vista station

DRAPER | UTAH



vista station

Vista Station is a four-building Class A office park in Salt Lake City's high-tech corridor. Vista Station is next to the Draper high speed commuter rail station and offers easy access to I-15 and Bangerter Highway.

Vista Station is less than 25 minutes to the Salt Lake International Airport and the Salt Lake City central business district. Future development capacity of up to an additional 1 million square feet.

PROPERTY FEATURES:

- Lease rate: $28.75 Per Sq. Ft. Full Service
- 13-acre park with courts, lawns and trails
- Access to Jordan River Parkway (45-mile bike / pedestrian trail system)
- Located directly across from FrontRunner (Mass Transit Train) Platform
- Multiple fiber providers to site
- Less than 25 minutes to Salt Lake International Airport
- Easy I-15 access to multiple interchanges



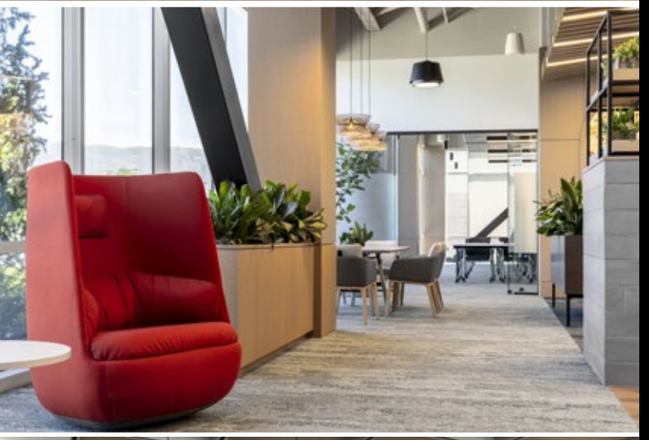


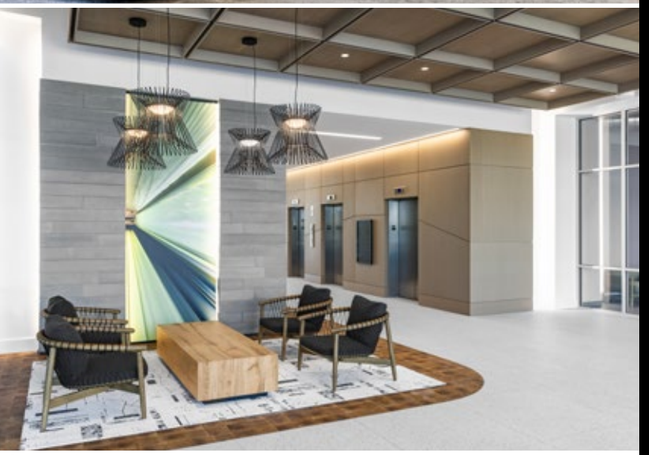














THE *GOLD STANDARD* OF WORKPLACE LUXURY

- **Classroom**
- **Lounge / Break Room**
- **Bike Storage**
- **Fitness Center**
- **Shower / Lockers**
- **Lounge / Break Room**
- **Communal Zones (Patios, Seating, Shade, Bbq Area)**
- **Outdoor Activity Zone (Pickle Ball, Bocce Ball, Bike path and Outdoor seating)**

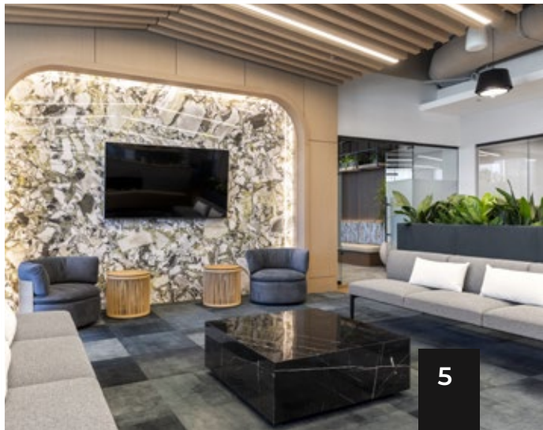
vista station



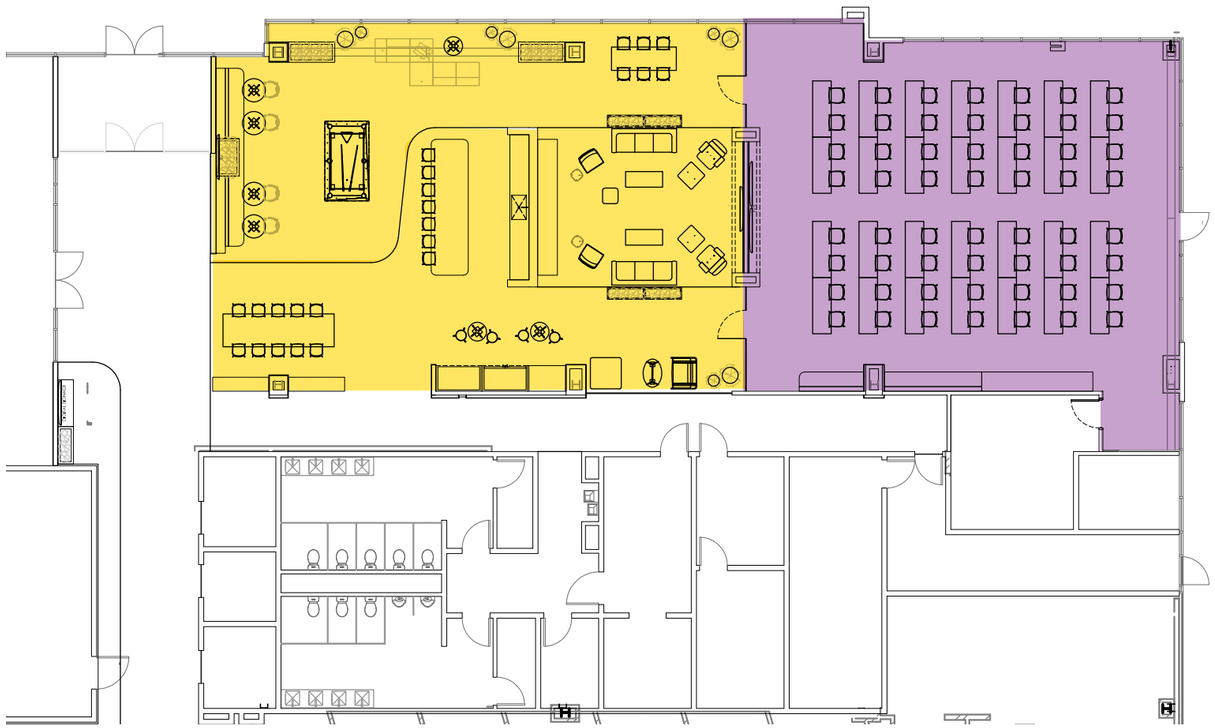






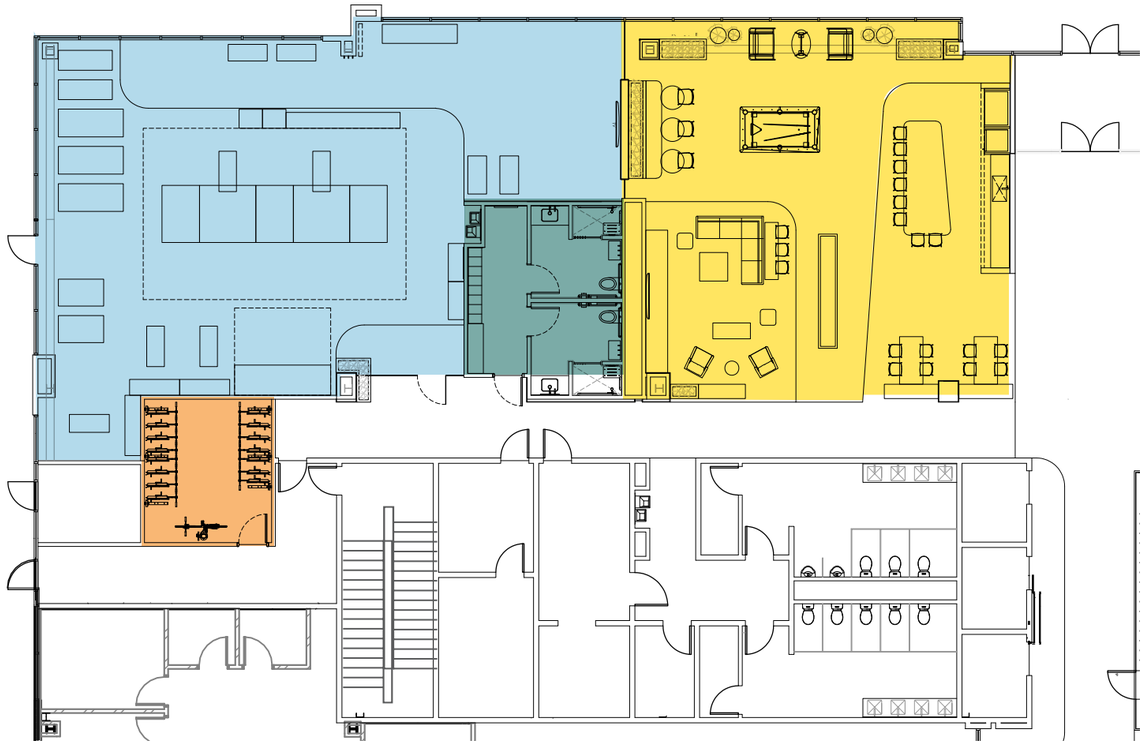


VISTA STATION 7
AMENITIES

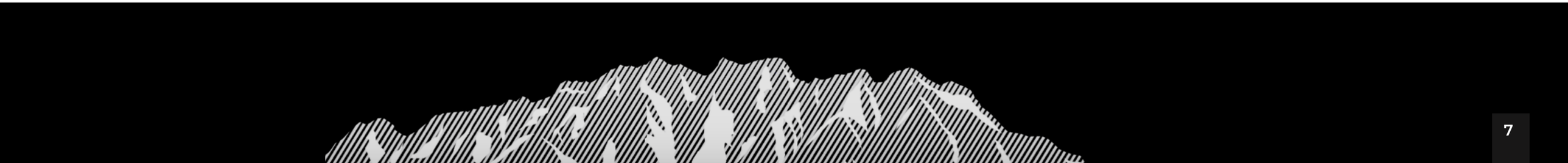


- CLASSROOM
- LOUNGE / BREAK ROOM

VISTA STATION 4
AMENITIES



- BIKE STORAGE
- FITNESS CENTER
- SHOWER / LOCKERS
- LOUNGE / BREAK ROOM



vista station

FUTURE PLANNED AMENITIES



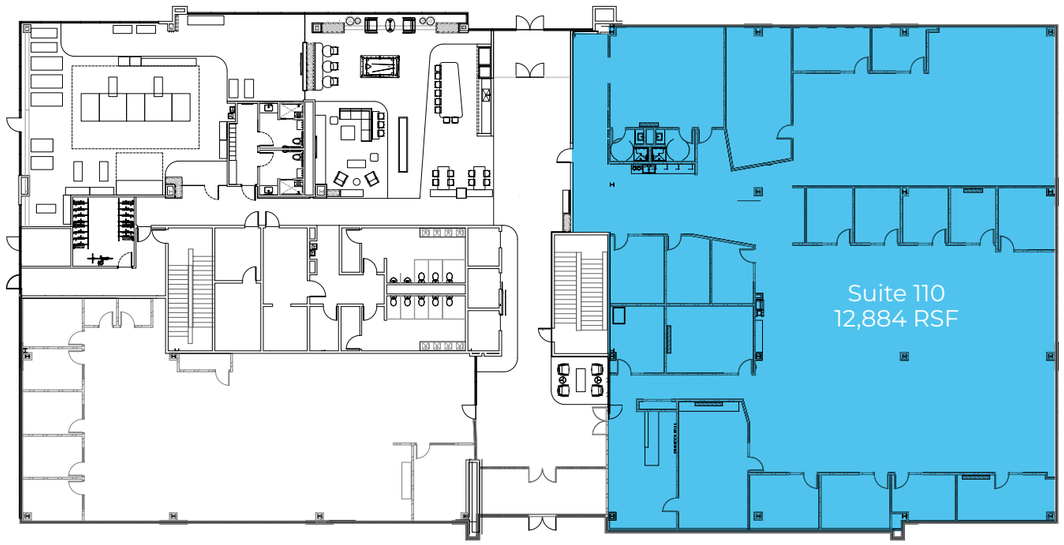
- BIKE INDOOR AMENITY SPACES
- COMMUNAL ZONES (PATIOS, SEATING, SHADE, BBQ AREA)
- FOOD TRUCK ZONE
- BIKE STORAGE
- OUTDOOR ACTIVITY ZONE (PICKLE BALL, BOCCE BALL, BIKE PATH AND OUTDOOR SEATING)
- LANDSCAPING
- PEDESTRIAN & BIKE PATH

vista station 4

12936 FRONTRUNNER BLVD, DRAPER, UTAH

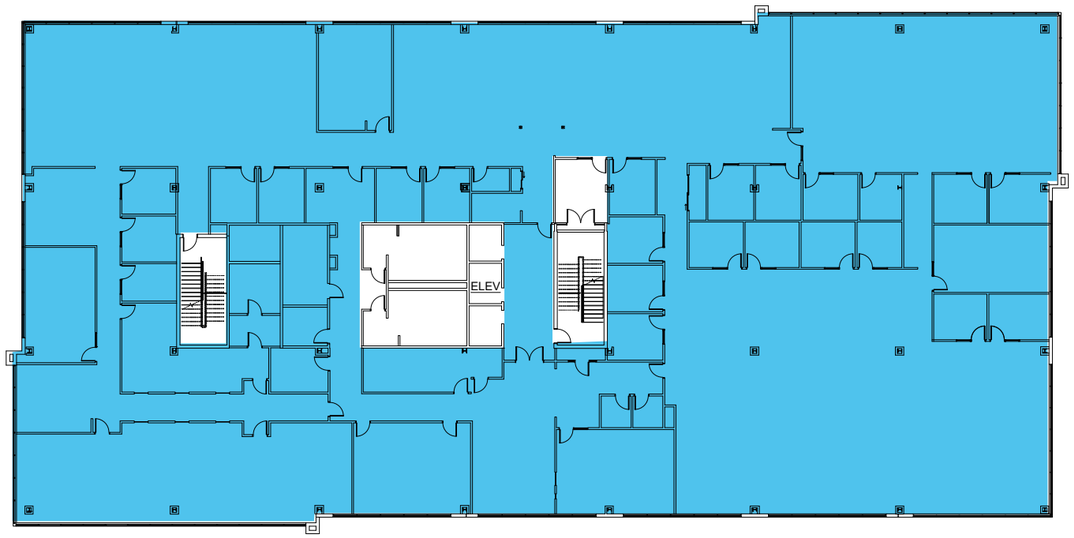
FLOOR 1

AVAILABLE SPACE: 12,884 SQUARE FEET



FLOOR 3

AVAILABLE SPACE: 26,154 SQUARE FEET



N

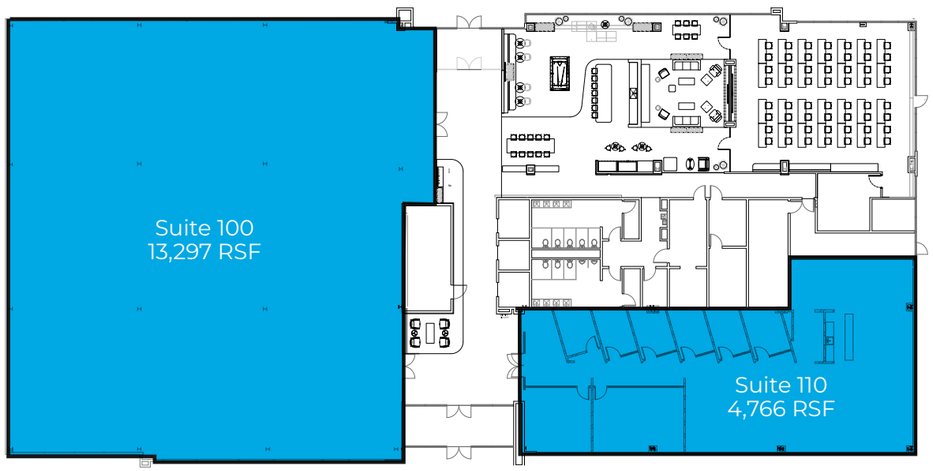
vista station 7

12884 FRONTRUNNER BLVD, DRAPER, UTAH



FLOOR 1

AVAILABLE SPACE: 4,766 - 13,297 SQUARE FEET



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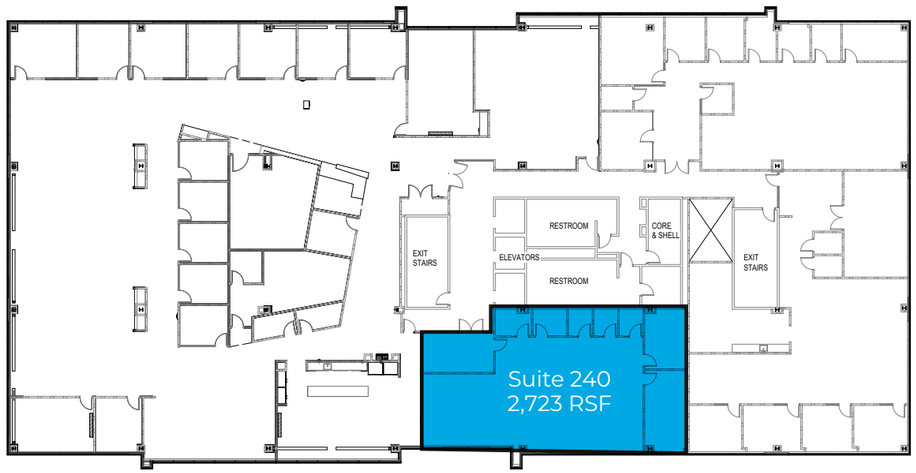
FLOOR 2

AVAILABLE SPACE: 2,723 SQUARE FEET



FLOOR 3

AVAILABLE SPACE: 26,096 SQUARE FEET



vista station

AMENITIES

HOTELS

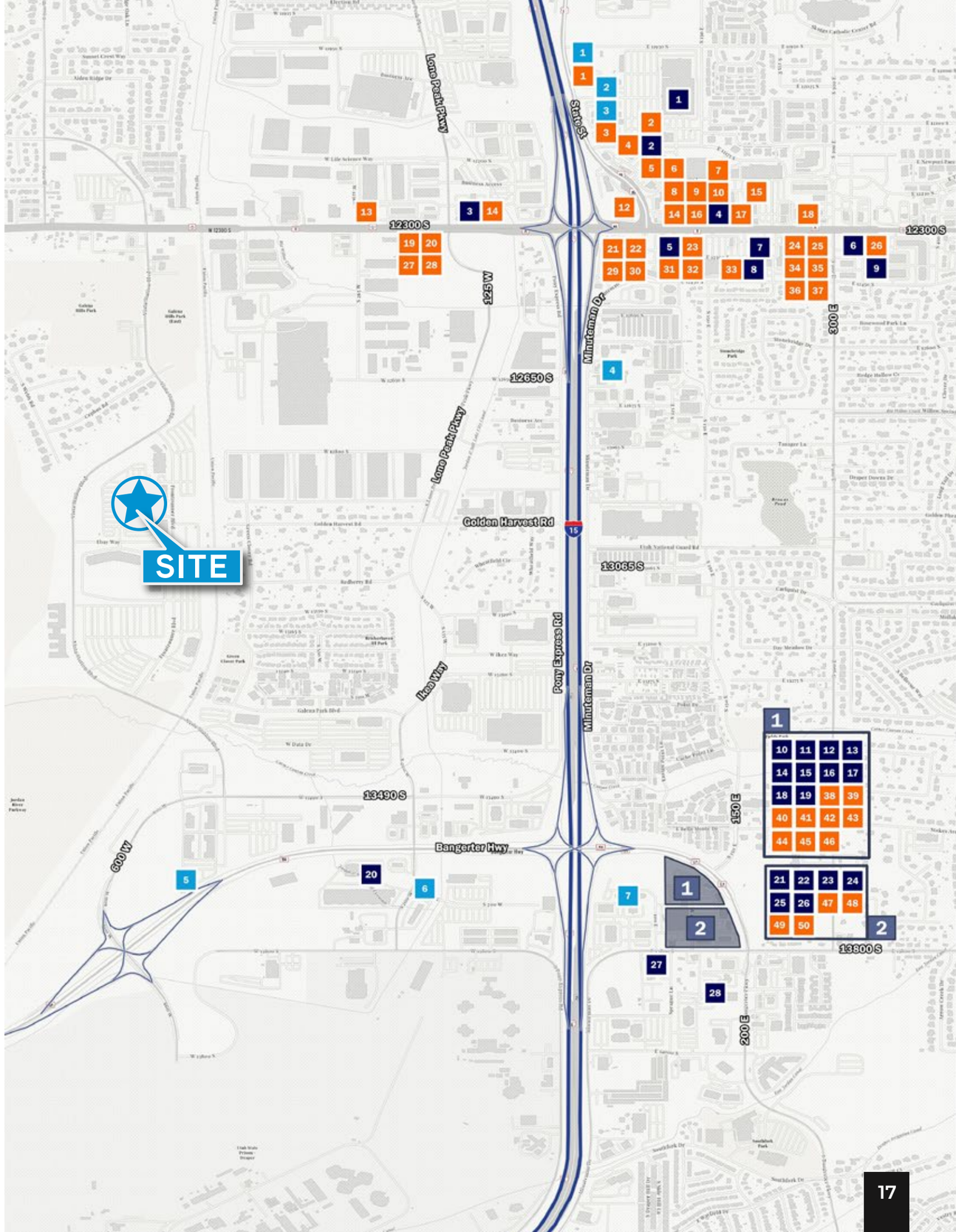
1. Quality Inn
2. Springhill Suites
3. Fairfield Inn
4. Ramada by Wyndham
5. Homewood Suites
6. Hampton Inn
7. TownPlace Suites

RESTAURANTS

1. Black Bear Diner
2. Mountain Mike's Pizza
3. Leatherheads Sports Bar & Grill
4. Café Zupas
5. Wasabi Sushi
6. WingNutz
7. FreshFin
8. Waffle Love
9. Goodwood Barbecue
10. Kung Fu Tea
11. Rancheritos
12. Starbucks
13. Thai Land
14. Cubby's
15. Great Harvest
16. Noodles and Company
17. Costa Vida
18. Dutch Brothers
19. Sushi Ya
20. LoLo Hawaiian BBQ
21. Spitz
22. Panda Express
23. Donkey Tails Cantina
24. Maize Tacos
25. White Tomato Artisan Pasta
26. Leatherby's Family Creamery
27. Port of Subs
28. Nawabs Indian
29. Chuck A Rama
30. Cafe Rio
31. Guadalahonky's
32. Rumbi Island Grill
33. City Cake & Café
34. HashKitchen
35. Oh Mai
36. Teriyaki Grill
37. La Hacienda
38. Paradise Biryani Pointe
39. NY Pizza
40. Penny Ann's Cafe
41. Ivie Juice Bar
42. Beans & Brews
43. Water Moon
44. Wendy's
45. Subway
46. Little Caesars
47. Chick Fil a (Coming soon)
48. Jurassic Tacos
49. Bigeye Poke Grill
50. Kneaders
51. Mo Bettahs
52. Crispy Cone

SERVICES

1. VASA Fitness
2. Mountain America Credit Union
3. Brighton Bank
4. Hot Worx
5. UCCU
6. Wells Fargo
7. Chase Bank
8. US Bank
9. Key Bank
10. Trailside Cleaners
11. Great Clips
12. UPS Store
13. Edward Jones Investments
14. Luxury Nails & Spa
15. Pretty Lash Studio
16. The Showroom
17. Neibaur Family Orthodontics
18. Stay in Bloom
19. Chase Bank
20. CrossFit OUR
21. Harmons Grocery Store
22. Pro Do
23. Amy's Martial Arts
24. CrossFit Draper
25. Cyprus Credit Union
26. Orange Theory
27. Hound & Cat
28. America First Credit Union





THE POINT ACCOLADES:

- Forbes has ranked Utah as the Best State for Business 7 times since 2010
- Utah's tech workforce is fed by major technology and research universities: University of Utah, Brigham Young University, and Utah Valley University, all of which offer programs intended to develop young entrepreneurs
- Utah has high concentrations of Software Developers, Web Developers, Computer and Information Research Scientists, and many other IT related occupations
- According to Wallethub, Salt Lake City ranks 7th among the best U.S. cities for STEM (Science, Technology, Engineering, and Math) jobs, beating out Chicago, New York City, San Jose, and other prominent "tech forward" towns.

Draper Station

Vista Station is located directly across from FrontRunner (Mass Transit Train) Platform



WHAT'S THE POINT?

Utah's Point of the Mountain also known as "Silicon Slopes" refers to the cluster of information technology, software development, hardware manufacturing and research firms that have emerged along the Wasatch Front. Utah is nationally recognized as a leading technology hub. In fact, the demand for workers among the growing list of tech companies is out-pacing the supply of the Utah workforce.

Utah is ranked #1 one in innovation and entrepreneurship, #2 in high-tech performance, and #3 in economic performance by the U.S. Chamber of Commerce Foundation.

Tech companies have flocked to Utah for its lower taxes, more flexible regulatory environment, and a well-educated, multilingual workforce. There is a strong mixture of local homegrown startups (Domo, Ancestry, Qualtrics, Pluralsight, etc.), as well as major Fortune 500 companies (Adobe, Microsoft, Oracle, Symantec, etc.)



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