



CRESCENT

Corporate Center



4255 SOUTH 2700 WEST | TAYLORSVILLE, UTAH

BRANDON D. FUGAL
brandon.fugal@cbcadvisors.com

GREG PAVICH
greg.pavich@cbcadvisors.com

801.947.8300
www.cbcadvisors.com





GREG PAVICH
greg.pavich@cbcadvisors.com

BRANDON D. FUGAL
brandon.fugal@cbcadvisors.com

PROJECT HIGHLIGHTS

PHASE I : 165,799 SF (3 STORY)

- 55,000 SF Floor plate
- Unique Efficient Design
- Available for occupancy Spring 2017

Lease rate: \$22.00 /SF full service
Generous tenant Improvement allowance

- Close proximity to extensive labor force without the level of competition that exists in other suburban sub-markets
- Excellent freeway exposure with over 103,710 vehicles per day
- Central to two I-215 interchanges
- Great mountain views
- Excellent location central to businesses, retail and restaurants
- Excellent parking over 5.5/1000
- With both Covered & Surface parking (26.4% covered)
- Abundant fiber from Abundant fiber from

INTEGRA



CENTURY LINK



VERACITY NETWORKS



- Approximately 4 minutes from TRAX Station with bus service to site every 30 minutes
- Bus Rapid Transit (Specialized Buses) Starts Operation August 2017 - New to Utah
- Sometimes described as a surface subway, BRT aims to combine the capacity and speed of light rail or metro with the flexibility , lower cost and simplicity of a bus system.
- New Bus Rapid Transit stop on 2700 West with service to the Valley Fair mall and Intermountain Medical Center Trax stations.

*see attached aerial

6550 SOUTH MILLROCK DRIVE, SUITE 200
SALT LAKE CITY, UTAH
(P) 801.947.8300

Marketed exclusively by



CRESCENT

Corporate Center

GREG PAVICH
 greg.pavich@cbcadvisors.com

BRANDON D. FUGAL
 brandon.fugal@cbcadvisors.com



Marketed exclusively by



6550 SOUTH MILLROCK DRIVE, SUITE 200
 SALT LAKE CITY, UTAH
 (P) 801.947.8300

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer or tenant to verify the information and conduct appropriate due diligence. Coldwell Banker Commercial and its Logo are registered service marks owned by Coldwell Banker Real Estate, LLC. Each Office is Independently Owned and Operated. All Rights Reserved. © 2016



GREG PAVICH

greg.pavich@cbcadvisors.com

BRANDON D. FUGAL

brandon.fugal@cbcadvisors.com

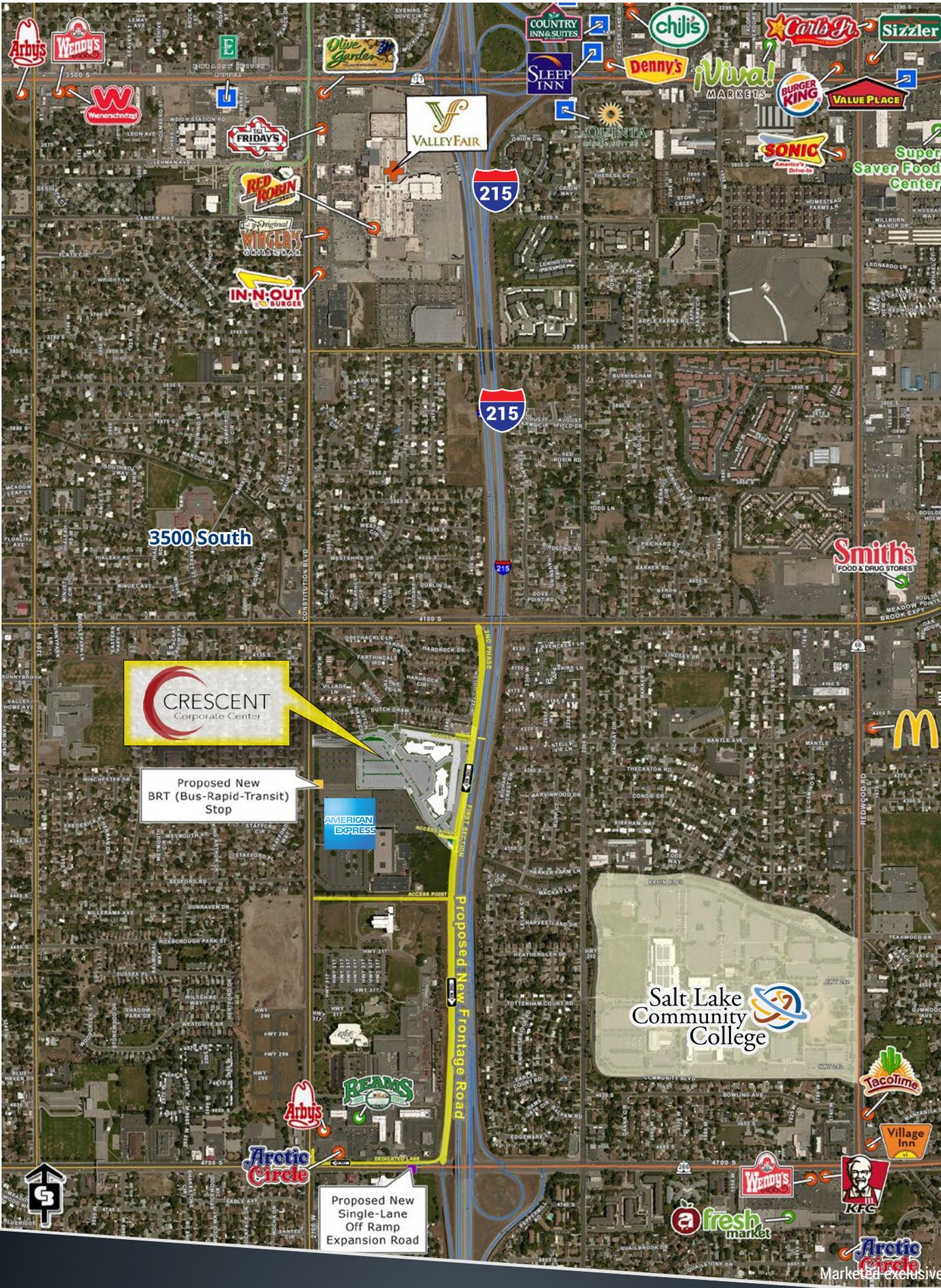


6550 SOUTH MILLROCK DRIVE, SUITE 200
SALT LAKE CITY, UTAH
(P) 801.947.8300

Marketed exclusively by



This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer or tenant to verify the information and conduct appropriate due diligence. Coldwell Banker Commercial and its Logo are registered service marks owned by Coldwell Banker Real Estate, LLC. Each Office is Independently Owned and Operated. All Rights Reserved. © 2016



Marketed exclusive