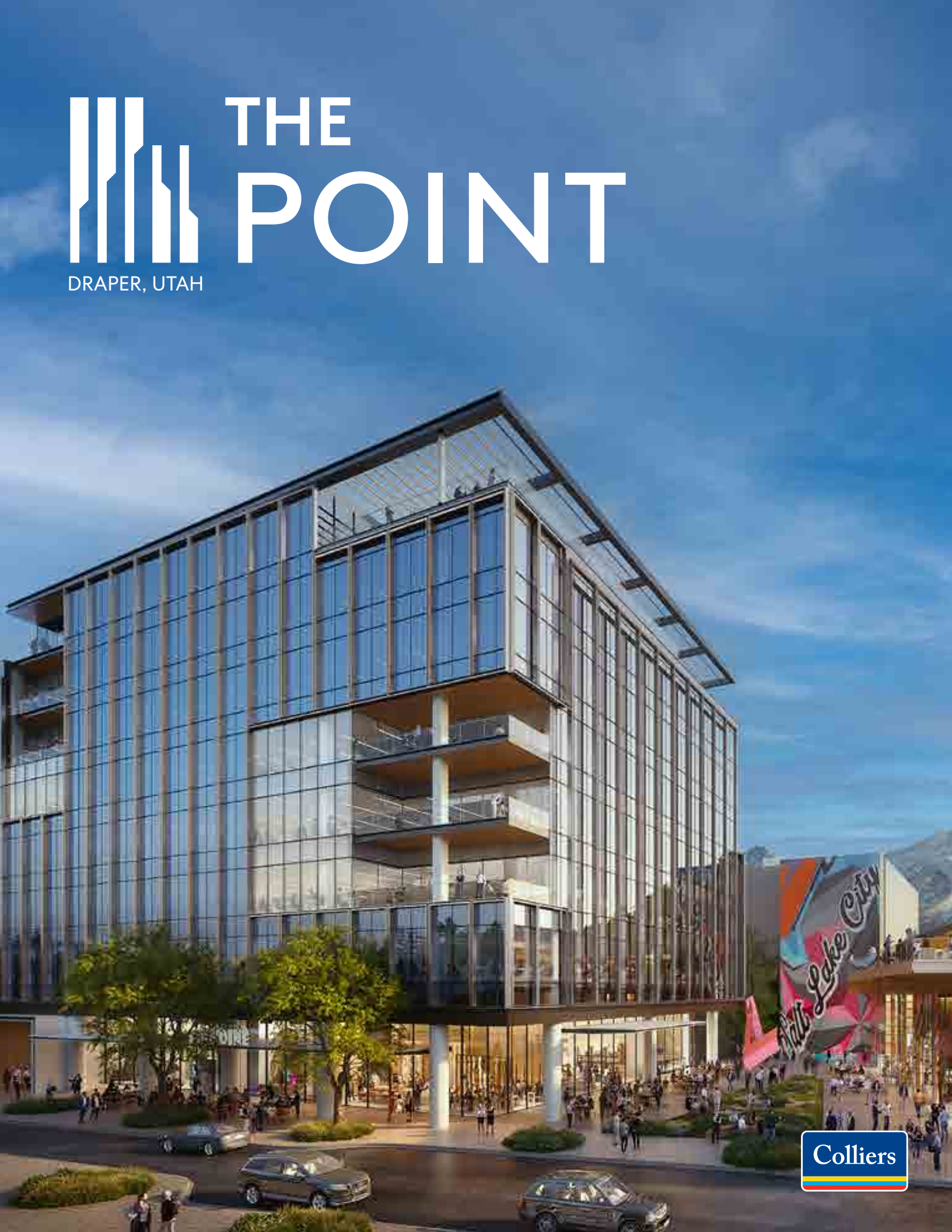
THE POINT

DRAPER, UTAH



Colliers

THE POINT

CREATIVE WORKSPACE THAT INSPIRES

The Point is destined to become a beacon of innovation, a central hub location where a diverse and dynamic urban population thrives. This expansive development promises a holistic approach to living, working, shopping and seamlessly connecting residents to elevated experiences.

Fueled by innovation, this development boasts modern office spaces designed to inspire. Imagine working in a dynamic environment with floor-to-ceiling glass, offering breathtaking views and fostering a connection to the vibrant community outside. Curated open space experiences and amenity-rich facilities encourage collaboration and a sense of belonging. Here, a young, highly educated, and diverse workforce thrives, drawing talent from the six universities within a 45-Minute radius. This isn't just an office space; it's a hub for the next generation of ground breaking ideas.

6.3M
SQUARE FEET
PHASE 1 TOTAL

2.3M
SQUARE FEET
OFFICE

380K
SQUARE FEET
HOSPITALITY

360K
SQUARE FEET
RETAIL & ENTERTAINMENT

3.2K
MUILTFAMILY
UNITS







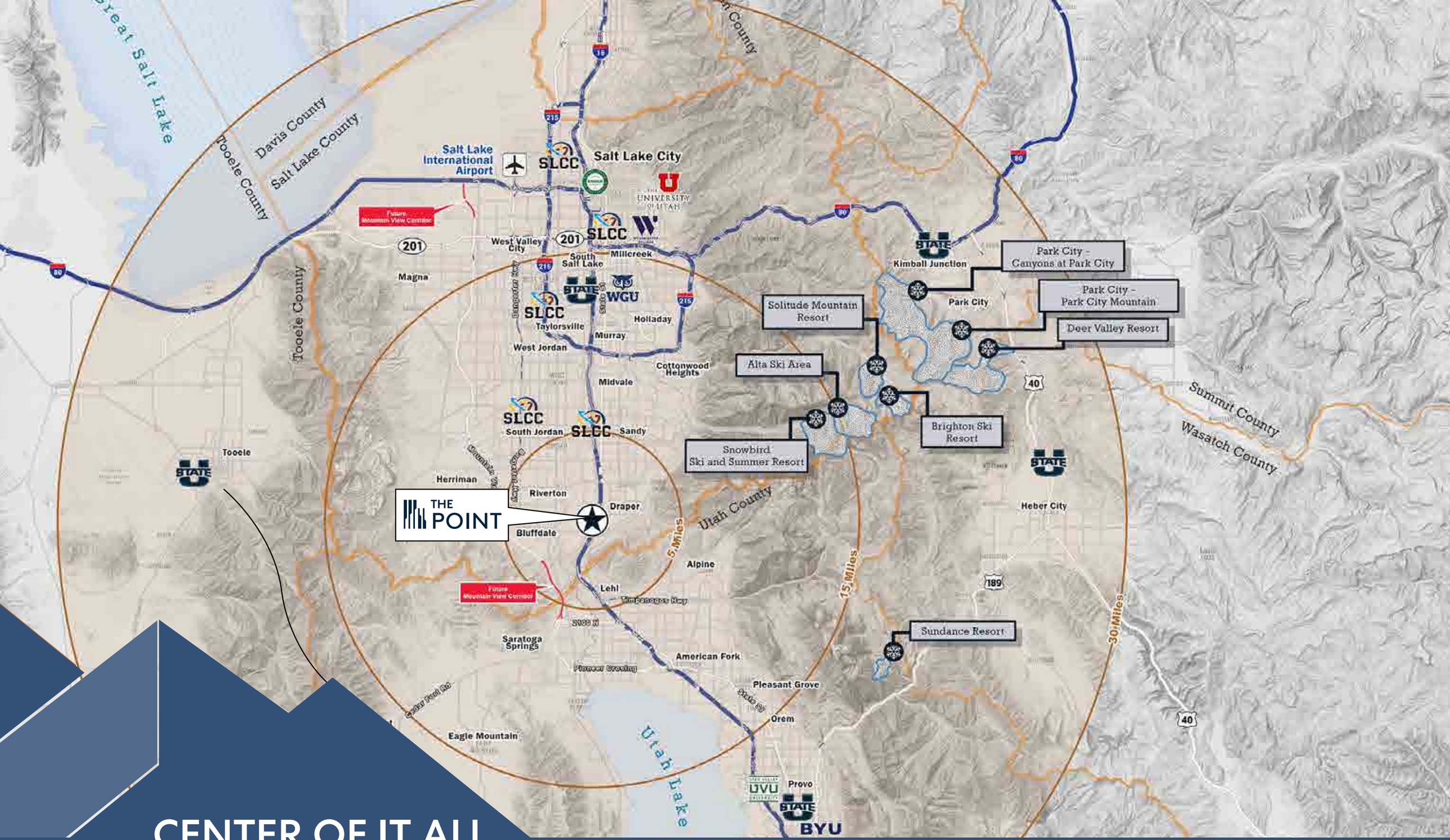


A VIBRANT HUB FOR ALL

Imagine a network of activated streets and walkways, infused with the irresistible energy of world-class shopping and a diverse array of dining options. Sustainable practices will be woven throughout, creating a rare and significant achievement in quality place making. Expansive open spaces will provide a sanctuary for nature lovers, while stunning mountain views grace the backdrop.



CENTER OF IT ALL



Long-term Master Plan

The Point is a visionary 600-acre master-planned community designed to become a thriving hub of residential, commercial, retail, entertainment, and innovation.

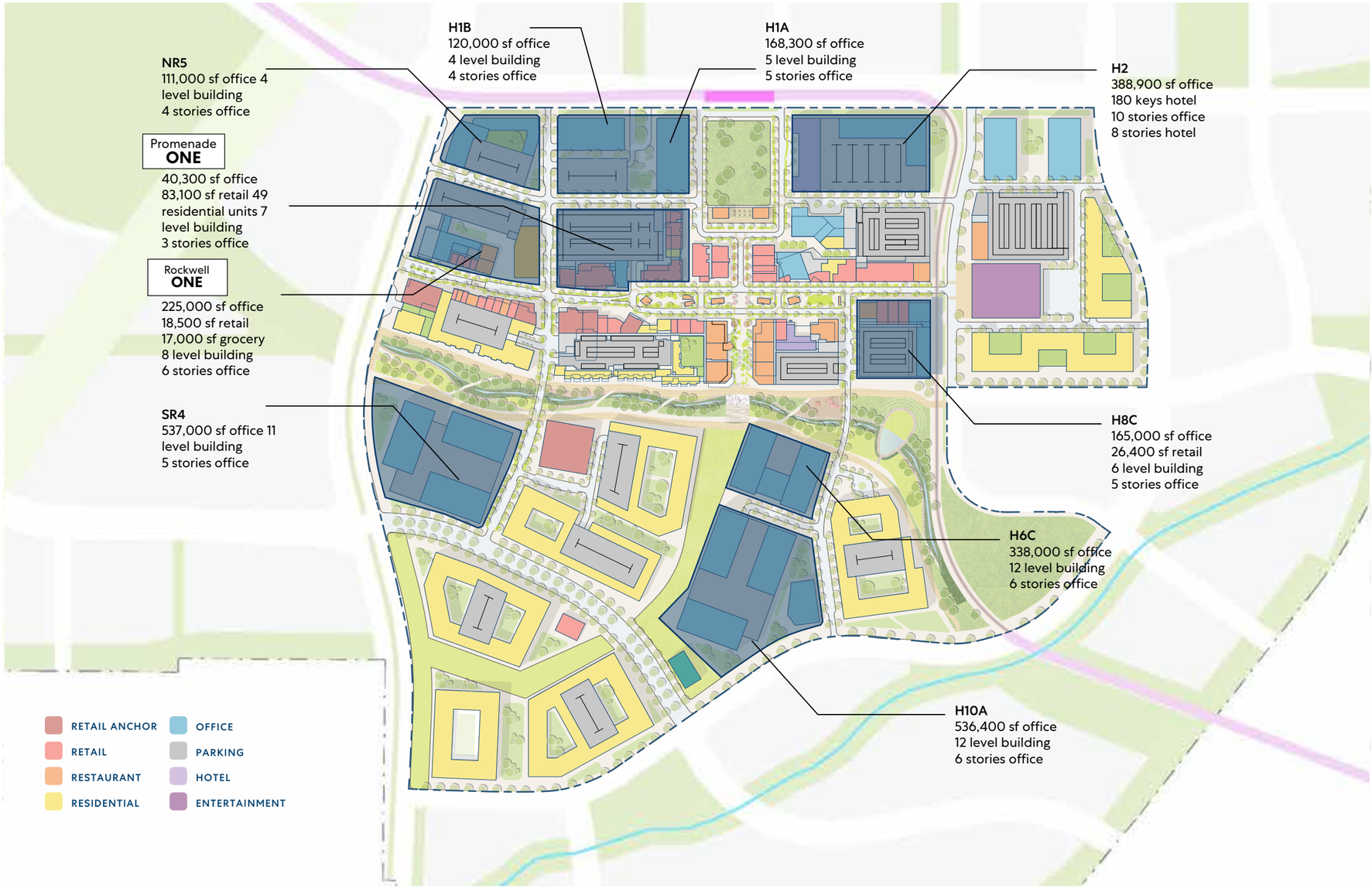
TTP's initial 100-acre phase will serve as the catalyst and core of this expansive master plan, set to unfold over the coming decades. Future development will bring thousands of additional residents and millions of square feet of commercial, retail, entertainment, educational, medical, and other uses to the site.



Phase 1 Master Plan

Phase 1 is thoughtfully designed as a dynamic mix of uses that will establish a foundation of long-term employment, premier residential options, best-in-class retail, and a vibrant entertainment hub.

Positioned as the centerpiece of the broader 600-acre master plan, Phase 1 will generate activity and set a high standard for the quality and vision that will shape and attract future development at The Point.



6.3M+SF	2.3M+ SF	350K+ SF	380K+ SF	3,300+
Phase 1 Total	Office	Retail & Entertainment	Hospitality	Multifamily Units

RETAIL ANCHOR
RETAIL
RESTAURANT
RESIDENTIAL
FITNESS
OFFICE
PARKING
HOTEL
ENTERTAINMENT

NEXUS PARKWAY
TRANSIT STATION
PORTER ROCKWELL BLVD.
MOMENTUM WAY
ASPIRE PARKWAY
NUCLEUS DR.
GREEN LOOP LN.
CENTRAL GREEN
CONVERGENCE ROW
POINT PROMENADE
THE PROMENADE
THE GROVE
TRANSIT STATION
SOUTHFORK DRIVE
RIVER TO RANGE
CHAPEL TRAIL
H1B
H1A
H2
H3A
H4A
H4B
H5A
H5B
H8A
W13
NR5
NR6
NR7



THE POINT

PROMENADE ONE

4
STORY
BUILDING

3
STORIES
OFFICE

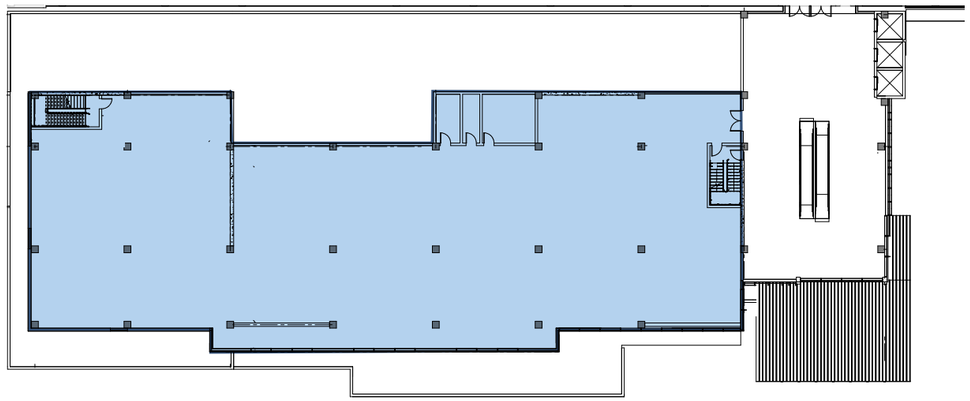
40.3K
SQUARE FEET
OFFICE

13.4K
FLOOR
PLATE SF

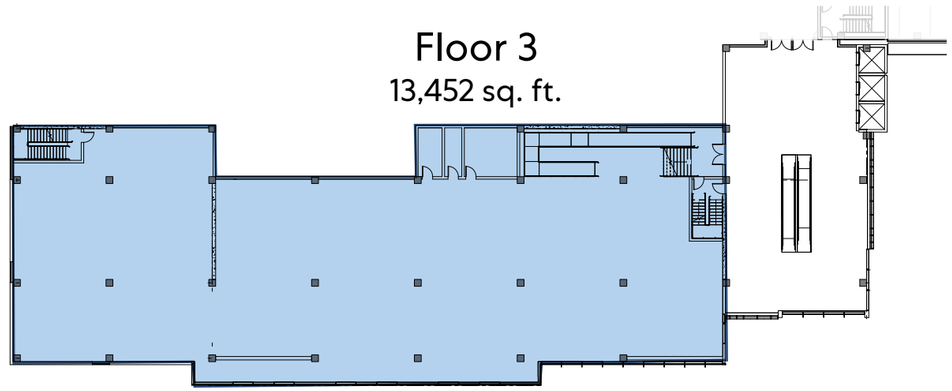




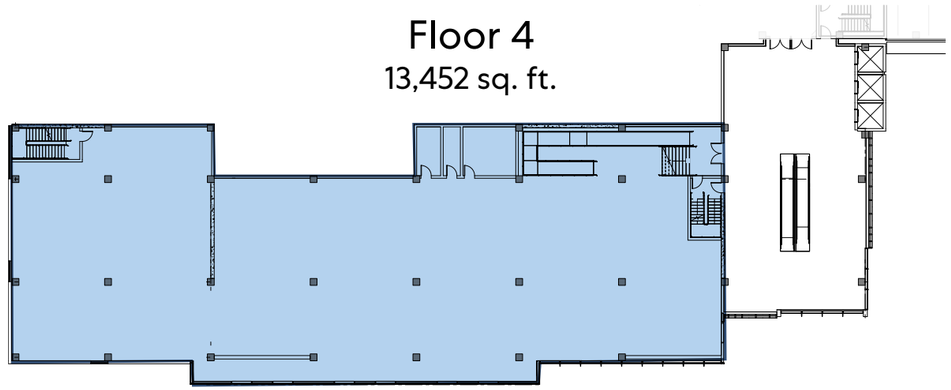
Floor 2
13,452 sq. ft.



Floor 3
13,452 sq. ft.



Floor 4
13,452 sq. ft.

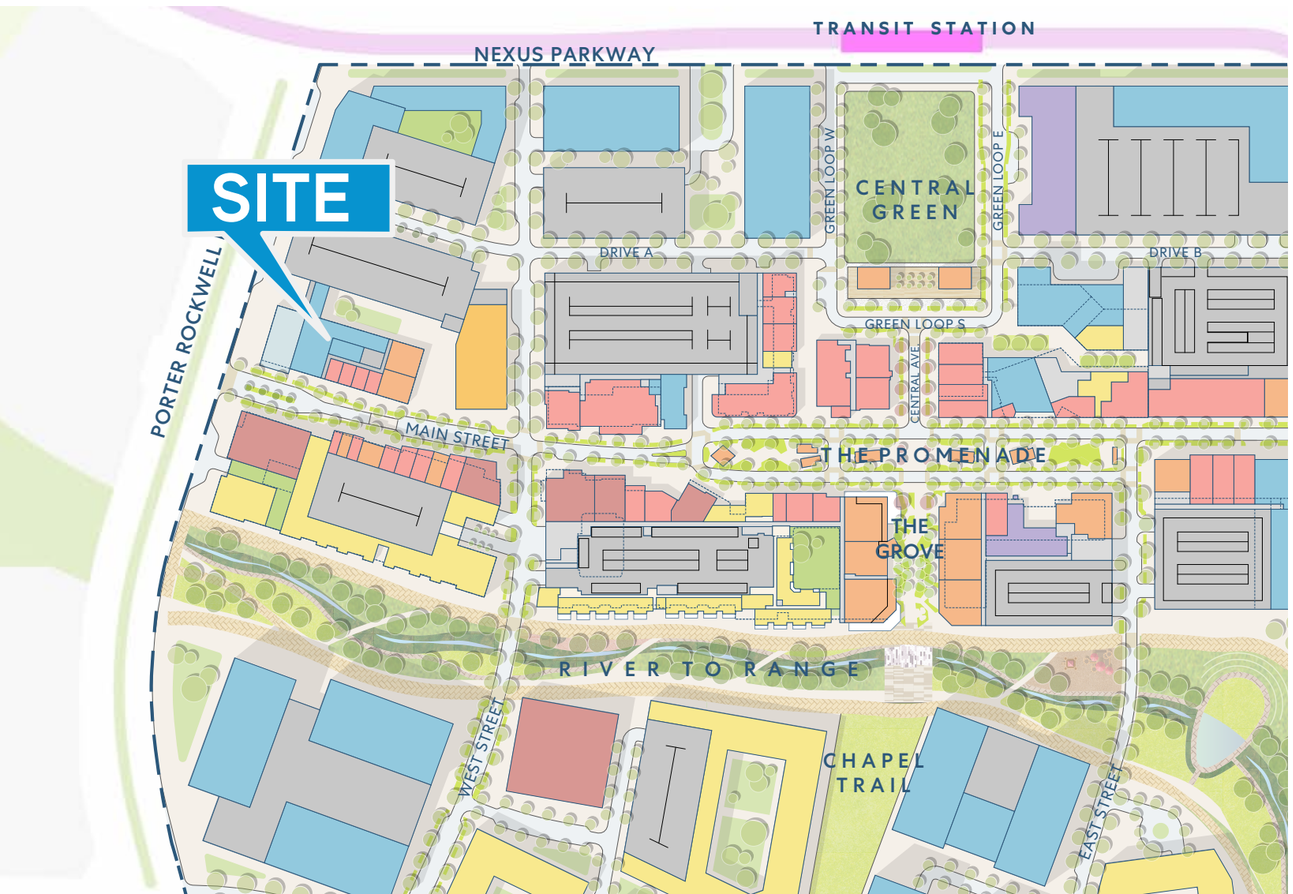


THE POINT

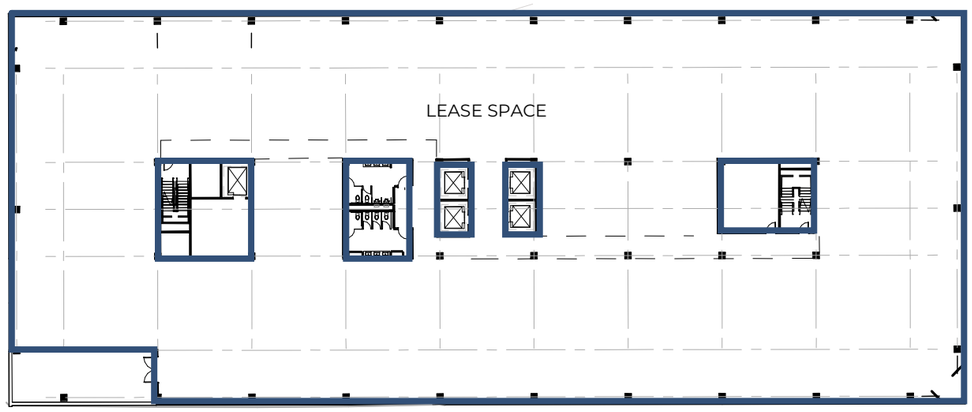
ROCKWELL ONE

8	6	225K	37.5K
STORY BUILDING	STORIES OFFICE	SQUARE FEET OFFICE	FLOOR PLATE SF



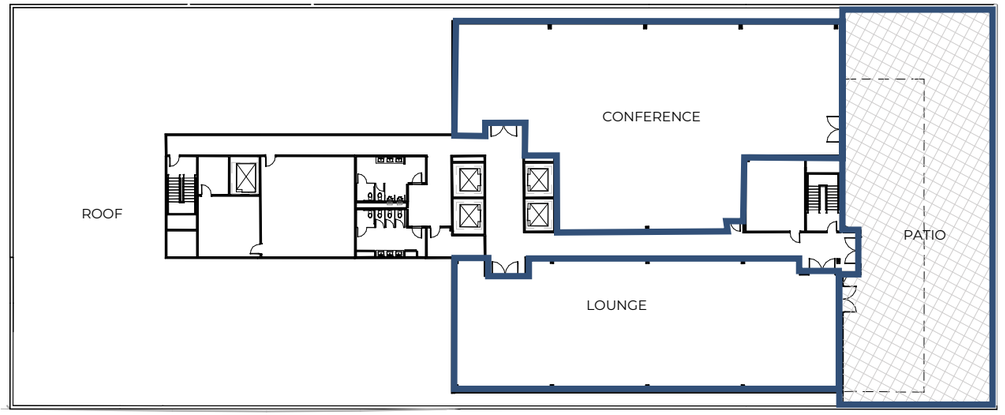


Floors 2-7



Floor 8

Amenities only





THE POINT IS THE CENTER OF SILICON SLOPES

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.

Tech companies have flocked to Utah for its lower taxes, more flexible regulatory environment, and a well-educated, unmatched 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, ebay, etc.)

Best Economic Outlook
Utah ranked No.1 for the 17th year in a row
Rich States Poor States — April 2024

Best State For Growth
Utah was determined the #3 best for growth
U.S. News & World Report — August 2022

Best State Economy
Utah ranked #2 for best state economy
WalletHub — June 2024

Most Affordable States 2024
Utah is the #6 most affordable state
USA Today — March 2024

Best State to Move to
Utah ranked the #1 best state to move to
ConsumerAffairs — August 2024



11
World Class Ski Resorts
There are 11 ski resorts along the Wasatch Mountain Range. Less time in the car, more time on the mountain.



5
National Parks
Utah's Mighty 5 national parks are Arches, Bryce Canyon, Capitol Reef, Canyonlands, and Zions.



3,400+
Dedicated Trails
For hiking, mountain biking, backpacking and more.

Adobe
ebay
TESLA
Microsoft
VISA
bill
Goldman Sachs
ancestry
Texas Instruments
sunrun
vivint.
Verisk
Morgan Stanley
DELL EMC
1800contacts
proofpoint

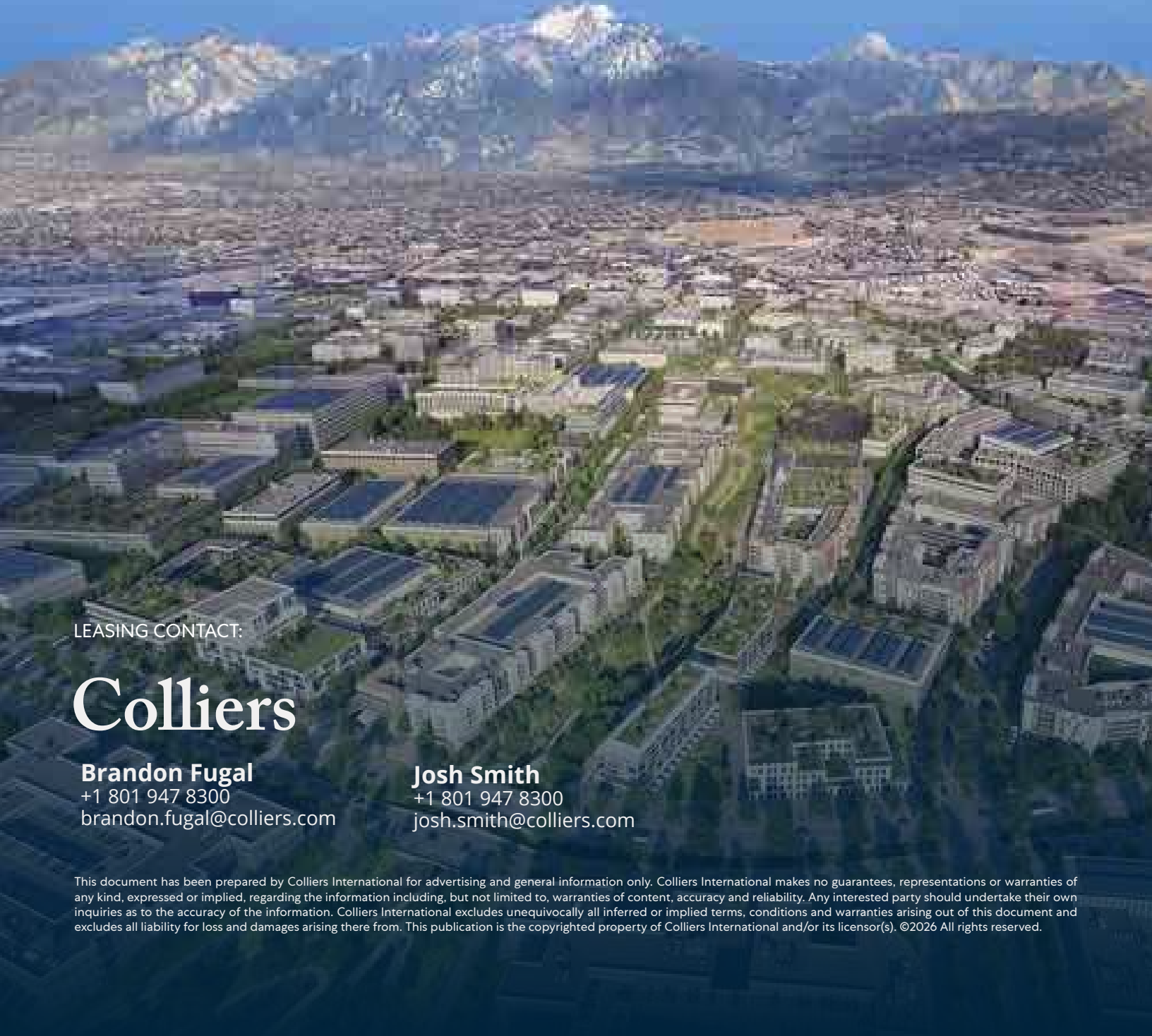
THE POINT

Developed by The Point Partners (TPP) - a joint venture between, Lincoln Property Company, Wadsworth Development Group, and Colmena Group, TPP is uniquely qualified to deliver a first-class build-to-suit office experience. Combining the experience and knowledge of a best-in-class national developer from LPC with local knowledge and expertise from WDG and CG. Each of these companies on their own have delivered multiple build-to-suit projects for a diverse set of users and clients.

Lincoln

COLMENA GROUP

WADSWORTH DEVELOPMENT GROUP



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