

Esplanade

1100 South 860 East - American Fork, Utah



Aerial View

- 10.5 acre masterplanned office park
- 165,000+ square feet fully entitled
- Infrastructure under construction
- Unbeatable I-15 freeway frontage and visibility
- Easy access to 2 freeway interchanges



SITE

115,000 ADT

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Cody Black
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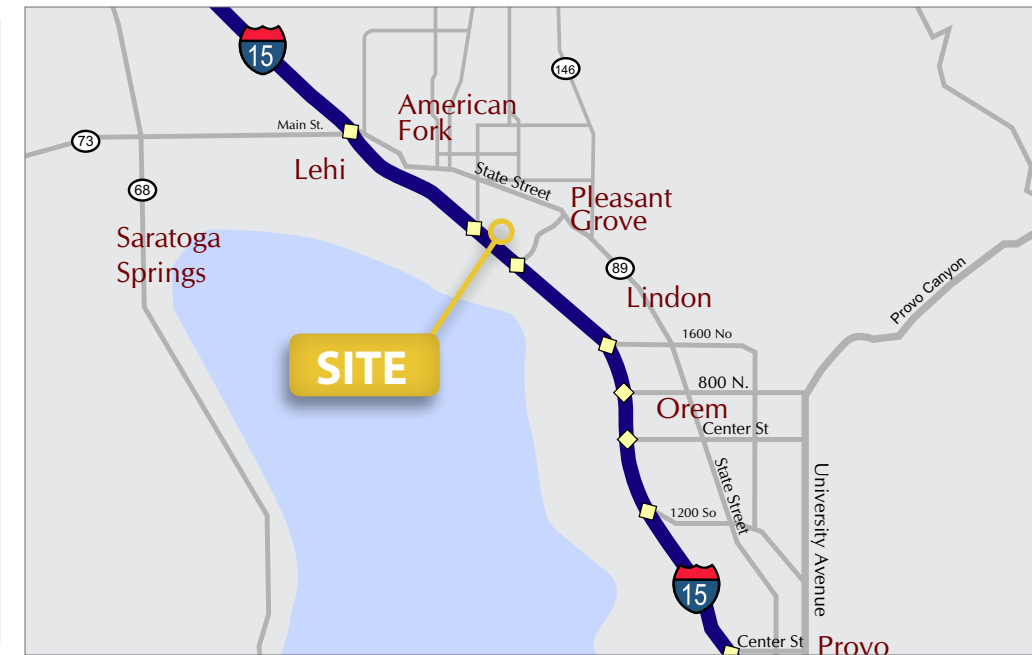
For Lease



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SITE



Esplanade

The new standard in corporate office excellence

- Offering flexible floor plates, ranging from 12,000 square feet, accommodating tenants ranging from 2,000 square feet to 100,000 square feet.
- Distinctive architecture and identity
- Class A office space
- Concrete and glass construction
- I-15 signage available
- Fiber optic access
- Panoramic mountain and lake views
- Competitive lease rates

Total Square Footage - 157,000 SF

- (2) 4 story buildings at 48,000 SF
- (1) 5 story building at 61,000 SF
- Retail site: 1 acre for sale
- \$18.00 NNN lease rate
- \$30.00/USF tenant improvement allowance
- Ample parking



5 Story Building



4 Story Building Side View



4 Story Front View

Each of the three buildings boasts the highest profile I-15 visibility -- particularly the 5-story flagship building with iconic clock tower and signage display directly on I-15 frontage. This project identification with time signature will establish its branding and prominence for years to come.



Main Floor Plan



Fourth Floor Plan

efficiency

identity

prominence

timeless appeal

economy