MOUNTAIN VIEW VILLAGE

CLASS A OFFICE



Marketed Exclusively by

Colliers

CENTERCAL PROPERTIES, LLC



















MOUNTAIN VIEW VILLAGE

EXPERIENCE

Prime location
Best in class amenities
Breathtaking mountain views

Mountain View Village is an 85-acre mixed-use development, located in the heart of “Silicon Slopes”, and is centrally located to the entire Wasatch Front. Convenient to major interstates and expressways, as well as public transportation, this is the perfect location for recruitment and retention, providing access to Salt Lake and Utah County. Offering best in class amenities with more than 100 retail shops and restaurants within a convenient five-minute walk for residents of Village Lofts.

Mountain View Village is designed specifically to inspire and fuel tenant success. This Class A Office features contemporary architecture with efficient open floor plates and expansive glass with unparalleled mountain views.

Mountain View Village Fountain Plaza features a state-of-the-art fountain show experience coordinated with music and lighting in addition to event lawn areas, outdoor fireplaces, shaded patio’s and children’s play areas. Mountain View Village is the iconic destination for lifestyle excellence in Utah.



Class A Spec Suites

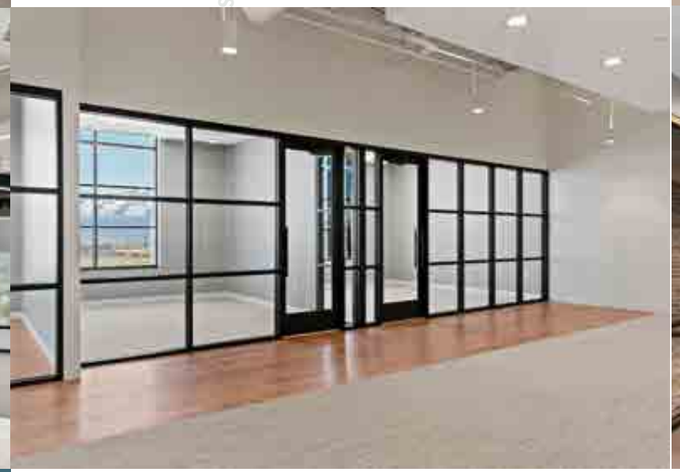
Mountain View Village is here to service you, offering seven brand new spec suites. Each suite is designed to inspire employees to love their place of work and features high design finishes, elaborate conference rooms, gathering kitchens, and private offices with incredible views. In addition, Mountain View Village is offering fully turn-key solutions including furniture which can be factored into the rent. Join us at Mountain View Village.

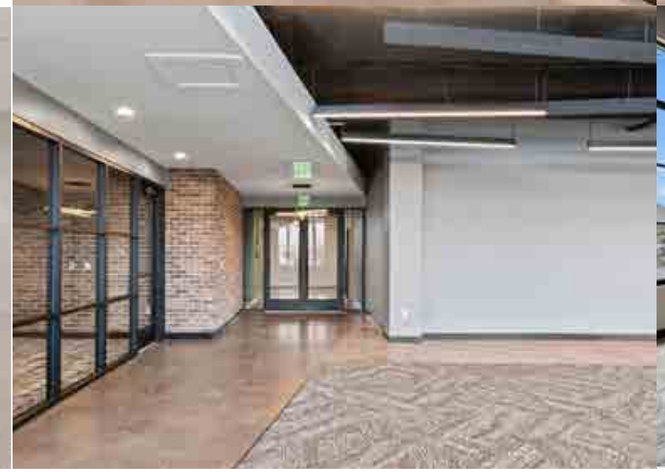














VIRTUAL TOURS 360°

R 340

2,617 SF

R 350

2,484 SF

M 230

2,931 SF



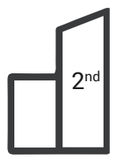




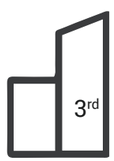


BUILDING M

13303 S Teal Ridge Way | Riverton, Utah



2,931 SF



43,959 SF



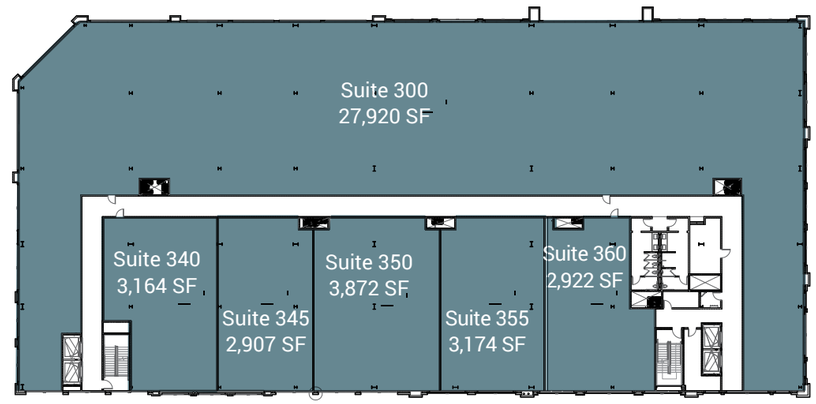
12,592 SF

- Lease Rate: $30.00 Per Sq. Ft. / Full Service
- 4 Story Building: 2,907 - 59,482 square feet available
- Generous tenant improvement allowance
- Adjacent to Mountain View Corridor Highway and Bangerter Highway
- Striking Class A finishes with generous exterior glass
- Situated within the designated trade area of the Top Five cities for population growth in the United States.
- Multiple fiber optic provider connectivity
- Mountain View Village offers public gathering spaces, family events, lifestyle amenities, and open-air concerts.
- Large scale master planned development with all utility infrastructure and arterial road access in place.
- Walkable access to future mass transit (TRAX Light Rail Station)

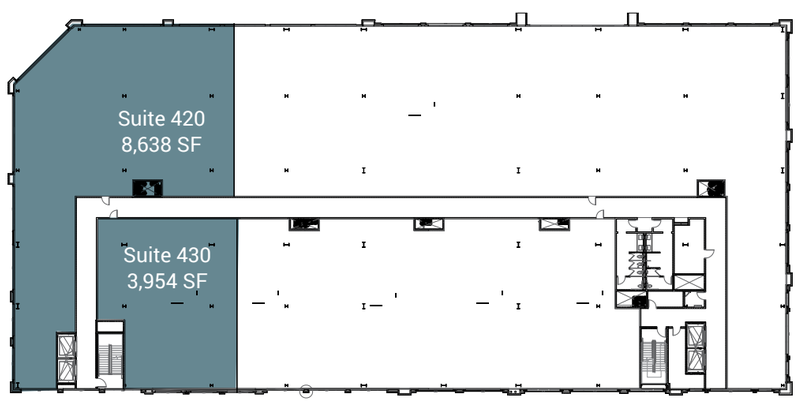
BUILDING M - 2ND FLOOR



BUILDING M - 3RD FLOOR



BUILDING M - 4TH FLOOR





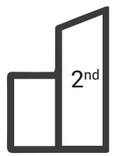




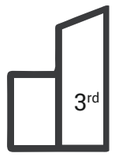


BUILDING R

13221 Tree Sparrow Drive | Riverton, Utah



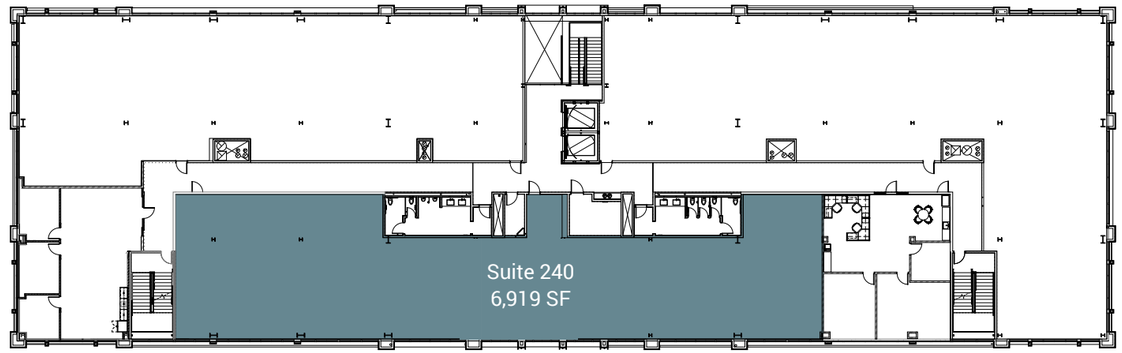
6,919SF



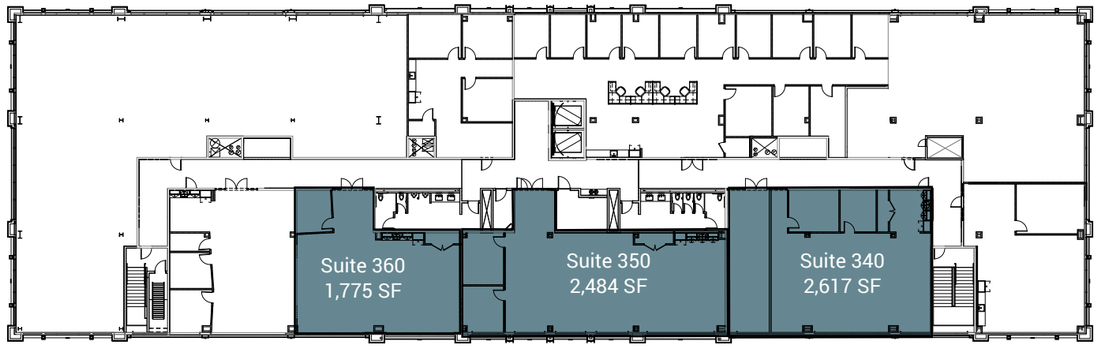
6,876 SF

- Lease Rate: $30.00 Per Sq. Ft. / Full Service
- 3 Story Building: 1,775 - 6,876 square feet available
- Generous tenant improvement allowance
- Adjacent to Mountain View Corridor Highway and Bangerter Highway
- Striking Class A finishes with generous exterior glass
- Situated within the designated trade area of the Top Five cities for population growth in the United States.
- Multiple fiber optic provider connectivity
- Mountain View Village offers public gathering spaces, family events, lifestyle amenities, and open-air concerts.
- Large scale master planned development with all utility infrastructure and arterial road access in place.
- Walkable access to future mass transit (TRAX Light Rail Station)

BUILDING R - 2ND FLOOR



BUILDING R - 3RD FLOOR



RESTAURANT LINE UP



STACK 571
BURGER & WHISKEY



SEOUL FOOD
MEAT CO.



Via 313



Benihana



NORTH ITALIA



Tuk Tuks Thai Food



Flower Child



SHAKE SHACK



Aubergine



Salt & Straw



MooYah



Super Chix

MOUNTAIN VIEW VILLAGE



ACCESSORIES | JEWELRY	
A-100	Five Below
K3	KA Jewelry Collection
M-105	Pandora
J3	Rising Moon Minerals
S-2	Rowan
APPAREL	
N-100	Altar'd State
M-140	Anthropologie
N-160	Abercrombie & Fitch *(Coming soon)*
M-130	Athleta
J-160	Böhme
N-130	Brandy Melville
J-170	Buckle
A-140	Burlington
J-140	Cotton On
H-140	Cotton On Body
J-140	Cotton On Kids
M-125	Evereve
N-120	Free People
J-100	Hot Topic
J-150	Janela Bay
M-100	lululemon
N-140	Nike by Riverton
D-105	Odion Menswear
A-125	Old Navy
A-105	Ross
A-130	Sierra
A-135	Tillys
A-110	TJ Maxx
M-120	Vans

ELECTRONICS	
E-100	AT&T
B-100	T-Mobile
G-105	Zagg
G-100	Verizon
F-100	Xfinity
ENTERTAINMENT	
L-100	Cinemark
D-108	Red Door Escape Room
N-105	X-Golf
FOOTWEAR	
J-170	Buckle
A-145	Famous Footwear
E-110	The Good Feet Store
J-185	Journeys
N-140	Nike by Riverton
M-120	Vans
H-120	Zumiez
HEALTH | BEAUTY	
A-139	Anthony Vincé Nail Spa
J-120	Bath & Body Works
R-150	Beauty Lab + Laser
F-110	Dentists of Riverton
Y3	Elase
E-157	European Wax Center
R-170	FIKA Reflexology
B-105	G.O.A.T. Haircuts
E-120	HOTWORX
F-105	Laser Away
E-150	Orangetheory Fitness
E-155	Peak 45 Fitness
H-110	Polish Nail Bar

P-110	Rumble Boxing
M-110	Sephora
B-160	StretchLab
B-110	The Tox
A-120	Ulta Beauty
B-170	Upgrade Labs
R-140	Visionworks
HOME FURNISHINGS	
A-110	HomeGoods
M-145	Lovesac
J-110	Purple Mattress
X1	Sherwin Williams
RESTAURANTS | EATERIES	
K2	Amarza Dough & Roots
D-100	Aubergine & Company
P-120	Baan Thai
J2	Burgers & Barley
G-110	Café Zupas
K1	Caracas Dog
B-130	Capriotti's Sandwich Shop
C1	Chick-fil-A
C-110	Chip Cookies
D1	Chipotle
S1	Devil and Angel Desserts
T1	Flower Child
F-102	Handel's Homemade Ice Cream
A-160	Harmons, Harmons Gas station
D-110	Hero Hot Pot
P-100	Houston TX Hot Chicken
B-150	Ichi Japan Express
C-130	MOD Pizza
C-100	Mooyah | *Coming Soon*

M-150	North Italia
N1	Panera Bread
E-160	Peace On Earth Coffee
J1	Pepper Lunch
S-100	R&R Barbeque
B-120	Rita's Italian Ice
B-140	Saffron Circle
H-150	Santorini's
K-100	Seoul Meat Co.
M1	Shake Shack
S3	Stack 571 Burger & Whiskey Bar
D2	Super Chix
R-110	Sweet Rolled Tacos
R-180	Via 313 Pizzeria
N-105	X-Golf
F-120	Zao Asian Cafe
SPECIALTY	
E1	Bank of America
B1	Chase Bank
F-110	Dentists of Riverton
A-150	Michaels
A-155	PetSmart
J3	Rising Moon Minerals
X1	Sherwin Williams
A-138	Teton Toys
W1	US Bank
N-105	X-Golf
RESTROOMS	
M-100	Restrooms ★
J1/J2	Restrooms ★

CONNECTED *TO IT ALL*

POINT OF THE MOUNTAIN
10 MINUTES

INTERNATIONAL AIRPORT
20 MINUTES

DOWNTOWN SLC
25 MINUTES

UNIVERSITY OF UTAH &
UTAH VALLEY UNIVERSITY
25 MINUTES

SKI AREAS
25 MINUTES







UTAH - *LIFE AND BUSINESS ELEVATED*

Utah ranks among the top states for business and careers, entrepreneurs, personal income growth, family prosperity, and quality of life. In Utah, we're focused on economic opportunity for entrepreneurs, and companies.

2.8%
Unemployment Rate

$112,041
Average Household Income

1,126,203
Households

3,458,220
Population

Best State to Start a Business
WalletHub — January 2024

Best Economic Outlook
Utah ranked No.1 for the 16th year in a row
Rich States Poor States — April 2023

Best State Economy
Utah ranked No. 1 for best economy
U.S. News & World Report — April 2023

Best State & Best Economy
2022's Most & Least Independent States
U.S. News & World Report — April 2023

Best Economy
The States with the Best Economies
24/7 Wall Street — Aug 2020

Utah No. 1 for Social Mobility
Archbridge Institute — January 2024











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CENTERCAL PROPERTIES, LLC

Marketed Exclusively by

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