

MOUNTAIN VIEW CORPORATE CENTER

PROJECT OVERVIEW

<i>Project</i>	A four-story class A multi-tenant office building located on the I-215 corridor in suburban Salt Lake City. The building is highly visible and accessible from I-215.	<i>Location</i>	756 East Winchester Street in Murray, a suburb of Salt Lake City. Easily accessible off I-215, approximately 1 ¹ / ₂ miles east of I-15. Within 10 minutes of downtown Salt Lake City and 15 minutes from Salt Lake International Airport.
<i>Year Built</i>	2000		
<i>Total SF</i>	78,170 ± SF		
<i>Site</i>	3.0 Acres	<i>Access</i>	Easily accessed off I-215 at State Street from the West and at Union Park Avenue from the East.
<i>Construction</i>	Steel and concrete structural system, with an exterior of red brick and high performance reflective glass.		

DESIGN FEATURES

<i>HVAC</i>	Two 90-ton variable air volume rooftop units with a computer controlled energy management system.	<i>Elevators</i>	There are two hydraulic passenger elevators with access to all floors including the parking garage.
<i>Life Safety</i>	Both the building and underground parking are fully sprinklered and equipped with an electronic card key access control system which monitors all exterior doors.	<i>Floor Plates</i>	19,500 ± SF
		<i>Load Factor</i>	12.9%

AMENITIES

<i>Parking</i>	Parking provided by one level of secure, enclosed subterranean parking with 39 stalls and 368 surface stalls adjacent to the building, providing a parking ratio of nearly 5.2/1000 SF.	<i>Retail Services</i>	Conveniently located four blocks from Fashion Place Mall, a regional shopping center. Also within a short distance of the Fort Union retail area and the 900 East retail corridor.
<i>Building Hours</i>	Building hours and services are from 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m to 2:00 p.m on Saturday. After-hours access via card reader system.	<i>View</i>	Provides an unobstructed view of the Wasatch Mountains to the East, the Oquirrh Mountains to the West, and the Salt Lake Valley.