

HENRY SCHEIN ONE

NORTH POINTE BUILDING E

Multi-Tenant Office
Investment Opportunity

1220 South 630 East
American Fork, Utah



INVESTMENT HIGHLIGHTS FOR NORTH POINTE E

- **Stabilized Cash Flow with Full Occupancy** – North Pointe E is currently 100% occupied and features 4.11 years of WALT, providing durable in-place income and strong near-term cash flow visibility
- **Anchored by Established Credit Tenancy** – The Property is anchored by Henry Schein, enhancing tenant-credit quality and offering investors the stability of a nationally recognized corporate occupier
- **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 Demographics and Expanding 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



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OVERVIEW AND OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire North Pointe E (the "Property") located in American Fork, Utah. North Pointe E comprises one 96,609-square-foot multi-tenant office building situated on 6.20 acres. Originally constructed in 2014, the Property is a well-maintained suburban office asset with a strong 5.0/1,000 parking ratio and institutional-quality tenancy.

North Pointe E is currently 100% occupied and features an attractive 4.11 years of WALT, offering durable in-place cash flow and income visibility for the next owner. The Property benefits from a weighted average rent of \$26.51 per square foot and is anchored by Henry Schein, providing the stability of full occupancy together with the strength of an established tenant credit.

North Pointe E is well-positioned as a stabilized office investment within the Utah County market. The Property stands out due to its full occupancy, longer-duration lease profile, strong tenant roster, and dependable cash flow characteristics. Located in the high-demand northern Utah County submarket and benefiting from the continued expansion of Silicon Slopes, along with close proximity to a robust retail amenity base, the Property is supported by strong demographics, a deep and growing employment base, and continued economic expansion, making it a compelling opportunity for investors seeking secure income and long-term hold appeal.



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ASSET SUMMARY

| | |
|--------------------|--|
| Name: | North Pointe Building E |
| Address: | 1220 South 630 East American Fork, Utah |
| Property Type: | Multi-tenant office building |
| Building Size: | 96,609 rentable sq. ft. |
| Parcel Details: | 47-303-0002: 6.2028 acres |
| Zoning: | PI-1 (Planned Industrial) GC-1 (Planned Commercial) |
| Age: | 2014 |
| Parking Structure: | 5/1,000 sf ratio |

INVESTMENT HIGHLIGHTS

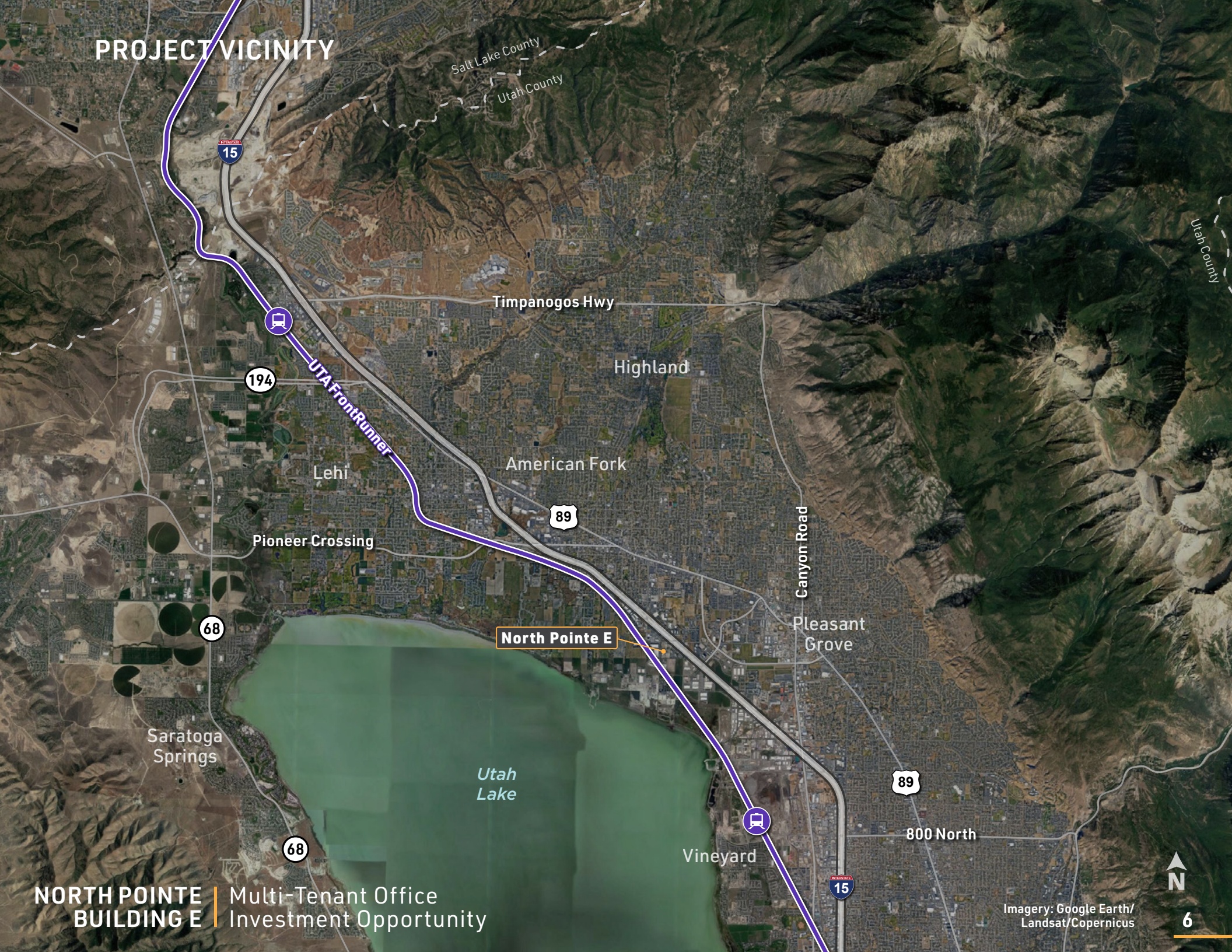
| | |
|-------------------------|--------------------------|
| Sales Price: | \$15,457,440 (\$160 psf) |
| Cap Rate: | 10.72% |
| Weighted Average Rent*: | \$26.51 psf |
| Occupancy: | 100.00% |
| WALT*: | 4.11 years |

*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.



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PROJECT VICINITY

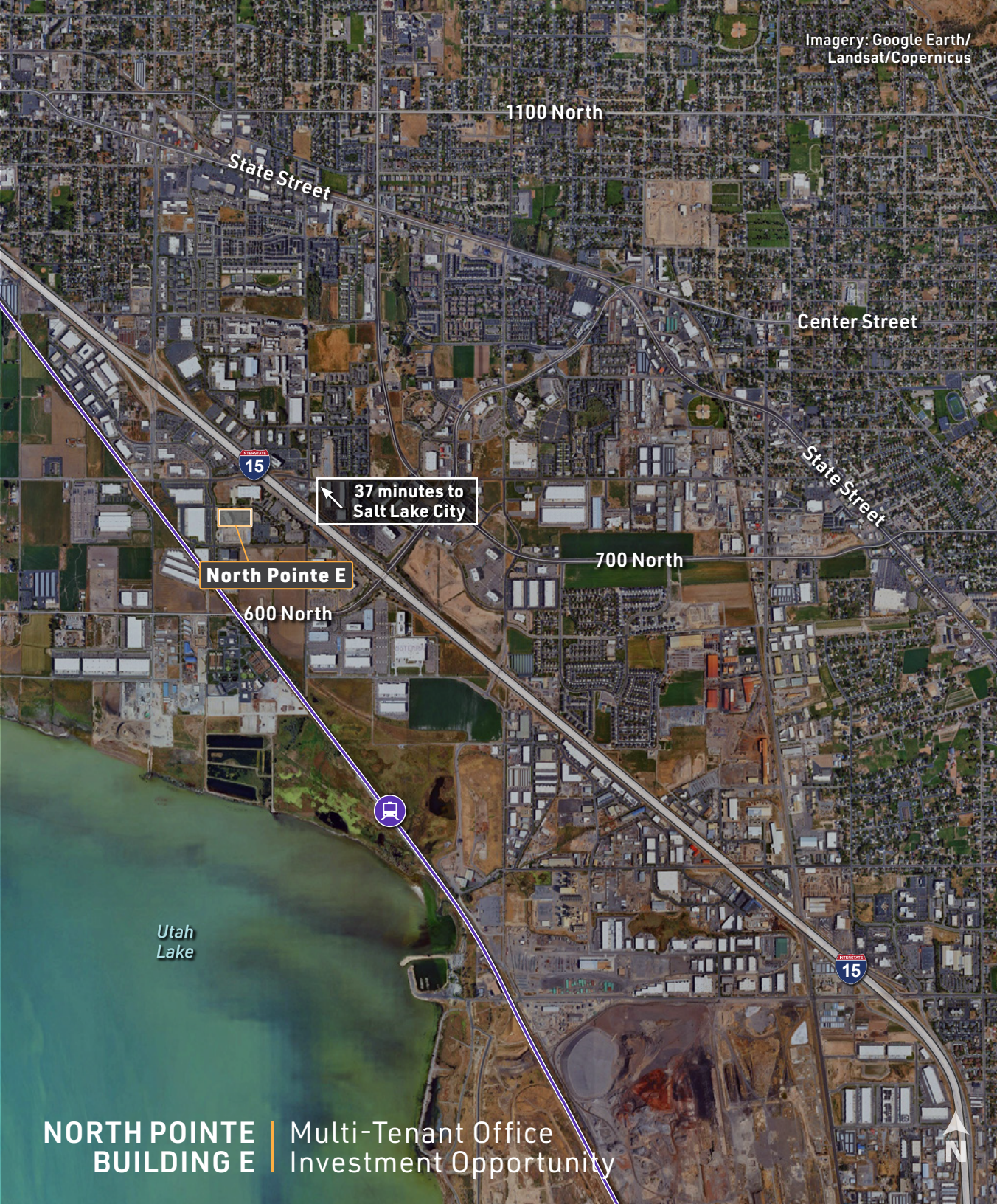


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Imagery: Google Earth/
Landsat/Copernicus



Imagery: Google Earth/
Landsat/Copernicus



RETAIL AND AMENITIES IN THE PROJECT VICINITY



AMERICAN FORK RETAIL AREA



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