

CENTREPOINTE BUSINESS PARK

A RESEARCH & DEVELOPMENT CAMPUS

1865-1895 West 2100 South • Salt Lake City, Utah



Now Pre-Leasing 211,300 SF (±)

Site Amenities

High Image

- Contemporary architecture, dramatic two-story entries with full height glass
- 2-story lobby with staircase and sky light
- Stone flooring, glass demising walls with stainless accents in the entry

Parking

- 3 spaces / 1000 sf

Landscape

- Campus landscaping throughout

Security

- Securable site infrastructure installed
- Camera monitoring available

Signage

- Monument sign for each building
- Freeway electronic sign advertising available

Divisibility

- All buildings are divisible

Building Construction

Clear Height

- 18' minimum to 24' maximum

Construction Type

- II-B, non-combustible
- Concrete tilt-wall panel exterior
- Steel interior framing
- Suspended concrete on metal deck
- Slab on grade first floor
- Aluminum composite panel fascia and trim
- Roof framing with additional capacity for tenant roof top equipment

Column Spacing

- Average 48'11" x 45' or 48'11" x 41'3"

Doors

- Bldg A & B- 2 GL each
- Bldg C- 4 GL
- Dock High Capable

Power & Utilities

Electrical

- 277 / 480 Volt, 3 Phase, 2000 amps
- Pads for emergency generators

Communications

- Fiber Optics available

Water

- Added water capacity

HVAC

- Roof top units ready for distribution

Municipality

- Salt Lake City

COMMERCE CRG

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OFFICE

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This statement, with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Some aerial photography by AirPhotoUSA or Aerials Express. Smart, A\ Flyers\ CentrePointe Business Park

CENTREPOINTE BUSINESS PARK

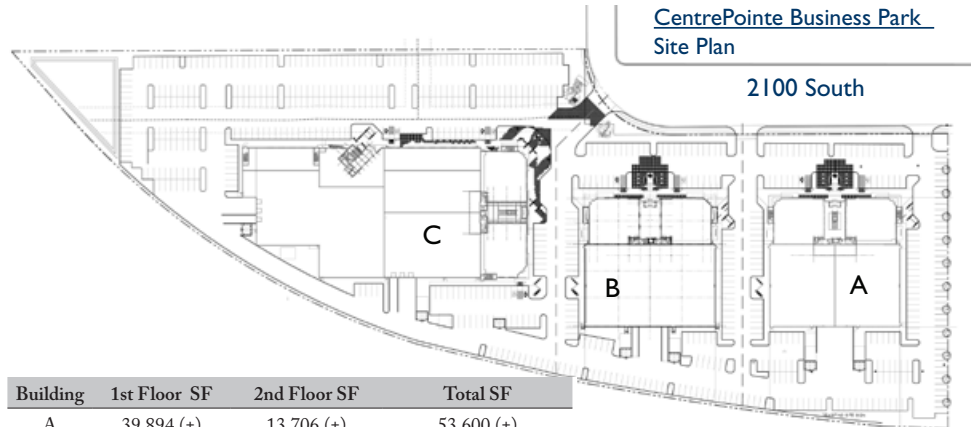
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FULL SERVICE COMMERCIAL REAL ESTATE

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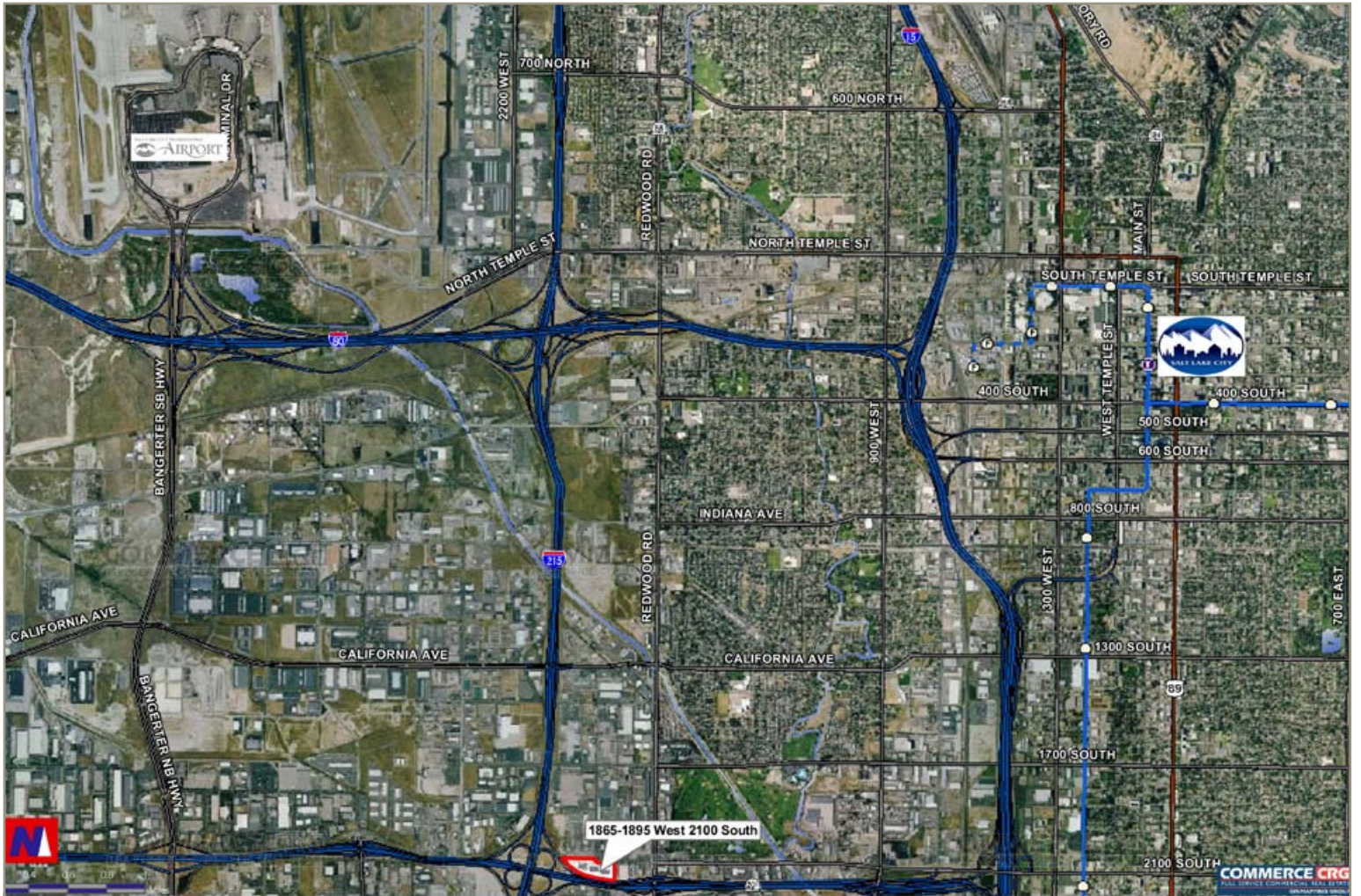
Location Information

- Easy access to Interstate 215, Highway 201 Bangerter Highway
- Well positioned to attract a broad base of Salt Lake workforce
- 6.7 Miles (approximately 10 minutes) to Salt Lake International Airport
- 6 Miles (approximately 12 minutes) to downtown Salt Lake City



Building	1st Floor SF	2nd Floor SF	Total SF
A	39,894 (±)	13,706 (±)	53,600 (±)
B	39,894 (±)	13,706 (±)	53,600 (±)
C	81,331 (±)	22,768 (±)	104,100 (±)
Total			211,300 (±)

Aerial



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