

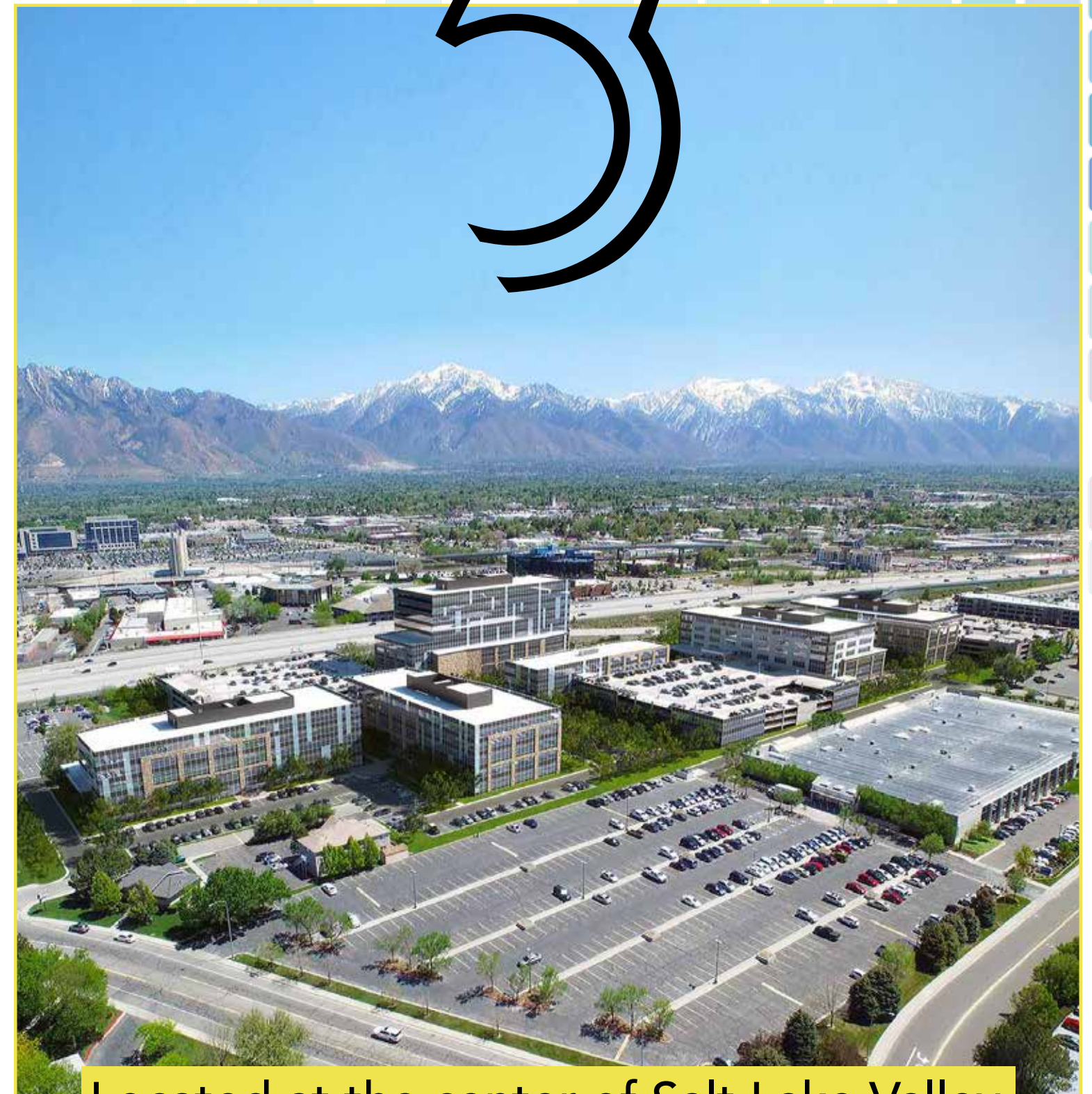


53RD CENTER

434 W Ascension Way

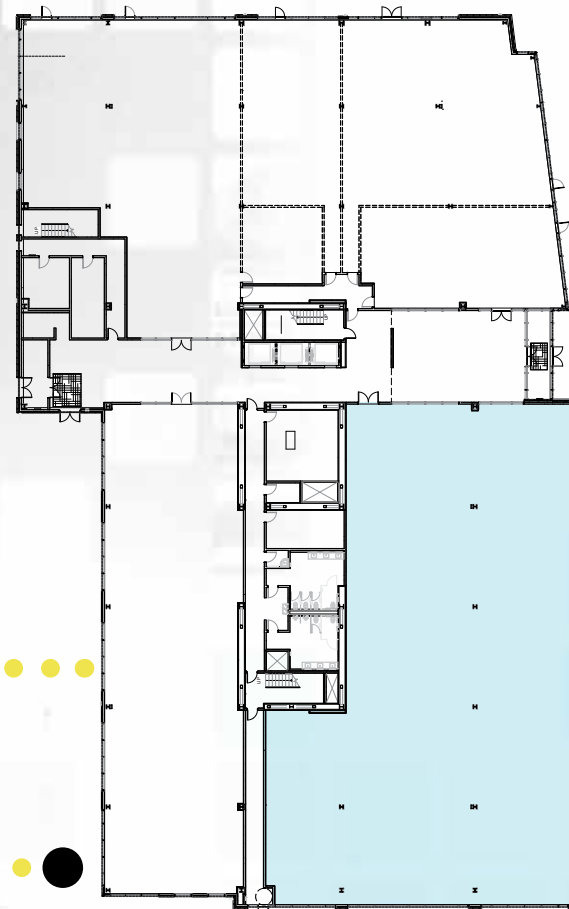
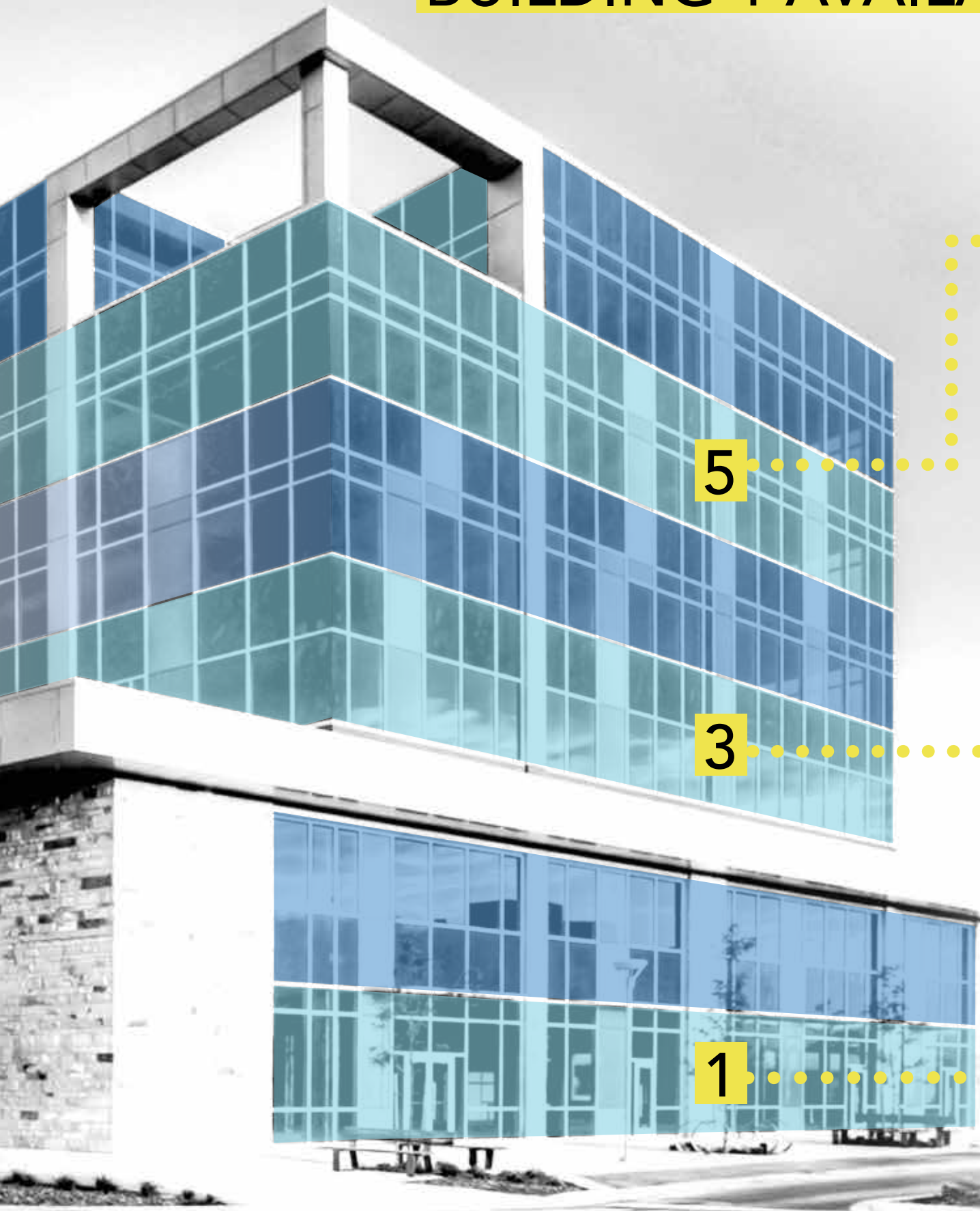
HIGHLIGHTS

- Available Now: Building 1 - 13,621 - 56,126 SF
- Lease Rate: \$29.00 Full Service
- Pre-Leasing: Building 2 - 100,000 SF (Available Q1 2021)
- 1,000,000 SF Development
- Generous Tenant Improvements
- Easy Access to Public Transportation: Trax, Frontrunner and UTA Bus Routes with Direct Express Links from 5300 Campus to Hub
- Unmatched Expansion Capability
- Modern, Progressive Architecture with Efficient, Open Floor Plates
- Generous Floor-To-Ceiling Glass Throughout, Offering Gorgeous Views
- Backup Generation and Infrastructure for Redundant Power Systems
- Multiple Fiber Optic Provider Connectivity
- Freeway Visibility: Over 213,790 Vehicles Per Day
- Crown Signage Available
- Immediate Freeway Access
- Close Proximity to Retail, Restaurants, Hotels and The IHC Center
- Large On-Site Fitness Center
- Outdoor Community Center Planned

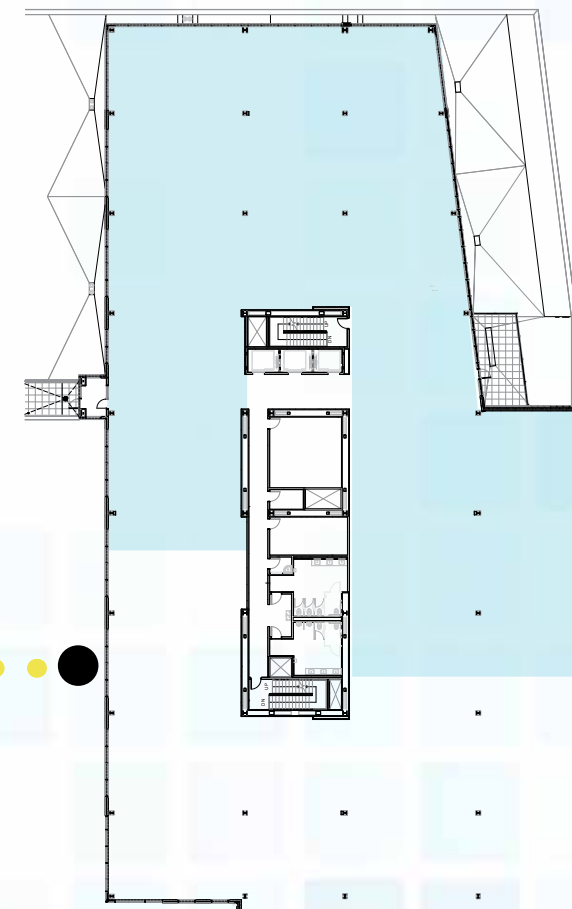


Located at the center of Salt Lake Valley

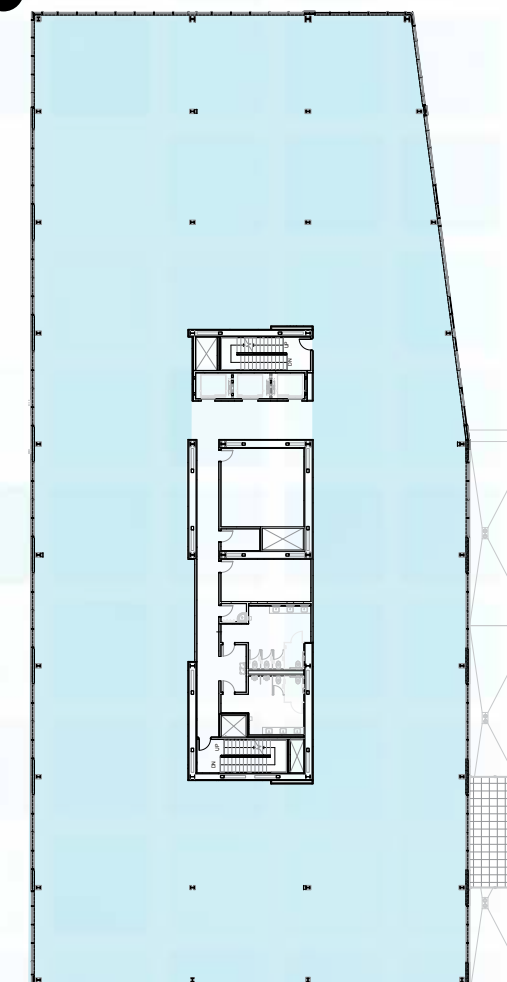
BUILDING 1 AVAILABILITY



First Floor:
13,708 SF



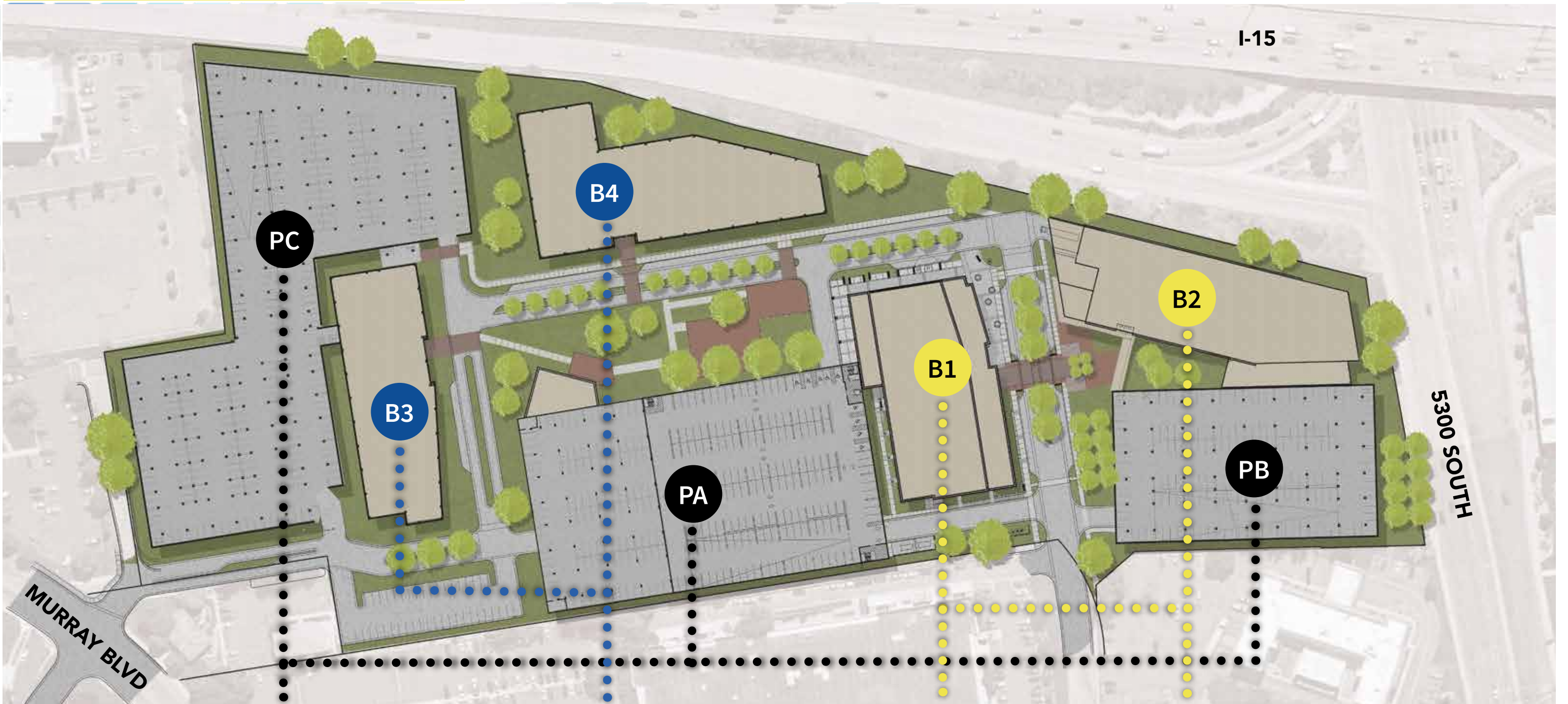
Third Floor:
13,621 SF



Fifth Floor:
28,797 SF

Floors **2 • 4 • 6** FULLY LEASED

SITE PLAN



PARKING

- 5/1,000 Parking Ratio
- A Structure: 1,505 Stalls
- B Structure: 933 Stalls
- C Structure: 1,884 Stalls
- Surface: 40 Stalls

BUILDINGS 3 & 4 (Planned)

- Future Expansion of an Additional 403,413 SF
- Building 3: 370,000 SF - 11-story
- Building 4: 260,000 SF - 6-story
- Total Park: 1,033,413 SF

BUILDING 1 Available Now

- 13,621 - 56,126 SF Available
- 6-Story Building
- Floor Plates: 27,000 - 39,000 SF

BUILDING 2 Available Now

- Now Preleasing: 100,000 SF Available (Q1 2021)
- 5-Story Building
- Floor Plates: 30,000 SF

COLLEGE



Kennecott Nature Center

BUS STOP
Murray Blvd @ 5121 S

Murray Blvd

5300 South

- US Bank
- Smith's
- Papa Murphy's
- Taco Time

EXIT 300

INTERSTATE
15

176,035 ADT

FRONTRUNNER
Murray Station

TRAX
Murray Central
-5200 South

25,500 ADT

Intermountain Healthcare

Murray High School

State Street

Hillcrest Jr High School

4800 South

Vine Street

- Wells Fargo
- Subway
- KeyBank
- Starbucks
- Chipotle
- Chick-fil-A
- Best Buy
- Barnes & Nobles
- Mimi's Cafe
- Rumbi
- Carl's Jr
- IHOP
- Rubio's
- Costco
- Jimmy Johns
- Pizza Hut
- Zions Bank

Drive Time

14
Minutes North:
Downtown
Salt Lake City

16
Minutes North:
SLC International
Airport

34
Minutes South:
Lehi



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