



**AS A UNIQUE PLACE AND BOOMING LOCATION FOR OFFICE AND RETAIL, UNIVERSITY PLACE IS POISED TO BE ONE OF THE MOST ICONIC PLACES TO DO BUSINESS IN UTAH. LOCATED AT THE BUSIEST INTERSECTION IN UTAH COUNTY, UNIVERSITY PLACE'S STRATEGIC LOCATION GIVES IT UNMATCHED ACCESS TO DINING, SHOPPING, AND ENTERTAINMENT. THE SITE IS THE HEART OF UTAH COUNTY'S BUSINESS AND RETAIL CORRIDOR.**

**The project's superb exposure and site layout provide the opportunity to create an exclusive office campus providing a distinct and recognizable identity for your corporate headquarters. 4 to 9 story buildings can be specifically designed to meet your company's style and expectations. This flexibility creates a unique opportunity to locate headquarters, back office, call centers and R&D offices all on the same site. Whether you seek an idyllic campus atmosphere surrounding a private park, or an iconic office tower, this site can accommodate your needs all within walking distance of an unparalleled number of amenities:**

- The University Mall has 1,300,000 square feet of retail shops, 9 sit-down restaurants, and 10 fast food tenants in the food court, plus Starbucks. A KinderCare Daycare Center, 5 financial institutions, Costco, a 12 screen Cinemark Theater and tech stores including Simply Mac, ATT, Sprint and Verizon are all currently located on site. The Post Office and Gold's Gym are nearby. Another 60 commercial businesses are within a 5 minute drive, including Office Depot, Office Max and Best Buy.
- University Place is located half way between Brigham Young University and Utah Valley University, giving outstanding proximity to world class research facilities and over 70,000 students.
- University Place is at the corner of the busiest intersection in all of Utah - over 125,000 cars pass this location each day
- The mixed use development to be incorporated with the office campus will include 600,000 SF of office and R&D space, 1100 housing units (including rental apartments, condos, and townhouses), 1.3 million SF of Retail, a 2 acre civic plaza and park, a swim & tennis club, college educational buildings, an outdoor music venue, and a 120 room hotel.



**SUPERB INFRASTRUCTURE & LABOR FORCE**

**Utilities:**

- Telecommunications service includes T3, Wireless, and Fiber Optics, with redundant Fiber available.
- Electric Service – redundant power available

**Transportation:**

- The Timpanogas Transit Center is located on site and is served by over 280 buses per day connecting to Brigham Young University, Utah Valley University, City Hall, Utah Valley Regional Medical Center and the University of Utah Health Center.
- The new FrontRunner Commuter Rail station is two miles west of the site and connects Orem to Salt Lake City. Multiple bus lines provide service between the Timpanogas Transit Center and the FrontRunner Station.
- Bus Rapid Transit will connect University Place to FrontRunner Commuter Rail, Utah Valley University and Brigham Young University in 2015.

**Multilingual Skilled Labor Force**

- Utah County has the highest percentage of foreign language speakers in the country, in part because of the language center at Brigham Young University. 41 different languages are spoken in Utah County.
- Because of this, Utah County is home to many multinational companies including Ebay's data and call center, Microsoft, Adobe, NUSkin, Micron Technologies, Novell, and RR Donnelly. Orem alone is home to Omniture, Security Metrics, and Convergys. In addition, the National Security Agency has recently opened a \$1.2 Billion dollar data center in Utah County.
- **In 2008, Money Magazine rated Orem 63rd in terms of America's best small cities to live in. These rankings were based on job growth, income increases, cost of living, housing affordability, school quality, arts and leisure options, safety, medical care availability, diversity, and ease-of-living.**

