

HTGALINE

S t a t i o n



a GARDNER-STAKER
VENTURE

HIGHLINE STATION

65 East Highland Drive, Draper, Utah

This mixed-use development **located in the heart of Utah Silicon Slopes** is poised to be a landmark in the Wasatch Front. The development features up to 1,000,000 SF of built-to-suit class “A” office, on-site retail and restaurants, high-end residential and an on-site hotel.

Highline Station offers panoramic views of the Salt Lake Valley, future direct access to both Red and Blue Trax lines with an on-site planned station, direct connectivity to the Porter Rockwell nature/bike trail and easy access to I-15.



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**CUSHMAN &
WAKEFIELD**

FEATURES

AMENITIES/PROXIMITY

Future on-site Trax Station with pedestrian access to the residential office and retail.

Access to I-15 within 1/3 mile.

Less than 25 minutes from the Salt Lake International Airport.

Direct connectivity to the Porter Rockwell nature/bike trail.

Panoramic views of the Salt Lake Valley and Wasatch Mountains.

Multiple fiber providers on site.

Direct visibility from I-15

PARKING

On-grade parking at 5 stalls per 1,000 USF



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LOCATION

Directly east of the 14600 South Interchange on Highland Drive.

AVAILABLE

Up to 1,000,000 SF of office including multiple 180,000 SF, 6-story built-to-suit opportunities.

Many other amenities such the equestrian park, Draper Peaks, Corner Canyon biking, numerous retail and dining locations, and miles of bike/ pedestrian trails are just minutes away.



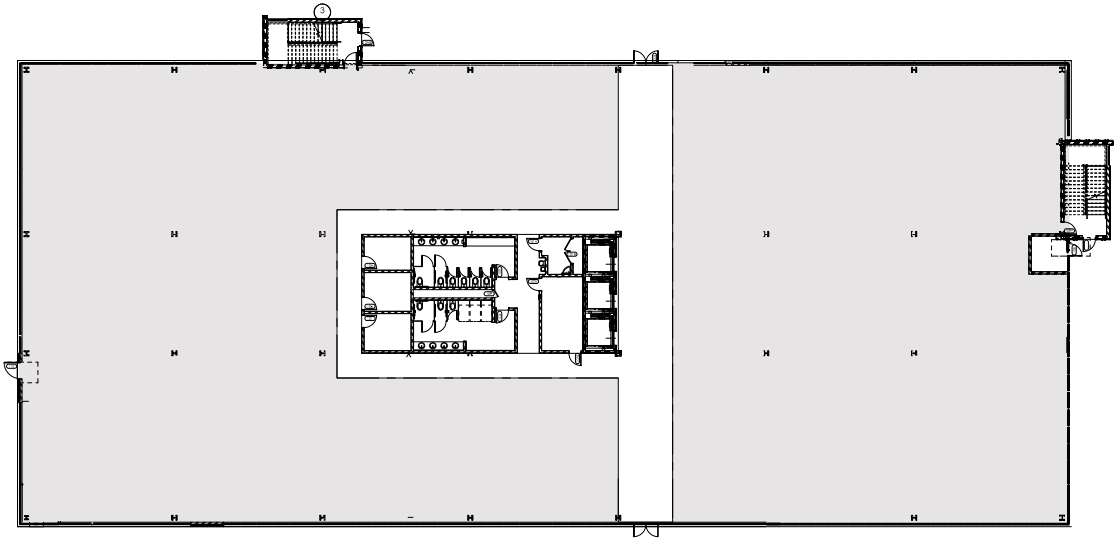


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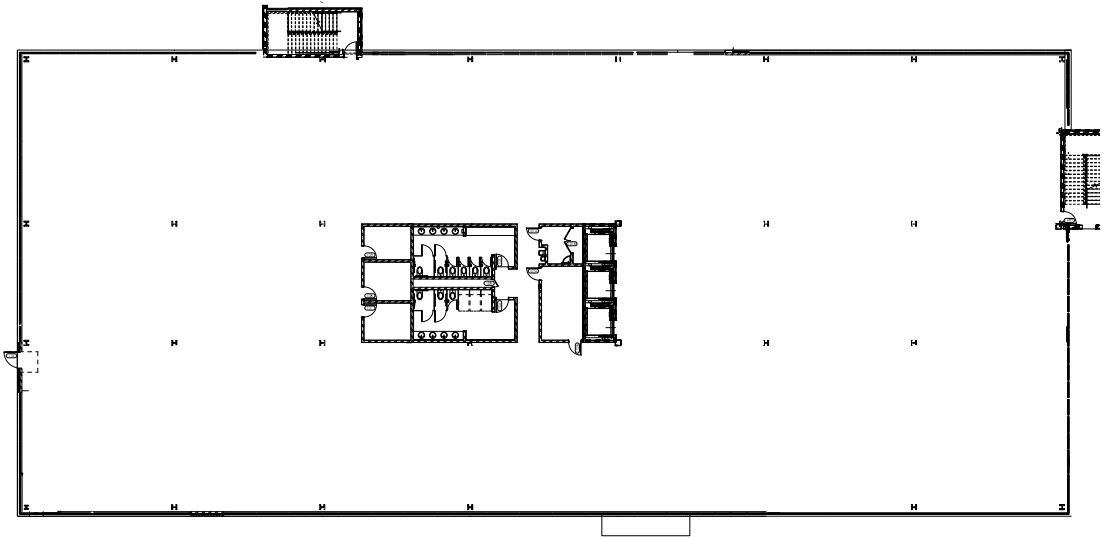
CONCEPTUAL 8-STORY BUILDING

HIGHLINE

S t a t i o n



SAMPLE FLOOR PLAN - 1ST FLOOR
Approx 30,000 SF



SAMPLE FLOOR PLAN - 2ND - 6TH FLOORS
Approx 30,000 SF



**FUTURE
14600 SOUTH
TRAX STATION**



HIGHLINE

S t a t i o n



- OFFICE
- RETAIL & HOTELS
- MULTI-HOUSING





WHY UTAH?



Cost of doing business

One of the lowest tax states in the U.S.

One of the lowest operating cost states in the U.S.

Second-lowest commercial electric and third-lowest natural gas rates in the U.S.



Quality of Life

4 of the top 20 ski resorts in North America are within one hour of the international airport

Home to 5 national parks, 7 national monuments and 43 state parks

Named "happiest state in the U.S."



Accessibility

#1 state in export performance

Salt Lake City International Airport hosts over 700 daily flights

One-day truck service to most major cities in the western U.S.



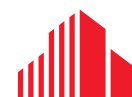
Workforce

Over 103 different languages are spoken in commerce daily

Competitive wage rates

Youngest population in the country with a median age of 29

Ranked #2 in the nation for Higher Education



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