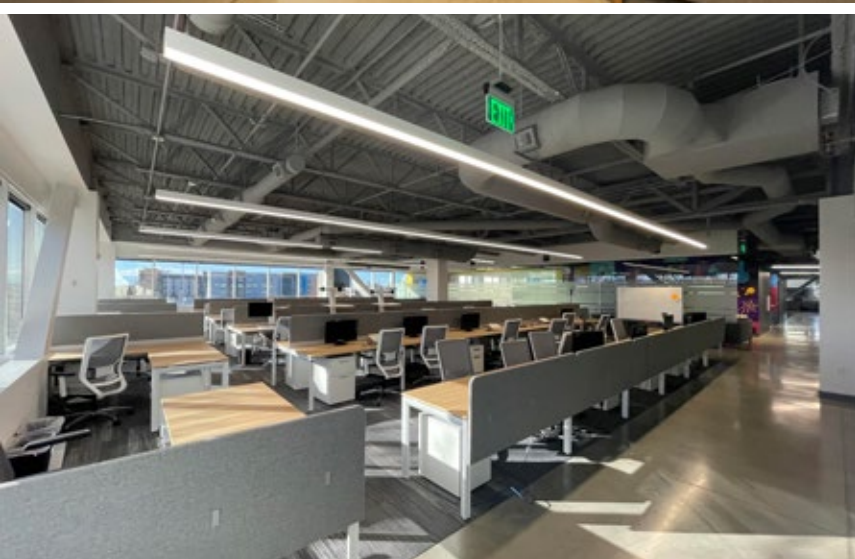
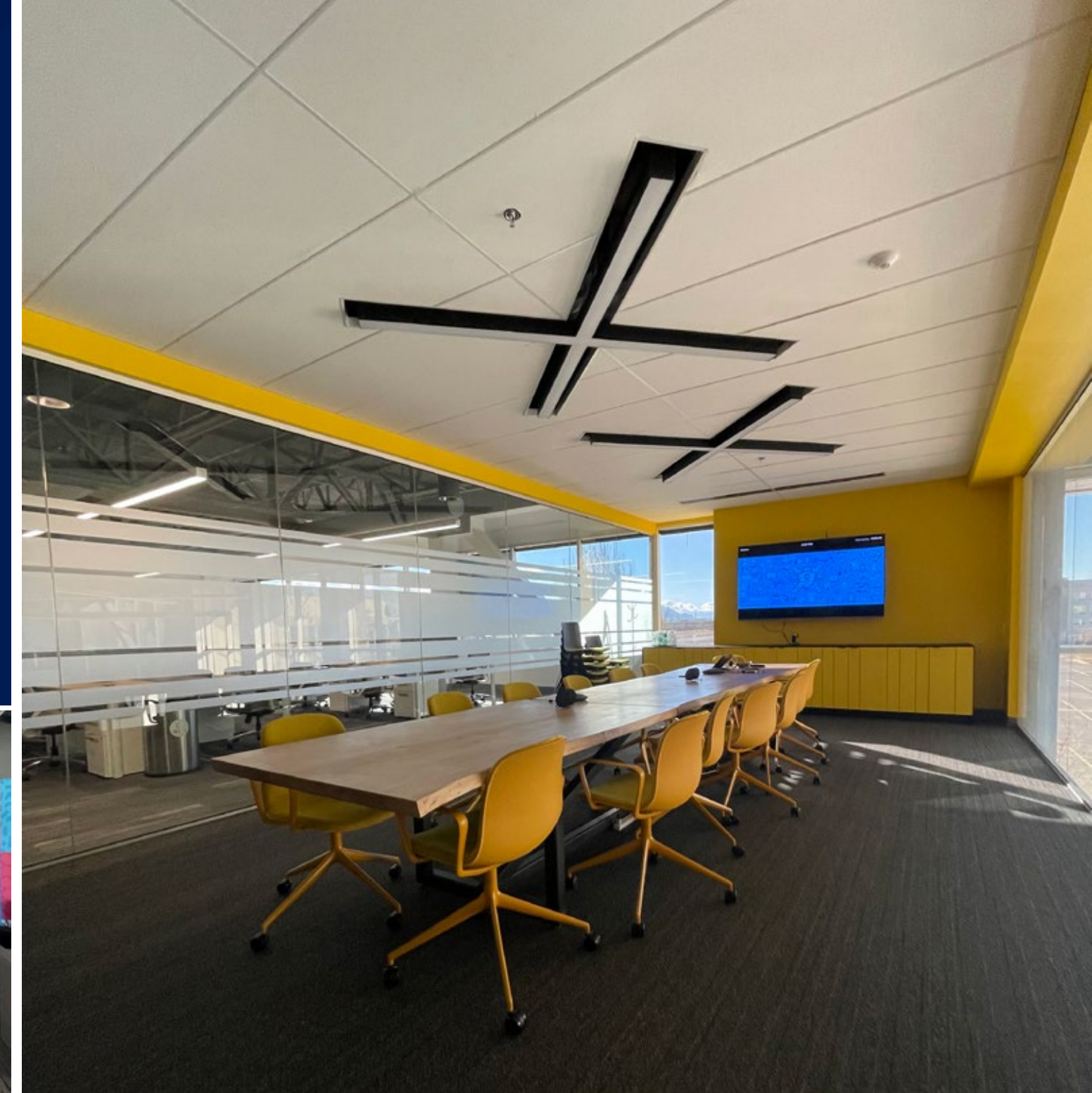
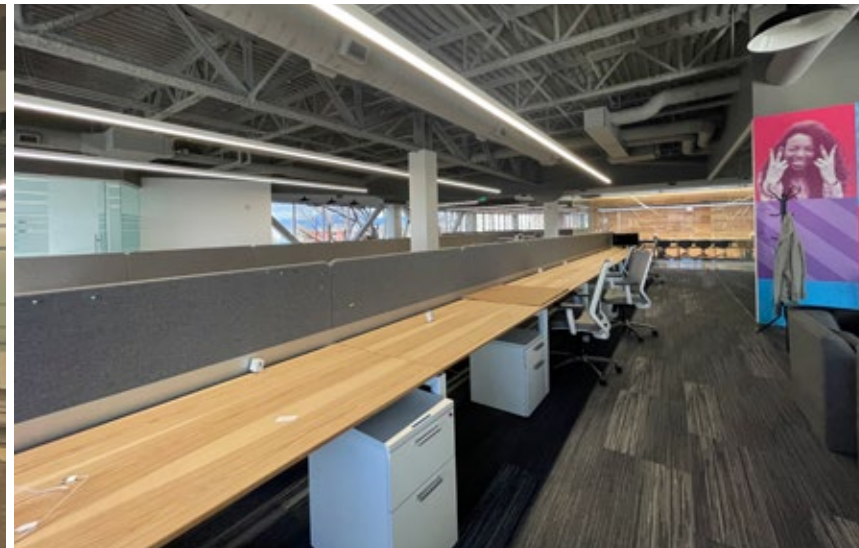
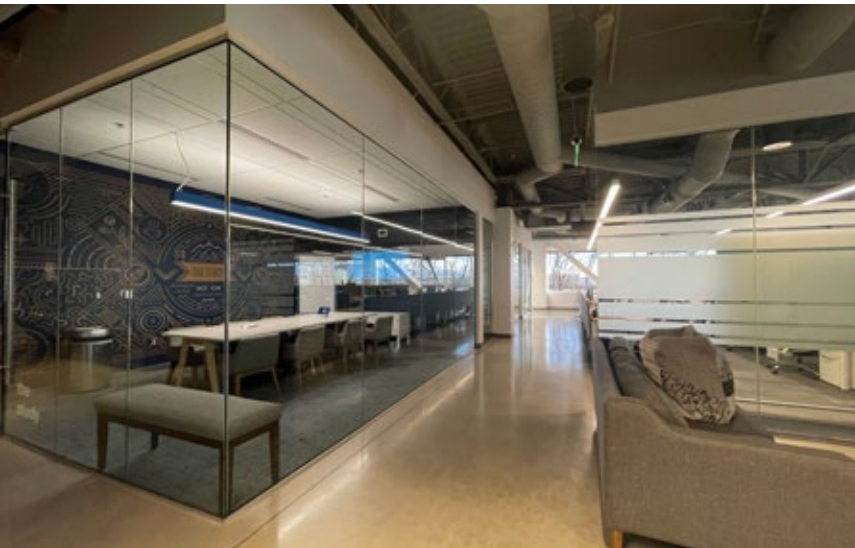
2ND FLOOR



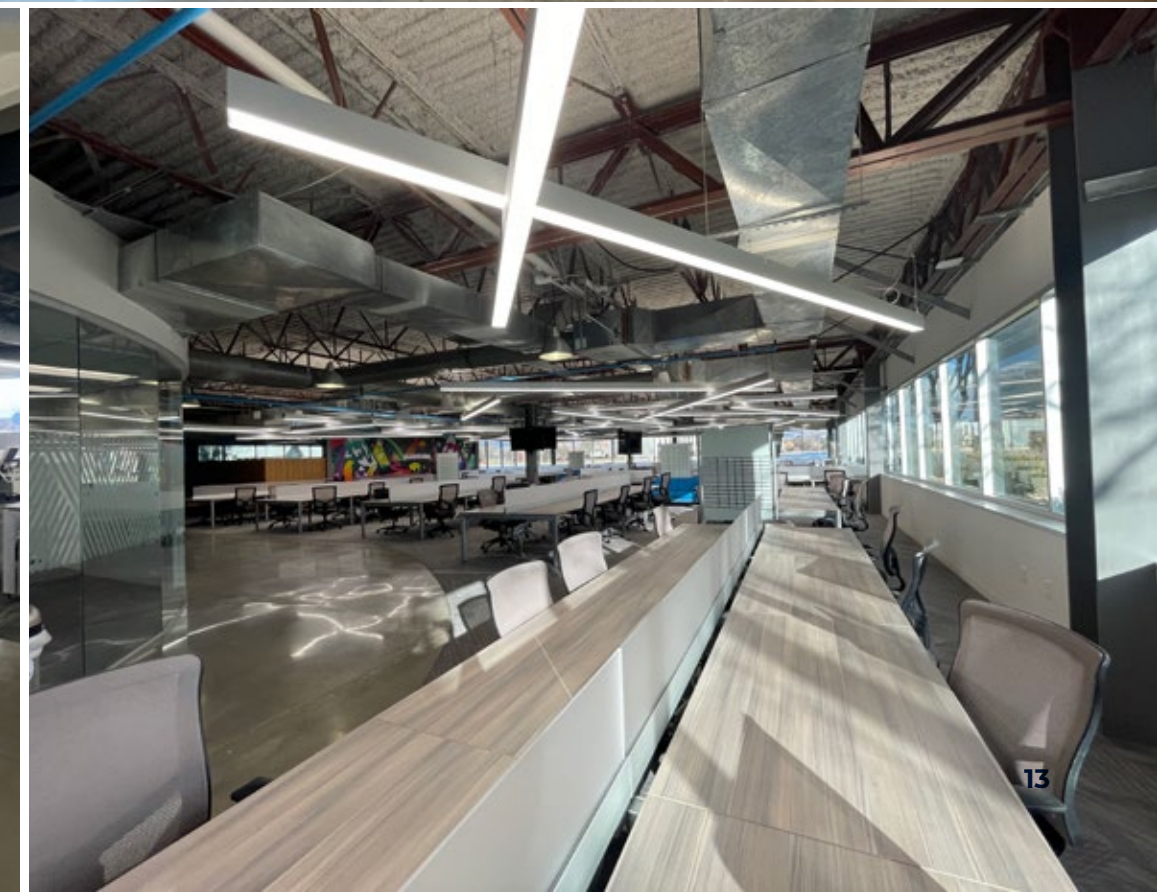
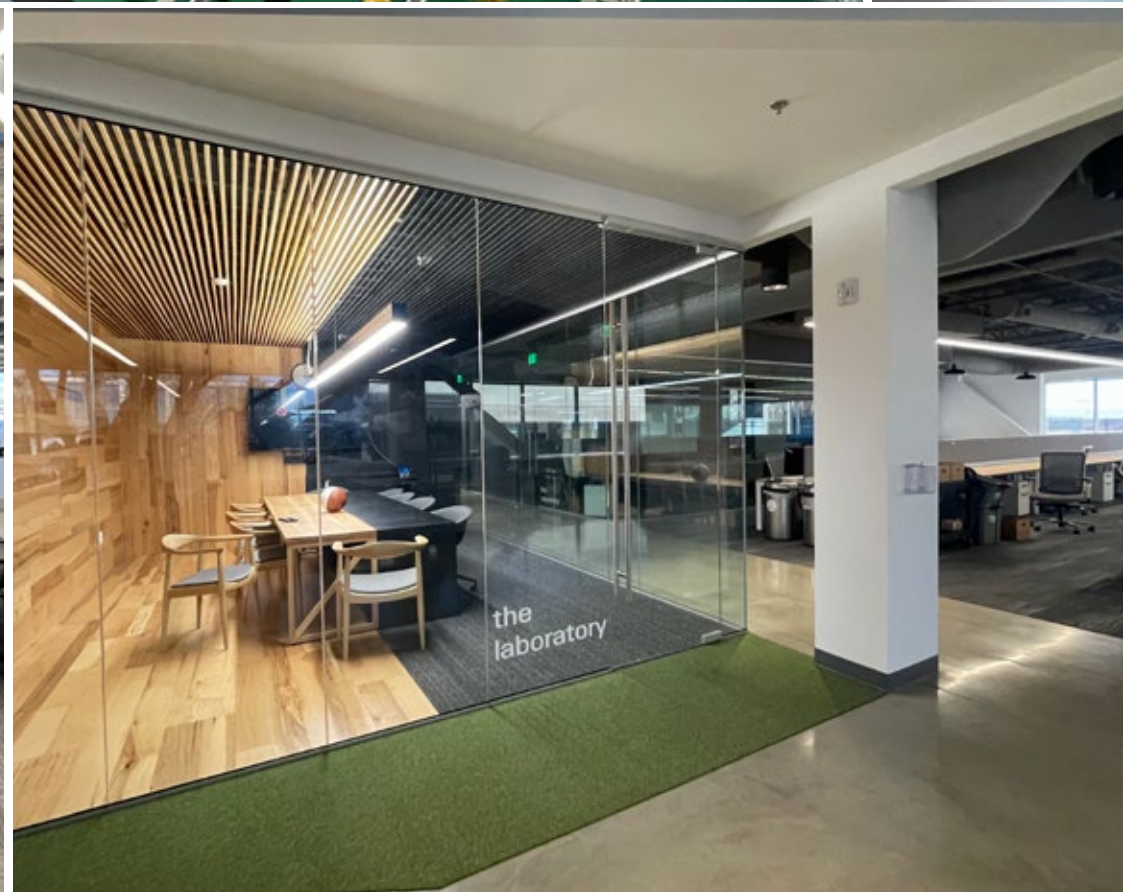
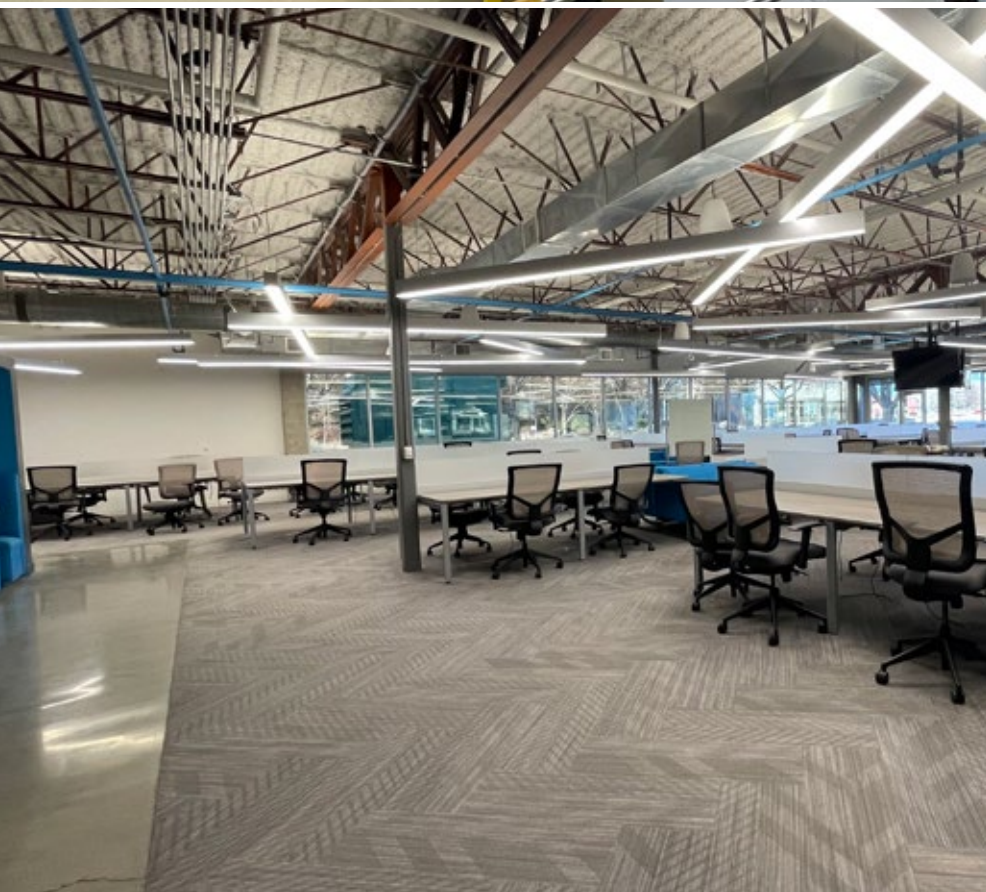
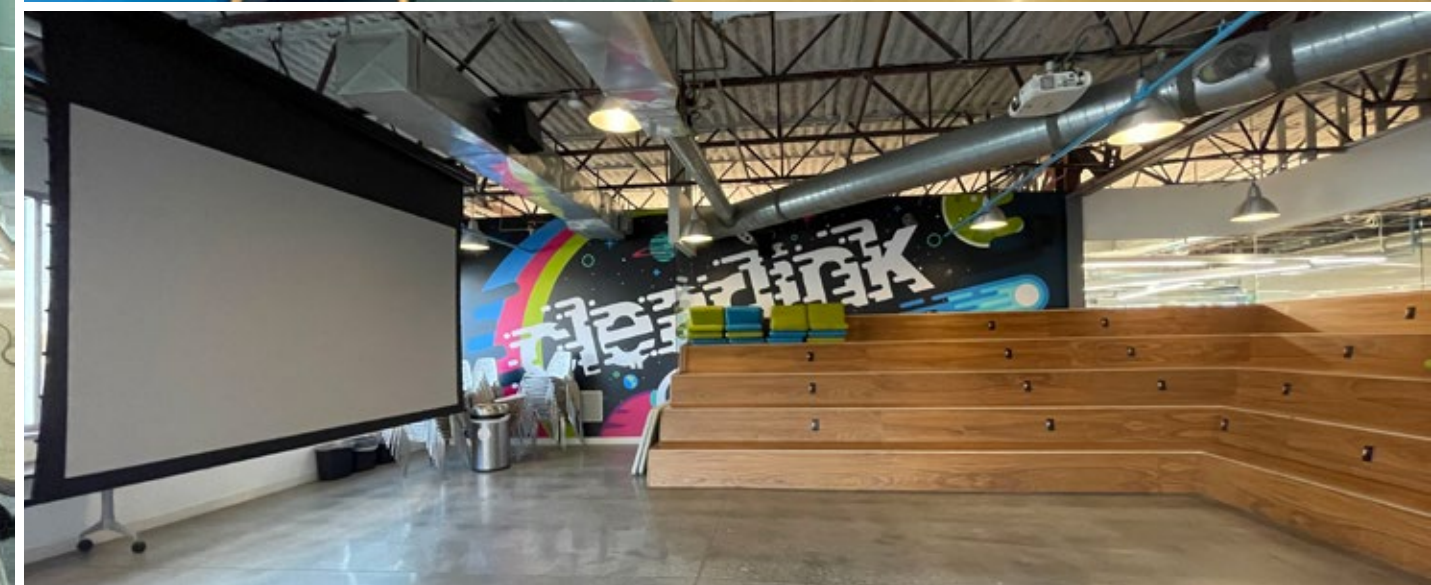
WINGCREST CAMPUS | SOUTH

5202 WEST DOUGLAS CORRIGAN WAY | SALT LAKE CITY, UTAH

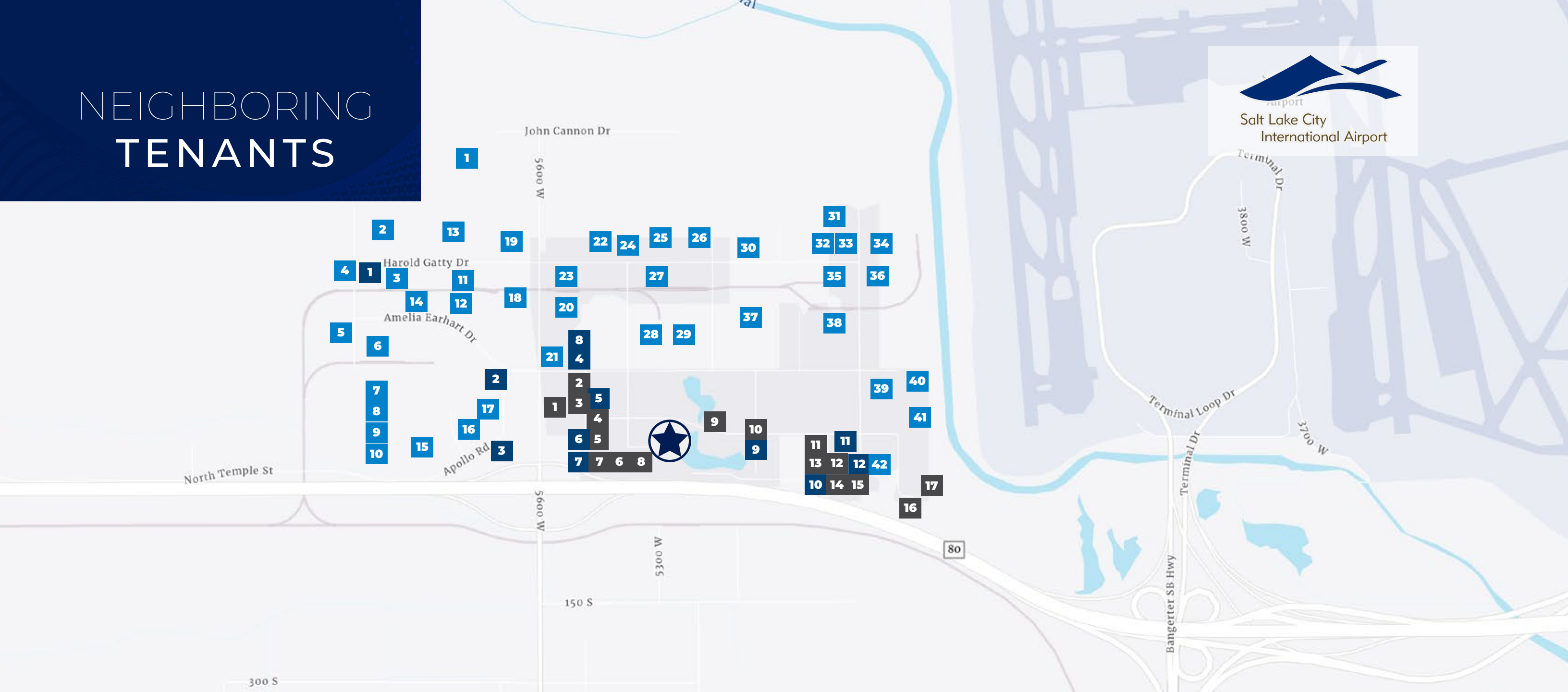
- Approximately 83,670 rentable square feet - three story building (Demisable to approximately 5,000 square feet)
- Sublease Rate: \$15.00 Per Sq. Ft. / Full Service
- Fully furnished with A/V included.
- Full back-up generation/redundant power.
- Easy access to the entire Salt Lake Valley via I-80 and located within minutes of Salt Lake City International Airport.
- Premises is approximately 65% open to 35% office/meeting rooms. Building features a fitness center with new equipment and shower/locker rooms, dock high and grade level loading docks, and a new Class A tech buildout throughout.
- Walking distance to multiple hotels.
- Prominent crown signage available to I-80 with 44,362 cars daily.



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NEIGHBORING TENANTS



MAJOR TENANTS

1. Amazon
2. Biomerics
3. Sierra
4. Easton
5. Quality Distribution
6. Albany
7. Power Distributers
8. Expeditors
9. Victory Packaging
10. South Shore
11. Frozen Food Express
12. Hearthside
13. Basic Research

14. Tosca
15. Hunter Douglas
16. Vortex
17. Kaddas
18. PCA
19. BD
20. CSI
21. Wells Fargo
22. Nicholas
23. Sport Court
24. Unisource
25. Regis
26. Intercon
27. Cascade Fitness
28. Budwiser

29. T & D
30. Beman
31. Select Comfort
32. Hoyt
33. Fuse
34. GE
35. Harland
36. Francini Inc
37. Compax
38. NPS
39. Crenelli
40. Wintersteiger
41. Teva
42. Liberman

RESTAURANTS

1. Janey Lou's
2. Craft Café by Squatters
3. ProBar
4. Subway
5. Amelias Grill & Bar
6. Perkins Restaurant
7. The Glowbal Bite
8. Admiral Byrd Food Court
9. Wing Tips Bar & Bistro
10. The Garden Grille
11. Roberts Restaurant
12. The Bistro

HOTELS

1. Ramada
2. Quality Inn
3. Hampton Inn
4. Best Western
5. Fairfield Inn
6. Comfort Inn
7. Super 8
8. Tru
9. Double Tree
10. Holiday Inn
11. Hilton Garden Inn
12. La Quinta Inn

13. Springhill Suites
14. Residence Inn
15. Courtyard Marriott
16. Microtel Inn
17. Hyatt Place

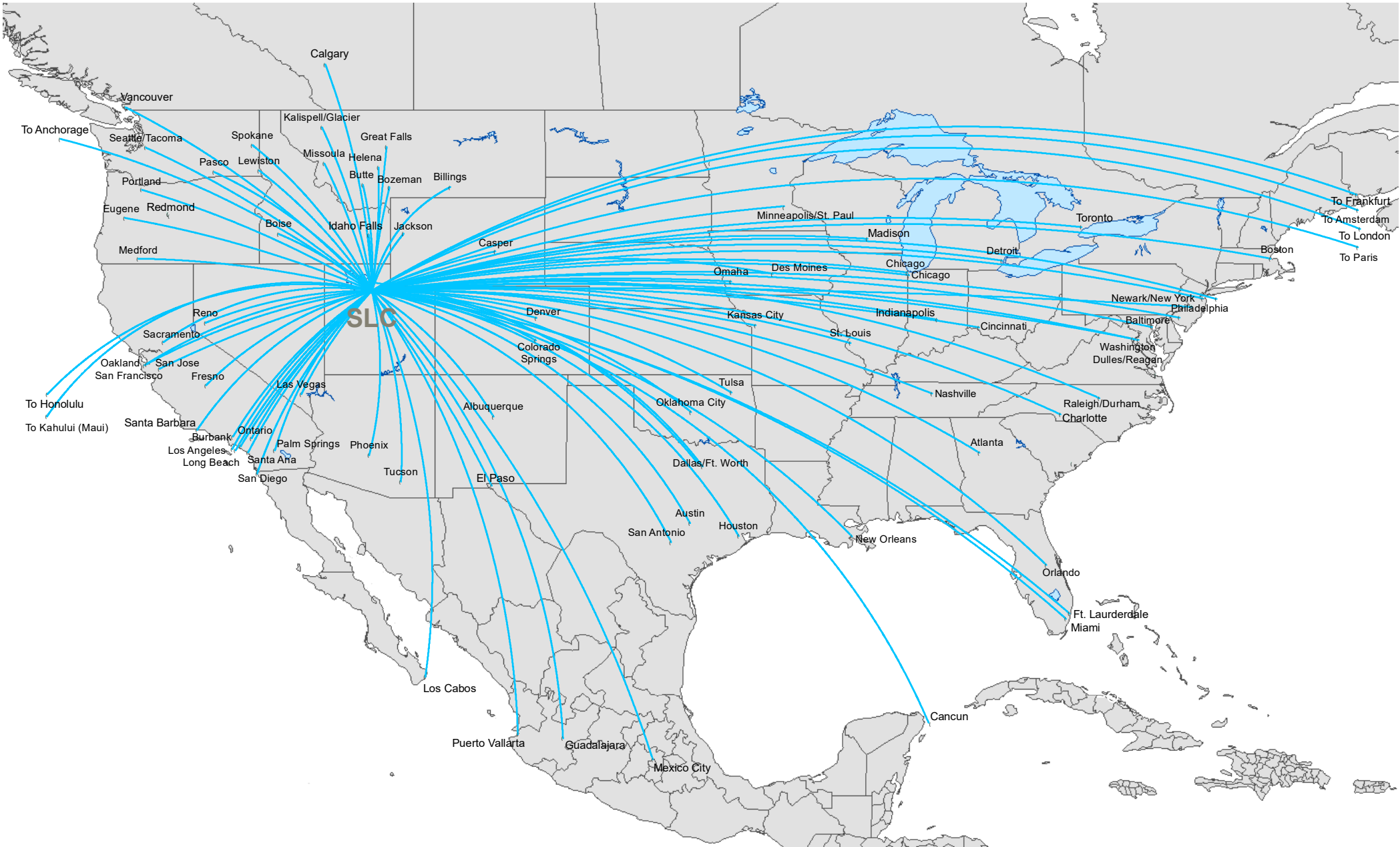
Salt Lake City

Connected to the World



Getting here is a snap, thanks to easy access by road, rail and air. (They don't call Salt Lake the "Crossroads of the West" for nothing.) Salt Lake City International Airport is just 10 minutes from downtown. And Delta Airlines, official partner of Visit Salt Lake, flies nonstop to Salt Lake from over 100 cities.

- 10 minutes to Downtown
- 17 minutes to University of Utah
- 30 minutes to Utah Olympic Park & Park City Area
- 40 minutes to Ski Resorts



91

Direct Flight
Destinations

80

Domestic
Direct Flights

11

International
Direct Flights

12

Major Airlines
Serving

LIFE SCIENCE COMPANIES THRIVING IN UTAH



WINGCREST CAMPUS

SALT LAKE CITY



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