



NORTH POINTE BUILDING D

Multi-Tenant Office
Investment Opportunity

1261 South 820 East
American Fork, Utah



INVESTMENT HIGHLIGHTS FOR NORTH POINTE D

- **Compelling Value-Add Opportunity** – Currently 63% occupied with 2.76 years of WALT, North Pointe D offers investors in-place cash flow with meaningful upside through lease-up, mark-to-market rent growth, and proactive asset management
- **Strategic American Fork Location** – Located at 1261 South 820 East in the heart of northern Utah County, North Pointe D offers convenient access to I-15, prominent freeway frontage, and exposure to corridor traffic counts of approximately 176,000 to 182,000 vehicles per day, along with connectivity to FrontRunner and the broader Wasatch Front
- **Silicon Slopes Growth** – Situated within Utah’s rapidly expanding Silicon Slopes corridor, the Property is positioned to benefit from a technology ecosystem that accounts for 7.1% of the state’s workforce and more than \$28 billion in annual economic impact, with access to a deep roster of major regional employers
- **Strong Regional Demographics & Employment Base** – The Property is supported by Utah County’s 759,859 residents, 274,566 jobs, and 17,568 employer establishments, as well as American Fork’s 23.7% population growth since 2020 and nearly \$99,000 median household income, underscoring the strength of one of Utah’s most dynamic growth corridors



Simplify
Home Loans

aveyo

1261 S.
620 E.
PHYSICAL THERAPY
Pilates

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OVERVIEW AND OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire North Pointe D (the "Property") located in American Fork, Utah. North Pointe D comprises one 74,655-square-foot multi-tenant office building situated on 4.32 acres. Originally constructed in 2009, the Property offers a functional suburban office layout with a strong 5.0/1,000 parking ratio, supporting a broad range of tenant uses.

North Pointe D is currently 63.2% occupied and features 2.76 years of WALT, providing investors with in-place cash flow and a clear value-add component. With a weighted average rent of \$23.19 per square foot, the Property offers the next owner the opportunity to create value through lease-up of existing vacancy, future mark-to-market potential, and proactive asset management over the hold period.

North Pointe D is well-positioned as an attractive value-add office investment in Utah County. The Property stands out due to its combination of existing income, leasing upside, functional parking, and accessible American Fork location. Located in the high-demand North Utah County submarket and benefiting from the continued expansion of Silicon Slopes, as well as a dense concentration of nearby retail, dining, and service amenities, the Property is supported by strong regional demographics, a growing employment base, and continued business expansion, offering investors the opportunity to grow NOI and unlock additional value through execution.



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ASSET SUMMARY

Name:	North Pointe D
Address:	1261 South 820 East American Fork, Utah
Property Type:	Multi-Tenant Office
Building Size*:	74,655 sf (per leases) 75,226 sf (future remeasured)
Parcel Details:	47-256-0004: 4.323 acres
Zoning:	P-1 (Planned Industrial) GC-1 (Planned Commercial)
Age:	2009
Parking Structure:	5/1,000 sf ratio

**Unless otherwise stated, all references to square footage, including total and average square footage, are based on in-place lease square footage and do not reflect any future BOMA remeasurement. The ARGUS analysis assumes BOMA remeasurements are completed for future leases.*

INVESTMENT HIGHLIGHTS

Sales Price:	\$9,332,000 (\$125 psf)
Cap Rate:	5.03% (In-Place**) <ul style="list-style-type: none"> 5.37% (Year 1) 10.44% (Year 2)
Weighted Average Rent*:	\$23.19 psf
Occupancy:	63.2%
WALT*:	2.76 years

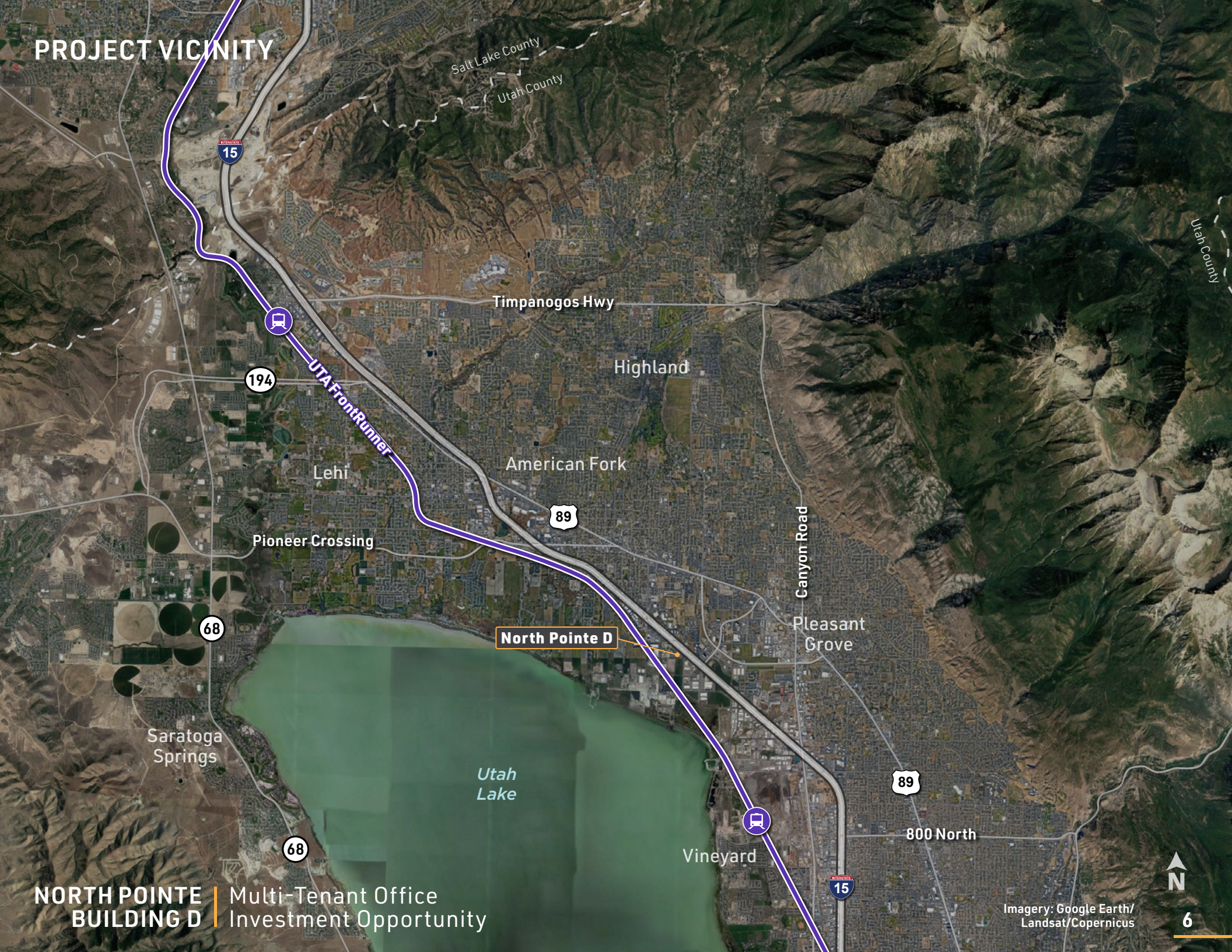
**Weighted Average Rent and WALT are shown as of the analysis start date, October 2026. Unless otherwise stated, all rent figures referenced herein are based on the October 2026 analysis start date.*

***Month 1 Annualized*



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PROJECT VICINITY



Salt Lake County
Utah County

Utah County

15

194

Lehi
Pioneer Crossing

Timpanogos Hwy

Highland

American Fork

89

Canyon Road

Pleasant Grove

68

North Pointe D

Saratoga Springs

Utah Lake

68

Vineyard

89

800 North

15

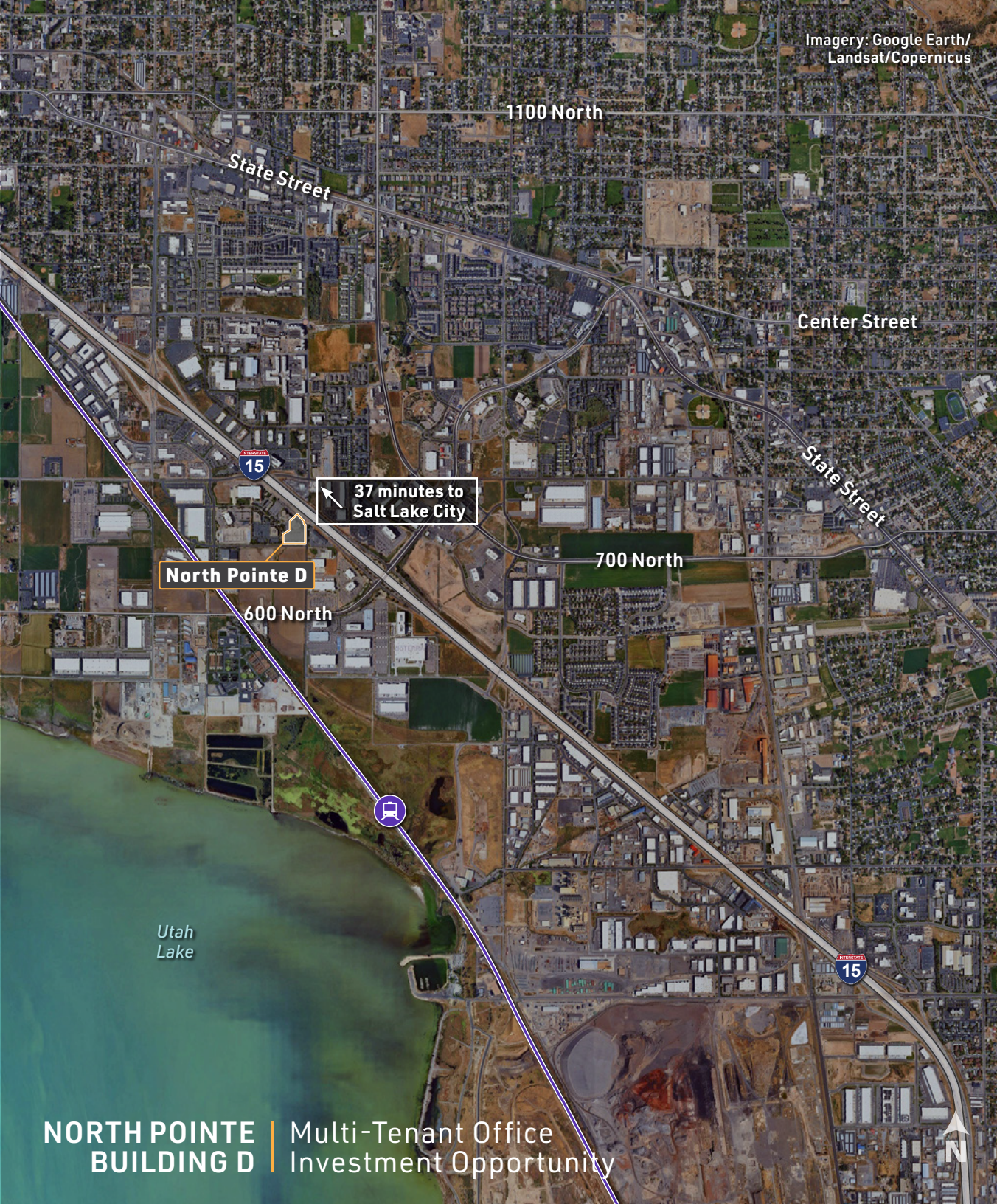
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Imagery: Google Earth/
Landsat/Copernicus



Imagery: Google Earth/
Landsat/Copernicus



RETAIL AND AMENITIES IN THE PROJECT VICINITY



AMERICAN FORK RETAIL AREA



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