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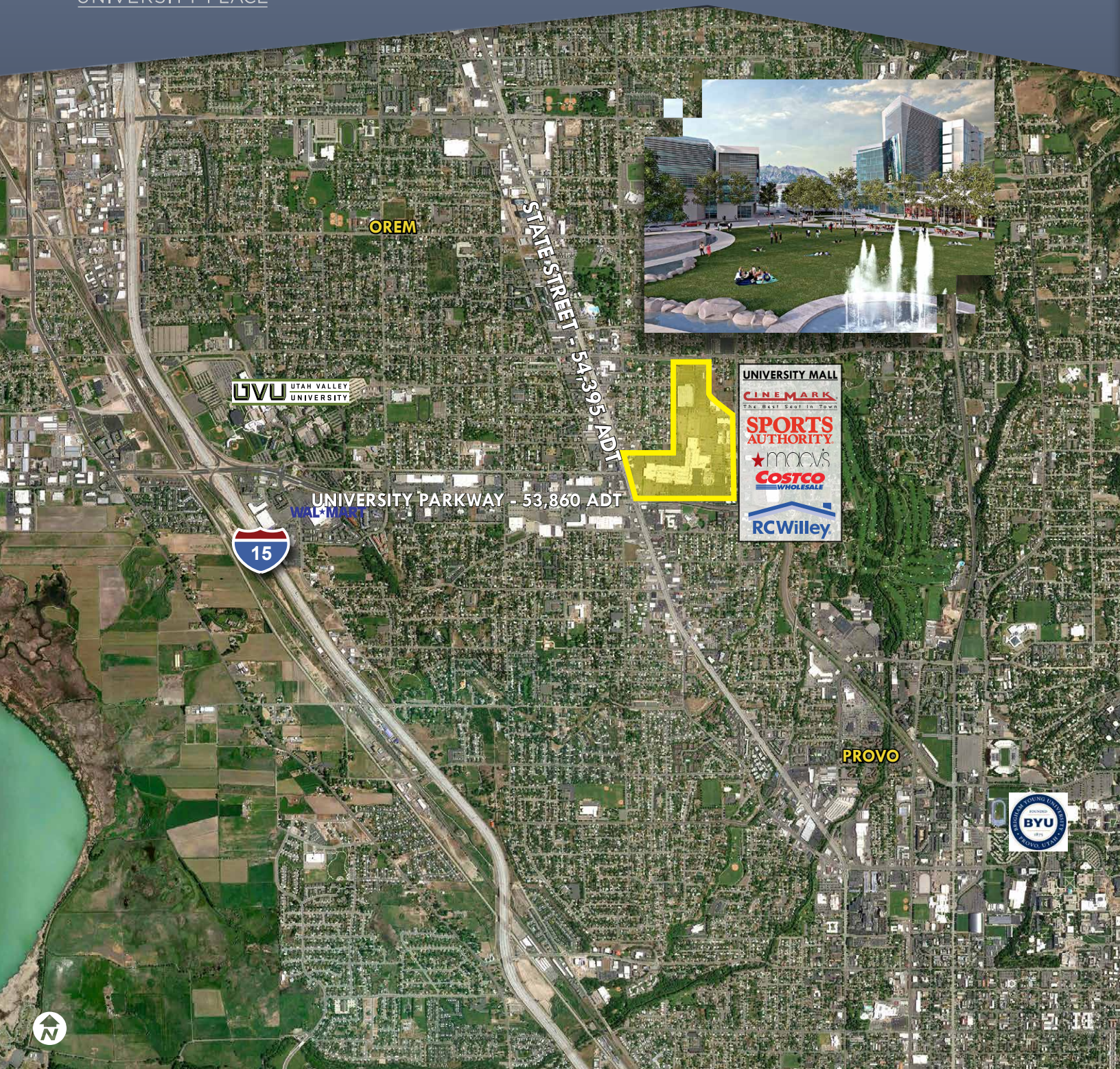
UNIVERSITY PLACE

UP UNIVERSITY PLACE

545

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UP UNIVERSITY PLACE



Nearing Completion!
Early 2016 Occupancy



work shop live play

ICONIC CLASS A OFFICE DESTINATION

545 EAST UNIVERSITY PARKWAY - OREM
THE CROSSROADS OF OREM AND PROVO



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Developed by
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AMENITIES THAT REDUCE THE COST OF DOING BUSINESS

- A 14 screen Cinemark theater is within walking distance that may be rented for large meetings and presentations
- In 2014 a central park ("The Orchard") the size of two football fields will be constructed which includes a stage for small concerts, and an oversize LED screen for broadcasting sporting events, and old movies in the park.
- University Place is also one of the most mass-transit-connected places in all of Utah County:
- The Timpanogos 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 Timpanogos 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.
- Over 1.3 million SF of retail awaits on site: 3 banks and a Fidelity investment office, barber, tailor, dental and optical services, a Costco, and a daycare center are located within a short walk. 10 food court restaurants, 5 fast service restaurants and 7 sit down restaurants, all located within a very short walk.
- 1,500 residential units master planned, as well as a Swim & Tennis Club and other amenities

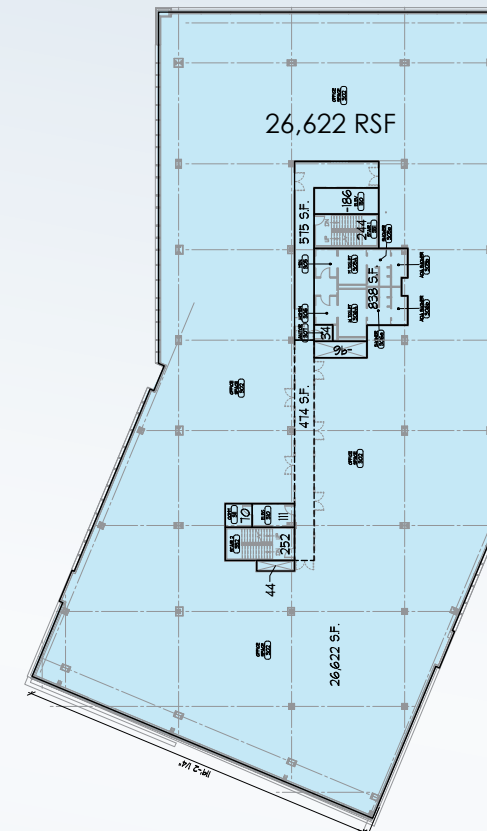
PROJECT HIGHLIGHTS

- Available space remaining:
2nd Floor: 7,354 SF
3rd Floor: 26,622 SF
4th Floor: 26,622 SF
- Completed multi-use project includes:
Iconic 9 story tower planned - nearly 200,000 SF
- 435 residential units
- Central to Orem and Provo cities
- The most high profile, high traffic location in Utah County
- Structured/covered parking
- Unmatched building signage
- Every conceivable amenity within walking distance
- On site residential component
- On site day care facility
- Expansion capability, up to 600,000 square feet
- Lease rates: \$25.00/SF full service
- Swim & Tennis club and Hotel planned

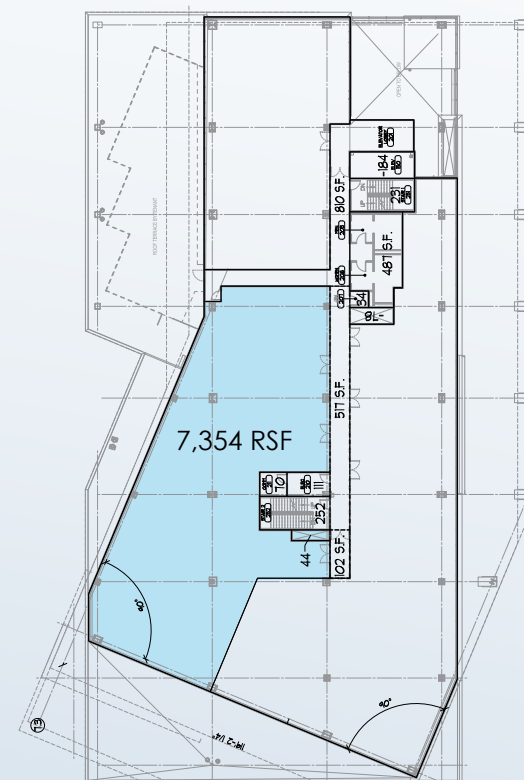
5 STORY BUILDING UNDER CONSTRUCTION
2016 OCCUPANCY



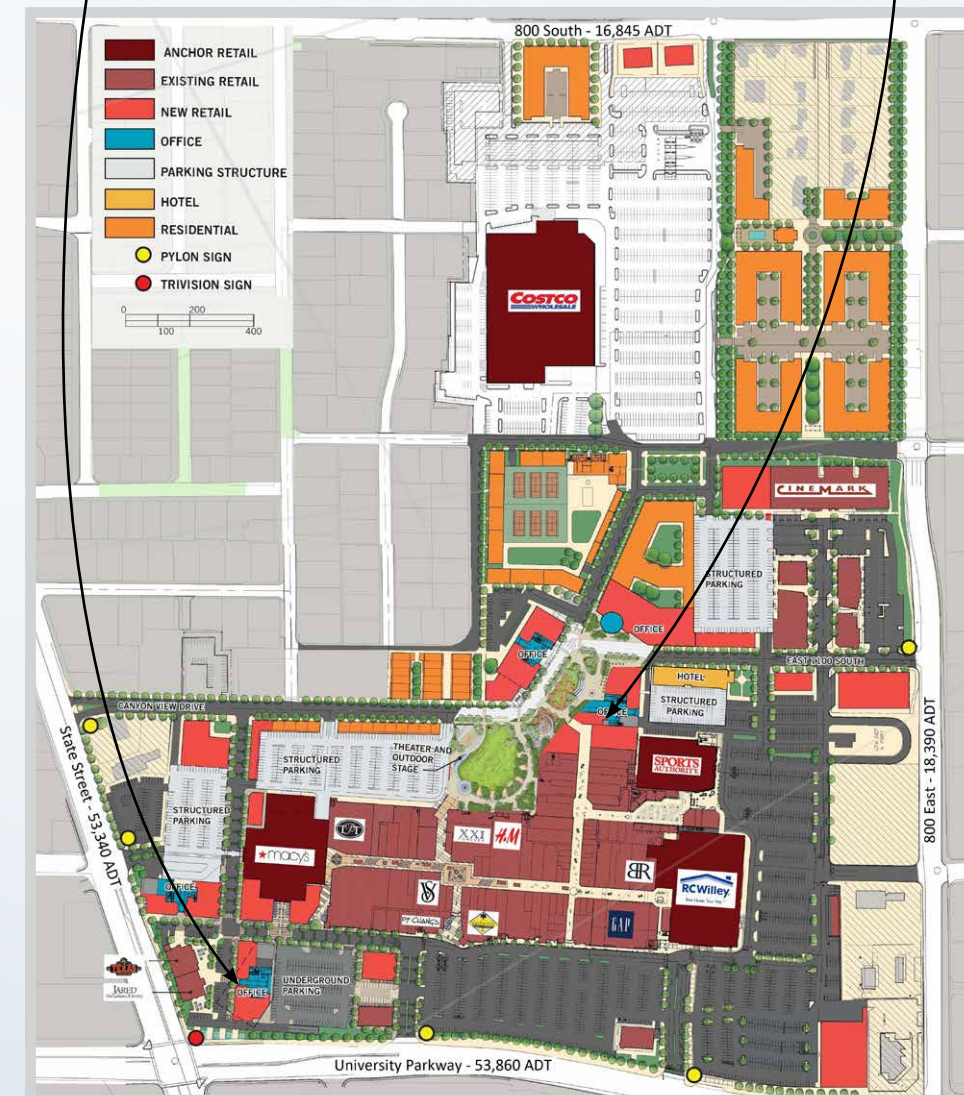
AVAILABLE FLOOR PLATES 3RD AND 4TH FLOORS



2ND FLOOR - SUITE 220



SITE PLAN WITH OFFICE LOCATIONS



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable. Each office is independently owned and operated.