

**Site Contact Information**

**Broker:** Olson, Kathy  
**Company:** Woodbury Corporation  
**Phone:** 801-485-7770  
**E-mail:** k\_olson@woodbury.com

**Local Economic Development Contact**

**City/County:** Orem  
**ED Contact:** Ryan Clark  
**E-mail:** rclark@orem.org  
**Phone:** 801-229-7172

**University Place**

**Property Type:** Mixed Use, Office/Tech/R&D Park, Retail, Medical/Pharmaceutical, Office, Call Center, Data Center, Cmcl Shopping Center

**Street:** University Parkway and State Street  
**City:** Orem  
**County:** Utah  
**State:** Utah  
**Zip Code:** 84097  
**Description:** 600,000 SF of master planned office with unparalleled amenities. Located within a 112 Acre Mixed Use Center that includes 1.3 Million SF of existing retail, 19 restaurants, 75 retail stores, and a daycare center all within a 5 minute walk. Advantages include access to Brigham Young University and Utah Valley University's 70,000 students and research capabilities each located less than 1 mile away, and the highest percentage of foreign language speakers anywhere in the country speaking 41 languages. The site is also being master planned for 1000 residential units, a fitness/swim/tennis club, and 120 room hotel.

**Acreage**

**Total Acreage:** 20 acres  
**Divisible Minimum Acres:** 2 acres  
**Divisible Maximum Acres:** 20 acres

**Price (Sale or Lease)**

**Sale Price (Total/Per Acre or PSF):** Negotiable USD  
**Lease Price (per Acre or PSF):** \$20 - \$26 PSF USD  
**Lease Type (if applicable):** Full Service  
**Minimum Lease Term (years):** 10

**Building**

**Total Building Square Footage:** 600000 square feet  
**Minimum Available SF:** 10000 square feet  
**Maximum Available SF:** 600000 square feet  
**Divisible:** Yes  
**Site Acreage Available for Development:** Yes  
**Year Built:** 0  
**Concrete Floor Thickness:**  
**Ceiling Height (industrial):**  
**Number of Dock-high Doors:**  
**Number of Ground-level Doors:**  
**Office Space Classification:** Class A  
**Capacity of Crane:**  
**Parking Stalls:** Build-to-suit

**Distance to Major Interstate**

**Distance:** 2 miles

**Distance to International Airport**

**Distance:** 40 miles

**Rail**

**Rail Available:** N/A  
**Provider:**

**Siding Available:** N/A  
**Spur Dedicated:** N/A  
**If No, Distance to Nearest Line:** N/A miles  
**Distance to Nearest Intermodal Facility:** N/A miles

#### Telecommunications Service

**Provider Name:** Utopia, CenturyLink  
**Type of Service:** Wireless, Fiber, T3  
**Redundant Fiber:** Possible

#### Electric Service

**Service Provider:** Rocky Mountain Power  
**Local Utility Representative:** Mickey Beaver, 801-576-6106, mickey.beaver@rockymountainpower.net or Robin Anderson, 801-756-1286  
**KVA/Phase/Voltage:** 120/208 3Phase, 277/480, and Single Phase  
**Redundant Power:** Yes

#### Natural Gas Service

**Service Provider:** Questar  
**Local Utility Representative:** Brad Simons, 801-324-5802, brad.simons@questar.com or Don Newman, 801-853-6597

#### Sewer Service

**Service Provider:** City of Orem  
**Local Utility Representative:** Scott Bergera, 801-229-7481

#### Water Service

**Service Provider:** City of Orem  
**Local Utility Representative:** Sullivan Love, 801-229-7570

#### Misc.

**Phase I Environment Report Available:** Yes  
**Geo-technical Assessment Available:** Yes  
**Wetlands:** No  
**Brownfield:** No  
**Zoning:** Regional Commercial  
**Foreign Trade Zone:** No  
**Enterprise Zone:** No  
**New Market Tax Credits:** Not Eligible

#### Taxes

**Individual Income Tax Rate (max):** 5.0 %  
**Corporate Income Tax Rate:** 5.0 %

#### State Incentives

<http://www.edcutah.org/businessincentives.php>

#### Date of Qualification

**Initial Qualification:** 12/10/13  
**Updated:**