CENTRE POINTE BUSINESS PARK

Class A Multi-Tenant
Flex/Advanced Manufacturing/Lab
Investment Opportunity

1865, 1885, & 1895 West 2100 South
Salt Lake City, Utah

CUSHMAN & WAKEFIELD

OVERVIEW AND OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire Centre Pointe (the "Property"), a three-building Class A flex, advanced manufacturing, and laboratory campus located in Salt Lake City, Utah. Comprising 230,180 square feet across Buildings A, B, and C/D, the Property is approximately 50% office space, with the remaining 50% comprising research and development, laboratory, and warehouse space. This balanced mix provides the flexibility to accommodate a diverse range of advanced users.

Centre Pointe recently became fully leased, providing new ownership with stable in-place income and built-in contractual lease escalations. The tenant roster includes a diverse mix of local and multinational companies operating across electronics, biopharmaceuticals, artificial intelligence, advanced materials, and immunotherapy.

Centre Pointe is well-positioned to serve the Salt Lake Valley's growing base of advanced manufacturing, life science, and technology users. Its combination of modern, highly functional improvements, diversified tenancy, attractive in-place cash flow, and direct access to State Route 201, I-15, I-215, and I-80 creates a compelling opportunity to acquire a differentiated flex and laboratory asset within one of the region's most connected employment corridors.

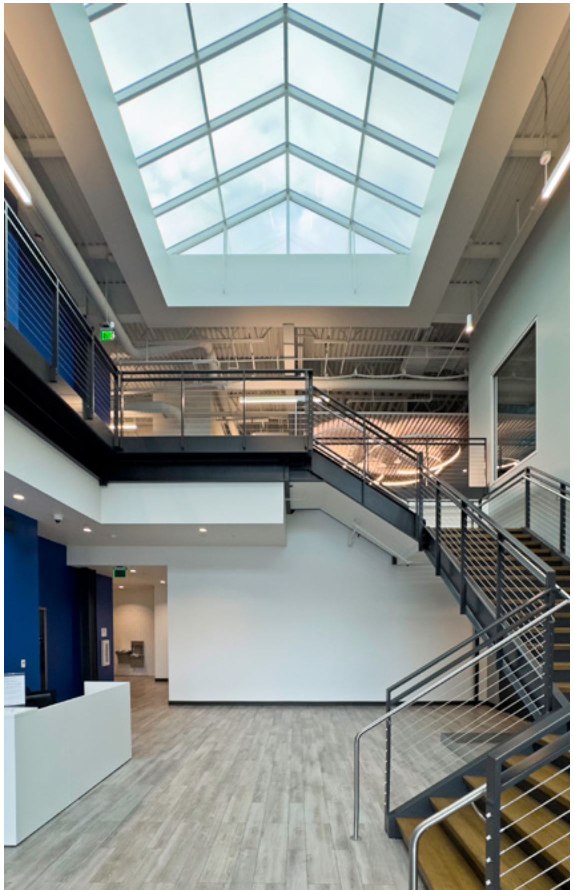
ASSET SUMMARY

Name:	Centre Pointe Business Park
Address:	1865, 1885, & 1895 West 2100 South Salt Lake City, Utah
Property Type:	Flex/Advanced Manufacturing/Lab
Building Size:	230,180 rentable sq. ft.
Parcel Details:	15-22-101-008: 6.47 acres 15-22-101-009: 2.69 acres 15-22-101-010: 3.31 acres Total: 12.47 acres
Zoning:	M-1 (Light Manufacturing)
Age:	Buildings A & B: 2007 Building C/D: 2016 & 2022
Parking:	±4.67/1,000 sf ratio (buyer to verify)

INVESTMENT HIGHLIGHTS

Sales Price:	Contact Brokers
Year 1 NOI:	$3,842,382
Weighted Avg. Rent*:	$17.82 psf, NNN
Occupancy:	100%
WALT:	4.5 years

*Three tenants are subject to phased rent schedules that transition from free or reduced rent to full contractual rent. The weighted average rent PSF shown assumes each tenant is paying its stabilized rate. As of December 2026, the seller is expected to provide a credit of approximately $340,000 for the remaining rent differential. See the rent roll on page 16 for additional details.




Thermo Fisher
SCIENTIFIC


SINTX


PACIFIC OFFICE
AUTOMATION

CLASS A LIFE SCIENCE AND R&D FACILITIES

Centre Pointe Business Park features the specifications that life science and research & development tenants demand:

- Clean rooms
- Reinforced concrete floors
- Increased water supply capacity
- Oversized drain and sewer lines
- Three-phase, 208-volt power
- Accommodations for specialized exhaust requirements
- Oversized and specialized piping, ducts, and conduit
- Both dock high and grade-level doors
- Up to 22 foot ceiling heights
- Roof structure designed to accommodate above-standard load
- 32 EV Charging parking stalls
- Secured site access featuring full camera security and automated gates at all entries
- Flex, advanced manufacturing, lab

SUBSTANTIAL TI COMMITMENT

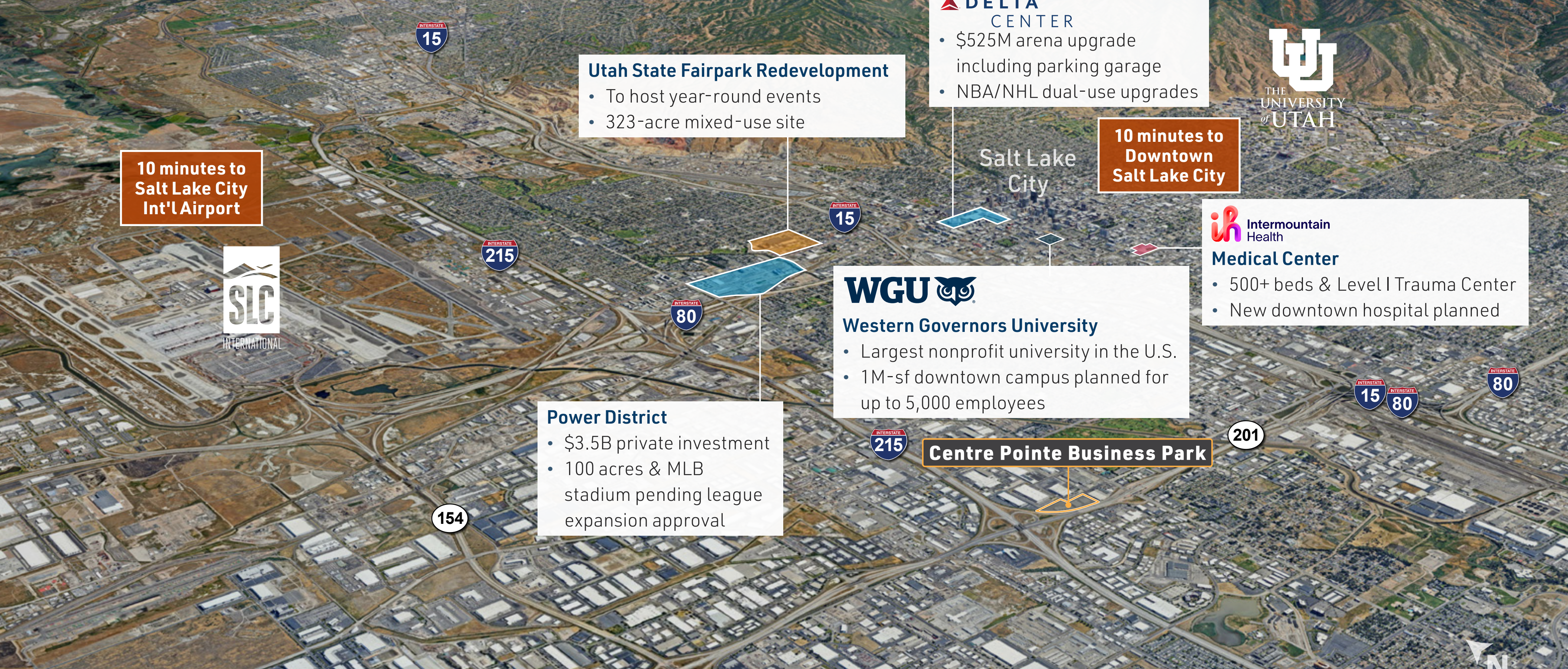
Several tenants have completed or are planning significant investments of their own capital to expand and improve their lab space. Recent and projected investments include:

- **Papyrus Therapeutics:** Completed a $1.5 million lab and is planning an additional lab projected to cost approximately $1.5–$2.0 million.
- **CytoGenesis:** Plans to construct two to three additional labs, representing a projected investment of approximately $2–$3 million.
- **EVOQnano:** Projects an additional $1.5–$3.0 million investment in its lab facilities. Its 60,987-rsf Phase D space was delivered as a build-to-suit in 2022 with an approximately $108-psf tenant improvement allowance.

PREMIER ACCESS AND LOCATION

Conveniently located along the 2100 South / SR-201 corridor, Centre Pointe offers exceptional regional connectivity for its tenant base. The Property provides immediate access to SR-201, with efficient connections to I-15, I-215, I-80, and Bangerter Highway, linking the site to Salt Lake City's major employment centers, the west-side industrial corridor, and the broader Wasatch Front.

Salt Lake City International Airport, Downtown Salt Lake City, and key regional destinations are all easily accessible by freeway, while the surrounding location provides a central and practical commute for labor drawn from Salt Lake County and the west valley.



Imagery: Google Earth/ Landsat/Copernicus

EMERGING LIFE SCIENCE MARKET

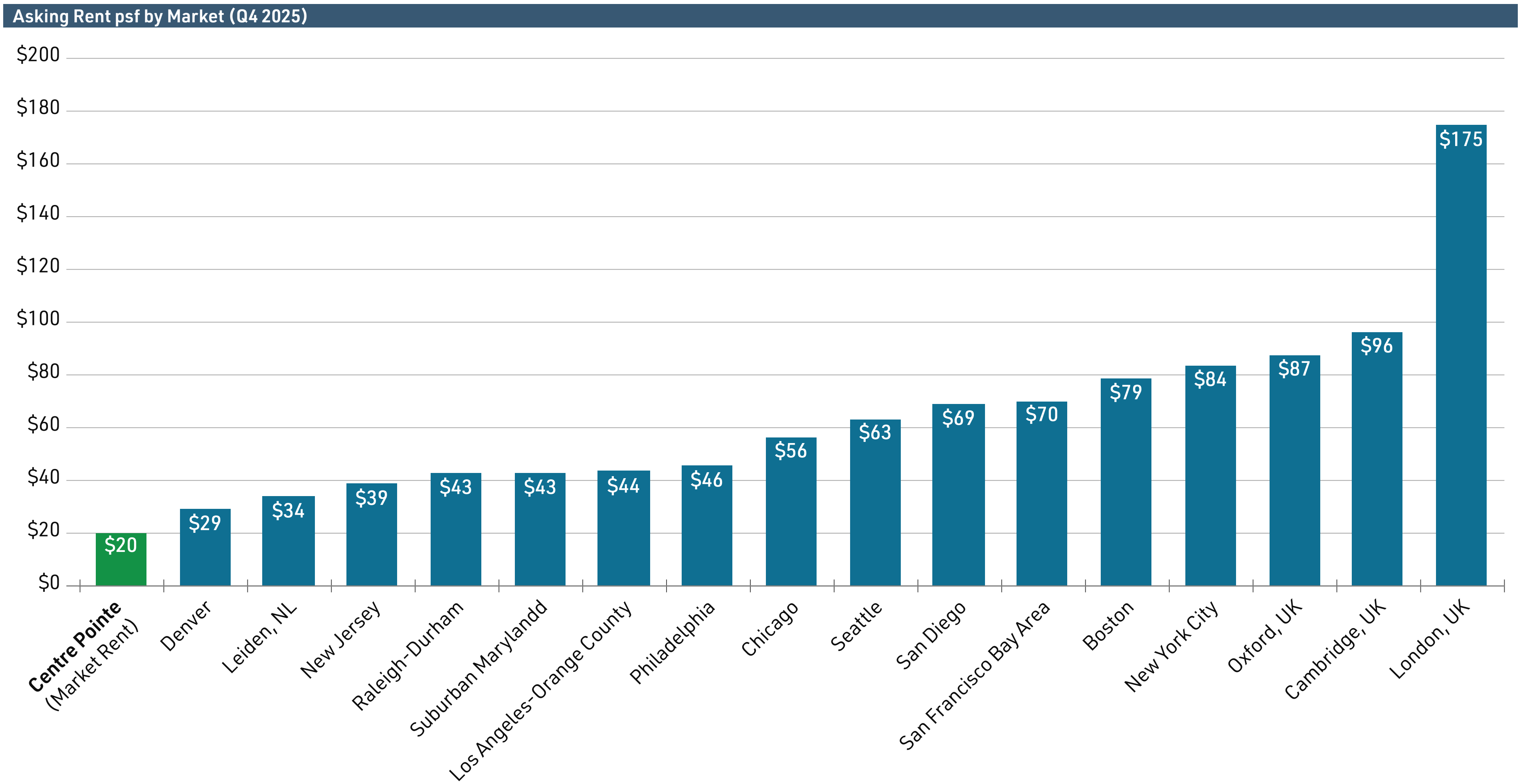
Salt Lake City is supported by a growing life sciences, medical technology, diagnostics, and advanced research ecosystem anchored by the University of Utah and its nationally recognized research platform.

UNIVERSITY OF UTAH

- $782 Million in Annual Research Funding, 68% of which is in health sciences research
- 330+ University-Launched Companies
- No. 2 Nationally for Unicorn Founder Potential
- Top 10% Nationally for Biomedical Innovation

SIGNIFICANT DISCOUNT TO GATEWAY MARKETS

Centre Pointe Business Park offers a significant cost advantage relative to gateway markets, providing tenants with an affordable alternative without sacrificing access to a deep, well-educated and dynamic labor pool.



Source: Cushman & Wakefield Research

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