

vista station

D R A P E R | U T A H



Colliers

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

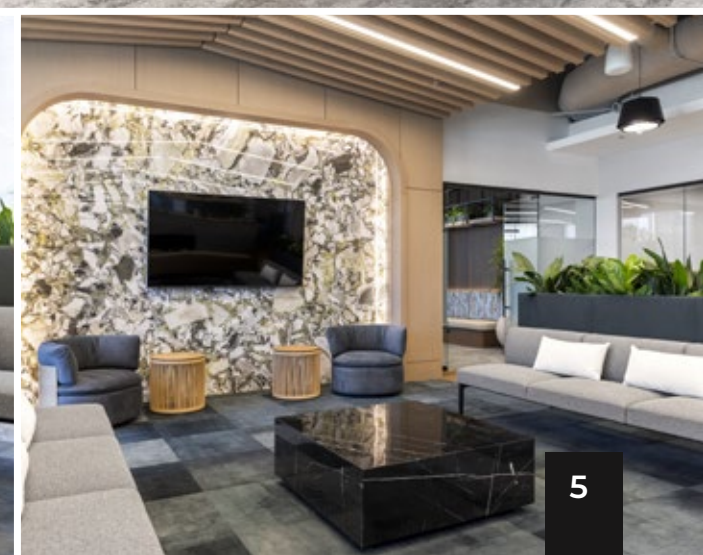




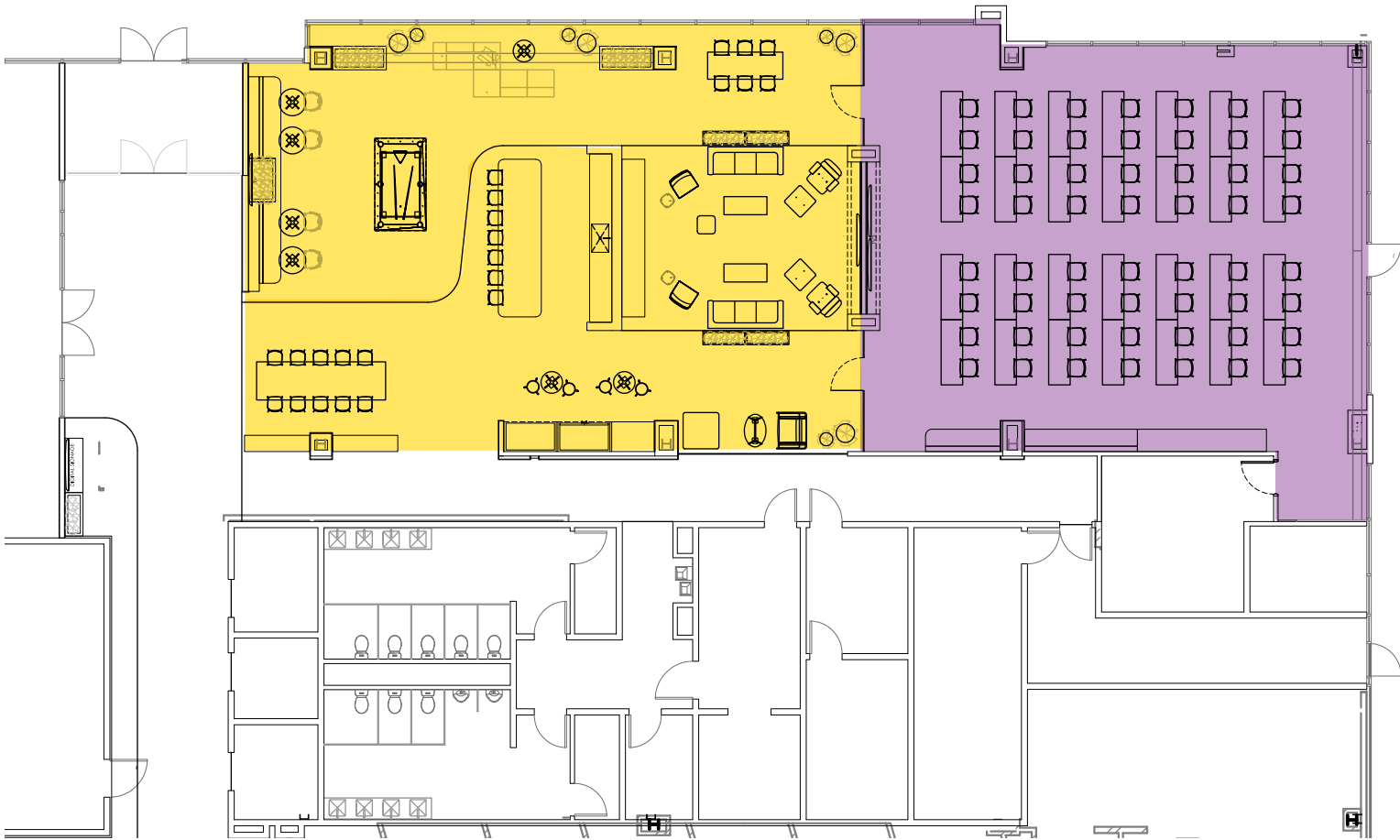
THE ***GOLD STANDARD*** OF WORKPLACE LUXURY

- 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)

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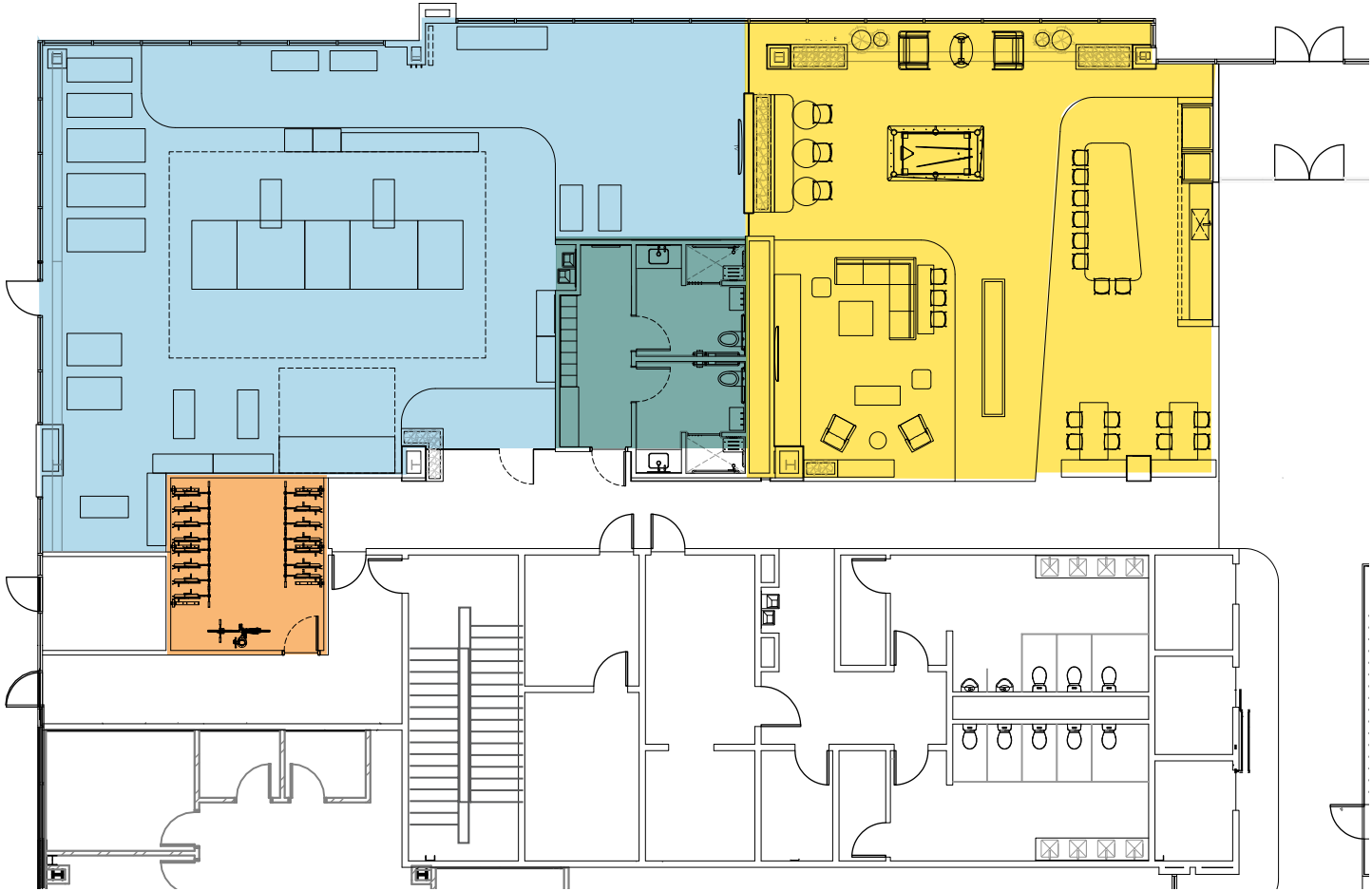


VISTA STATION 7
AMENITIES



- CLASSROOM
- LOUNGE / BREAK ROOM

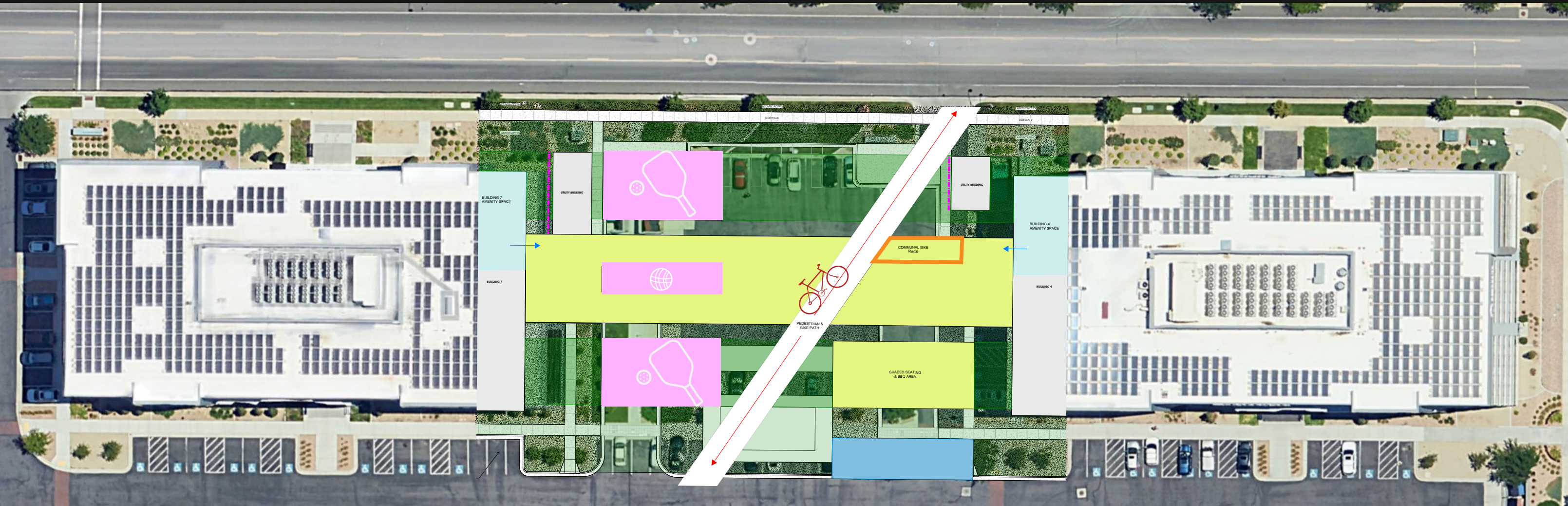
VISTA STATION 4
AMENITIES



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

vista station

OUTDOOR AMENITIES



BIKE INDOOR AMENITY SPACES



COMMUNAL ZONES (PATIOS, SEATING, SHADE, BBQ AREA)



FOOD TRUCK ZONE



BIKE STORAGE



OUTDOOR ACTIVITY ZONE (PICKLE BALL, BOCCIE BALL, BIKE PATH AND OUTDOOR SEATING)



LANDSCAPING



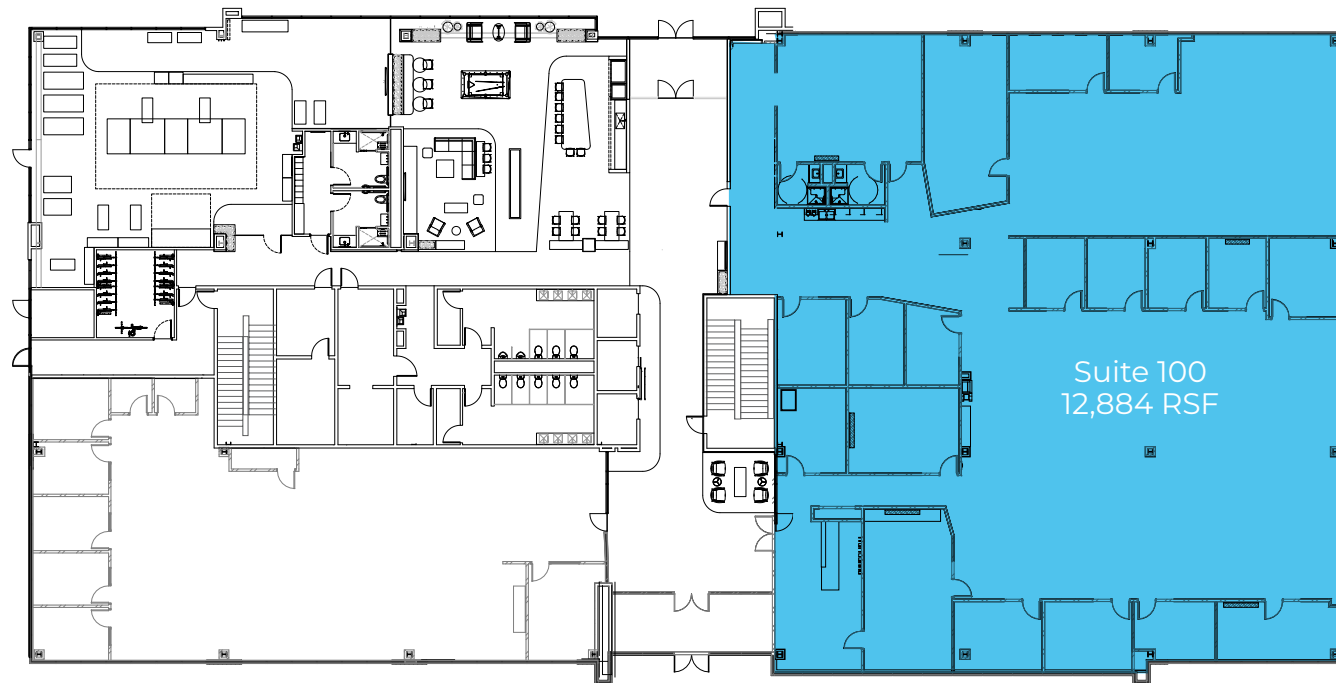
PEDESTRIAN & BIKE PATH

vista station 4

12936 FRONTRUNNER BLVD, DRAPER, UTAH

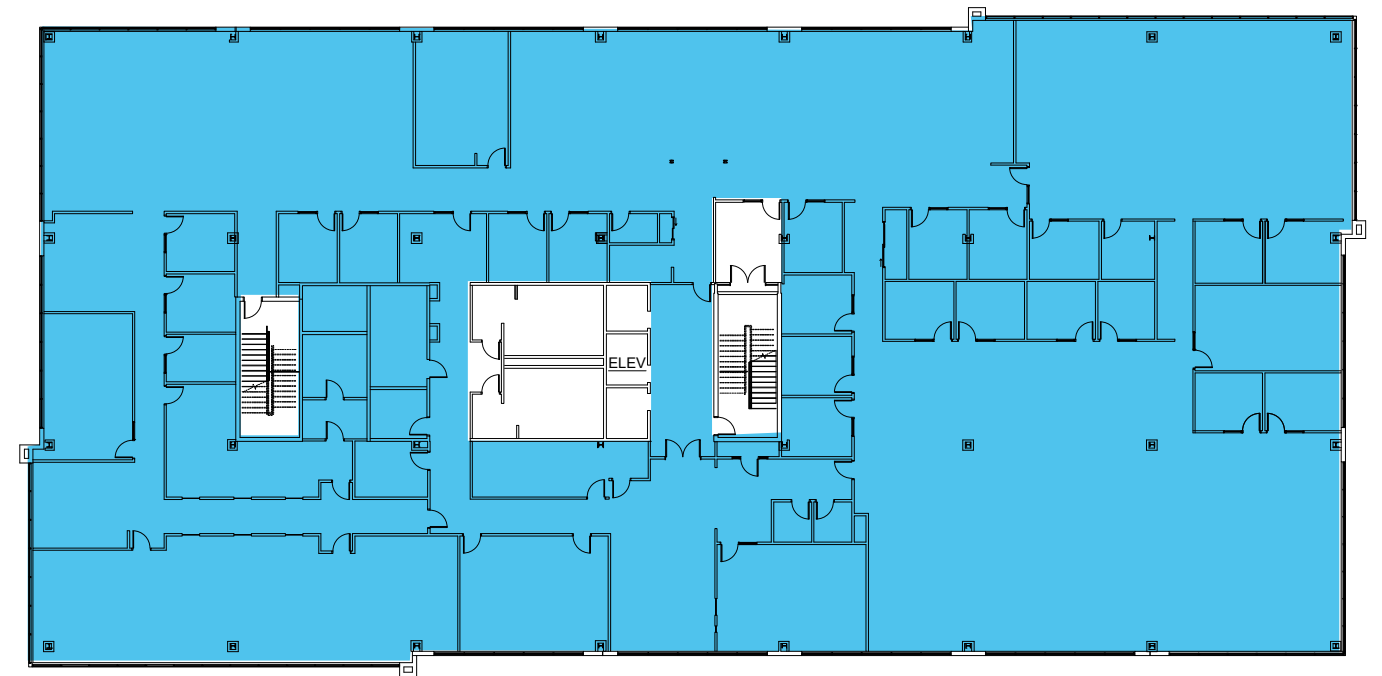
FLOOR 1

AVAILABLE SPACE: 12,884 SQUARE FEET



FLOOR 3

AVAILABLE SPACE: 26,154 SQUARE FEET



vista station 7

12884 FRONTRUNNER BLVD, DRAPER, UTAH

FLOOR 1

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



FLOOR 2

AVAILABLE SPACE: 2,723 SQUARE FEET



FLOOR 3

AVAILABLE SPACE: 26,096 SQUARE FEET



FLOOR 4

AVAILABLE SPACE: 26,242 SQUARE FEET



FLOOR 5

AVAILABLE SPACE: 26,263 SQUARE FEET



An aerial photograph of the Vista Station development. The image shows several modern, multi-story office buildings with glass facades and flat roofs. These buildings are arranged around a large, multi-level parking lot filled with cars. To the left of the main building complex, there is a large, open area that appears to be a construction site or a large parking lot. In the background, a residential neighborhood with smaller houses and trees is visible. Beyond the residential area, there are rolling hills and mountains under a cloudy sky. The overall scene depicts a modern, planned urban development.

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AMENITIES

HOTELS

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

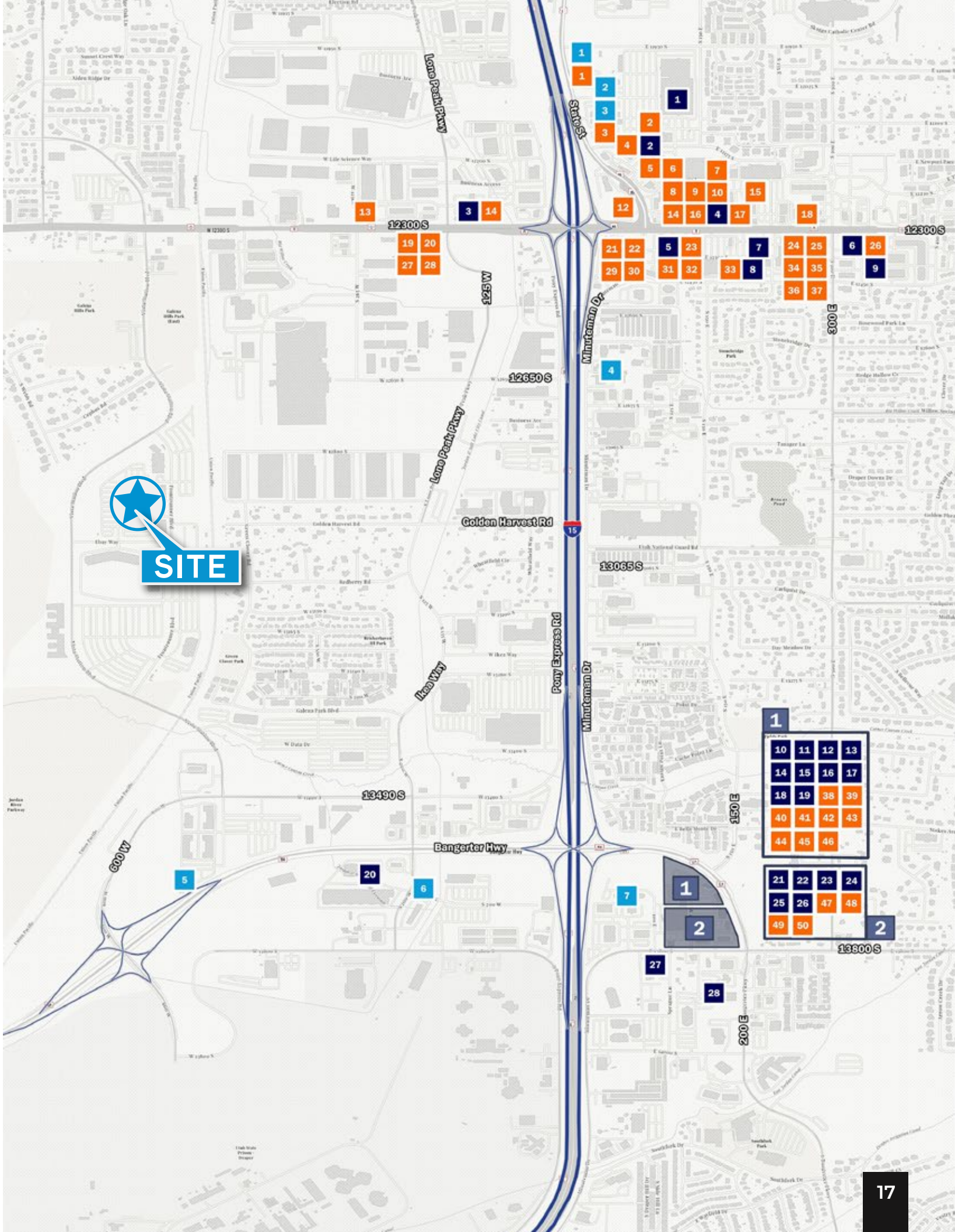
RESTAURANTS

- 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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