LONE PEAK CENTER 8

Owner-User or
Investment Opportunity

147 West Election Road
Draper, Utah

CUSHMAN & WAKEFIELD

OVERVIEW AND OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire Lone Peak Center 8 (the "Property"), a Class A multi-tenant office building positioned within Utah's Silicon Slopes corridor. The Property offers a rare combination of existing income, immediate owner-user optionality, and future lease-up upside in one of the Wasatch Front's most accessible office locations.

Lone Peak Center 8 is currently anchored by CA Engineering, which occupies approximately 50% of the building, providing strong in-place cash flow through January 2029. The remaining vacancy creates a flexible path for investors to lease up the asset or for an owner-user to occupy a meaningful portion of the building while benefiting from income from an established tenant.

With Class A finishes, turnkey furnished suites, recently upgraded amenities, roof replacement in 2024, and excellent regional access, Lone Peak Center 8 presents a compelling opportunity to acquire a high-quality office asset at an attractive basis. This combination of stable in-place income and available space provides investors and owner-users alike with an opportunity to reposition the Property while benefiting from the continued growth of the Silicon Slopes corridor.

ASSET SUMMARY

Name:	Lone Peak Center 8
Address:	147 West Election Road Draper, Utah
Property Type:	Class A multi-tenant office
Building Size*:	49,516 rsf (As-Is) 49,707 rsf (BOMA) Two stories
Parcel Details:	27-25-227-002: 3.74 acres
Zoning:	CBP (Commercial Business Park)
Year Built:	1998; renovated in 2019
Parking:	249 spaces ±5.03/1,000 sf ratio

*Unless otherwise noted, all square footage references and calculations are based on As-Is rsf

INVESTMENT HIGHLIGHTS

Sales Price:	$8,750,000 ($177 psf)
Cap Rate:	In-place: 4.38%[1] Year 1: 6.14% Year 2: 10.76%[2]
Weighted Avg. Rent:	$33.21 psf (FS)[3]
Occupancy:	50.9%
WALT:	2.2 years[3]

Notes:

1. Month 1 annualized
2. Stabilized
3. This analysis assumes a December 2026 closing date. All weighted average rent, WALT, and other financial metrics and projections are calculated as of that date


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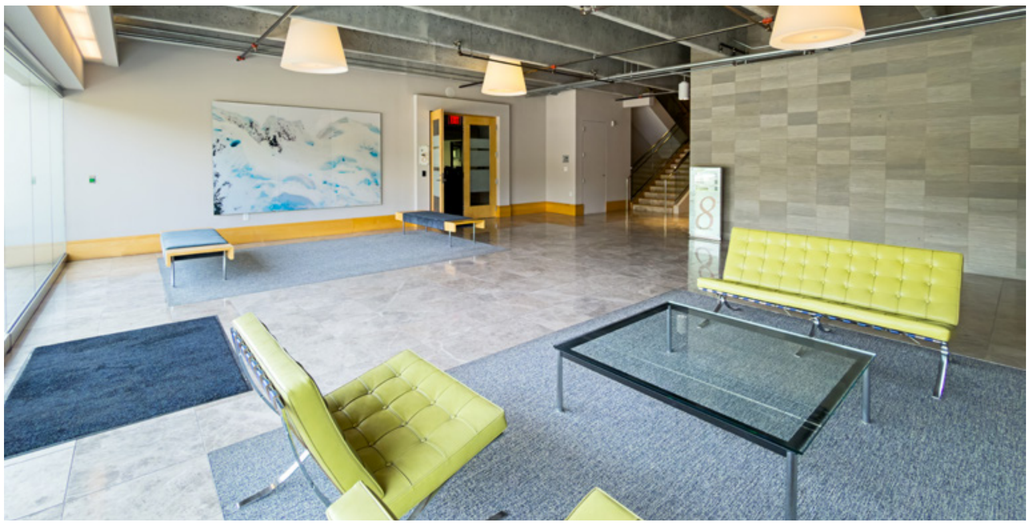
LONE PEAK CENTER 8

CLASS A FINISHES

Originally constructed in 1998 and subsequently renovated in 2019, Lone Peak Center 8 offers Class A finishes and turnkey office space designed to meet today's tenant expectations. Building features include:

- Turnkey, fully furnished suites
- Recently upgraded locker rooms and showers in CA Engineering's suite
- Remodeled lobby and common areas
- Abundant parking at approximately 5.0 spaces per 1,000 square feet
- Convenient access to I-15 via 11400 South and 12300 South



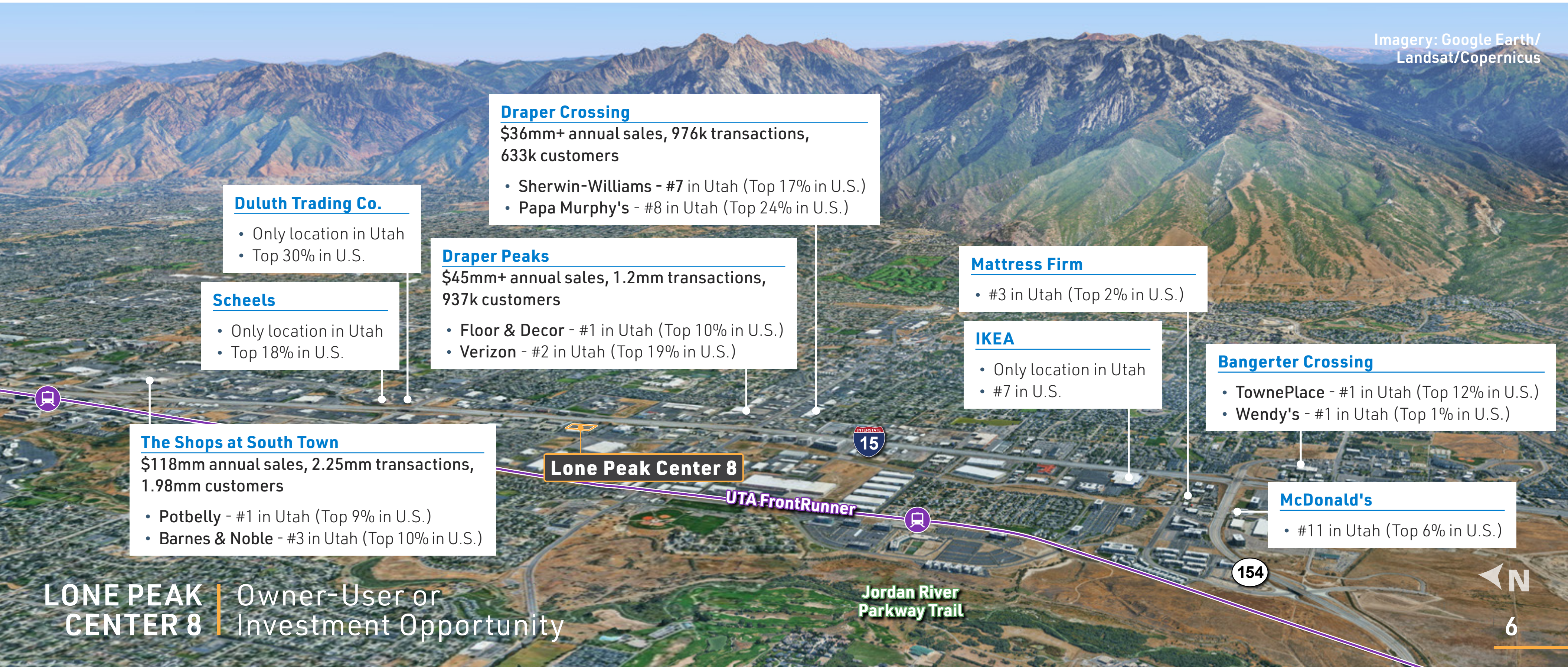
PROJECT VICINITY

LOCATION & ACCESS

Lone Peak Center 8 is located at 147 West Election Road in Draper, within the heart of Utah's Silicon Slopes technology corridor. Situated minutes north of the Interstate 15/Bangerter Highway interchange, the Property offers convenient access to major employment and population centers throughout Salt Lake and Utah counties via 11400 South and 12300 South.

The Property is also within driving distance of the University of Utah, Brigham Young University, and Utah Valley University, providing tenants access to a broad, highly educated workforce.

Located within the eight-building Lone Peak Center campus, the Property features recently upgraded locker rooms and showers, newly remodeled common areas and abundant parking. Lone Peak Center 8 is also near numerous restaurants, retailers and entertainment destinations, including The Shops at South Town, Draper Peaks Shopping Center, Mulligan's Golf & Games and the Loveland Living Planet Aquarium.



THE SILICON SLOPES EMPLOYMENT MACHINE

The Property is in the South East office submarket, in the heart of Silicon Slopes. As of Q2 2026, this submarket reported vacancy of 20.3%, well below the market average of 22.2%. The submarket comprises 8.4 million square feet of inventory and reported an average Class A asking rent of $27.84 per square foot.

67K+
Tech Professionals

$153,000
Median Tech Salary

20%
of Jobs are in Tech

50K
Job Postings in 2025

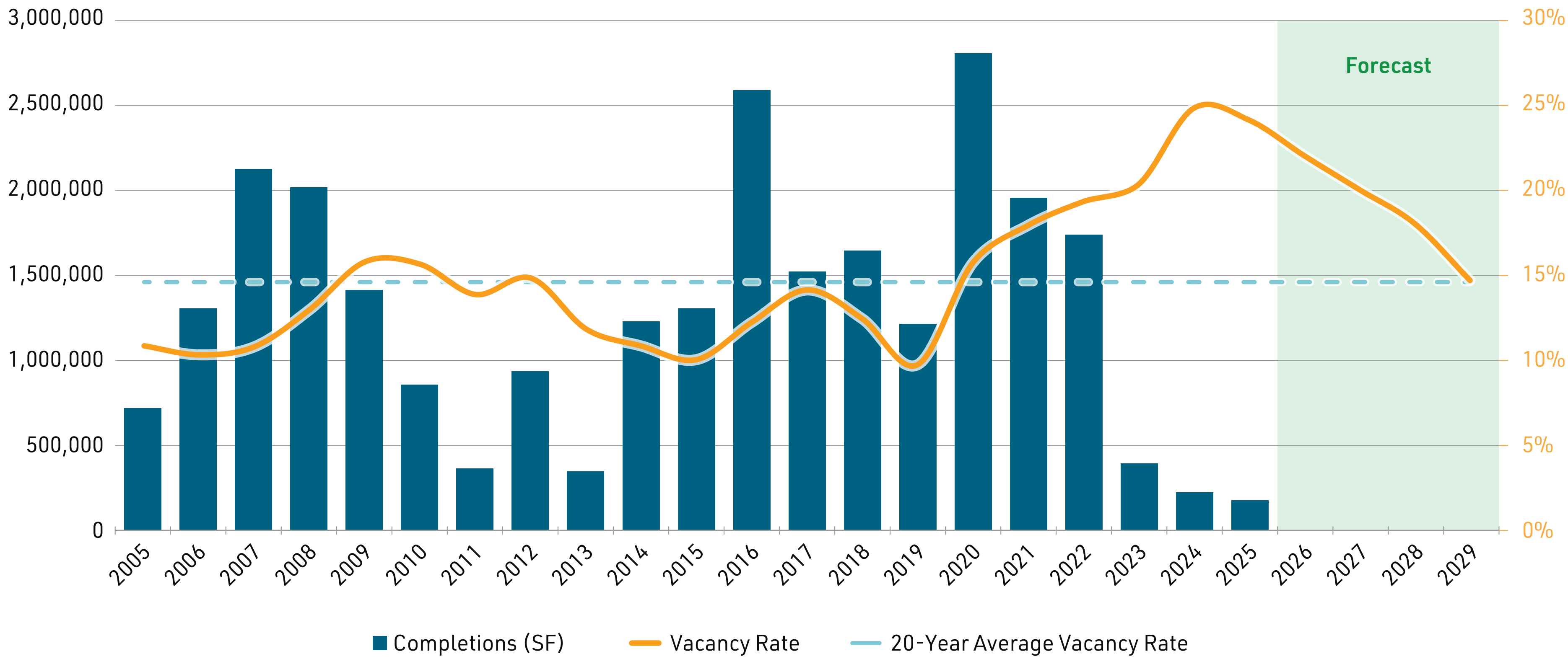
SUPPLY PIPELINE SHUT-OFF

The Salt Lake office market is approaching a meaningful inflection point as the development pipeline effectively shuts down. With no new deliveries recorded in 2026 YTD and no active office projects under construction, even moderate leasing demand should allow existing vacancy to be gradually absorbed, bringing market vacancy back toward its long-term average.

No new deliveries recorded YTD 2026

No active office projects under construction

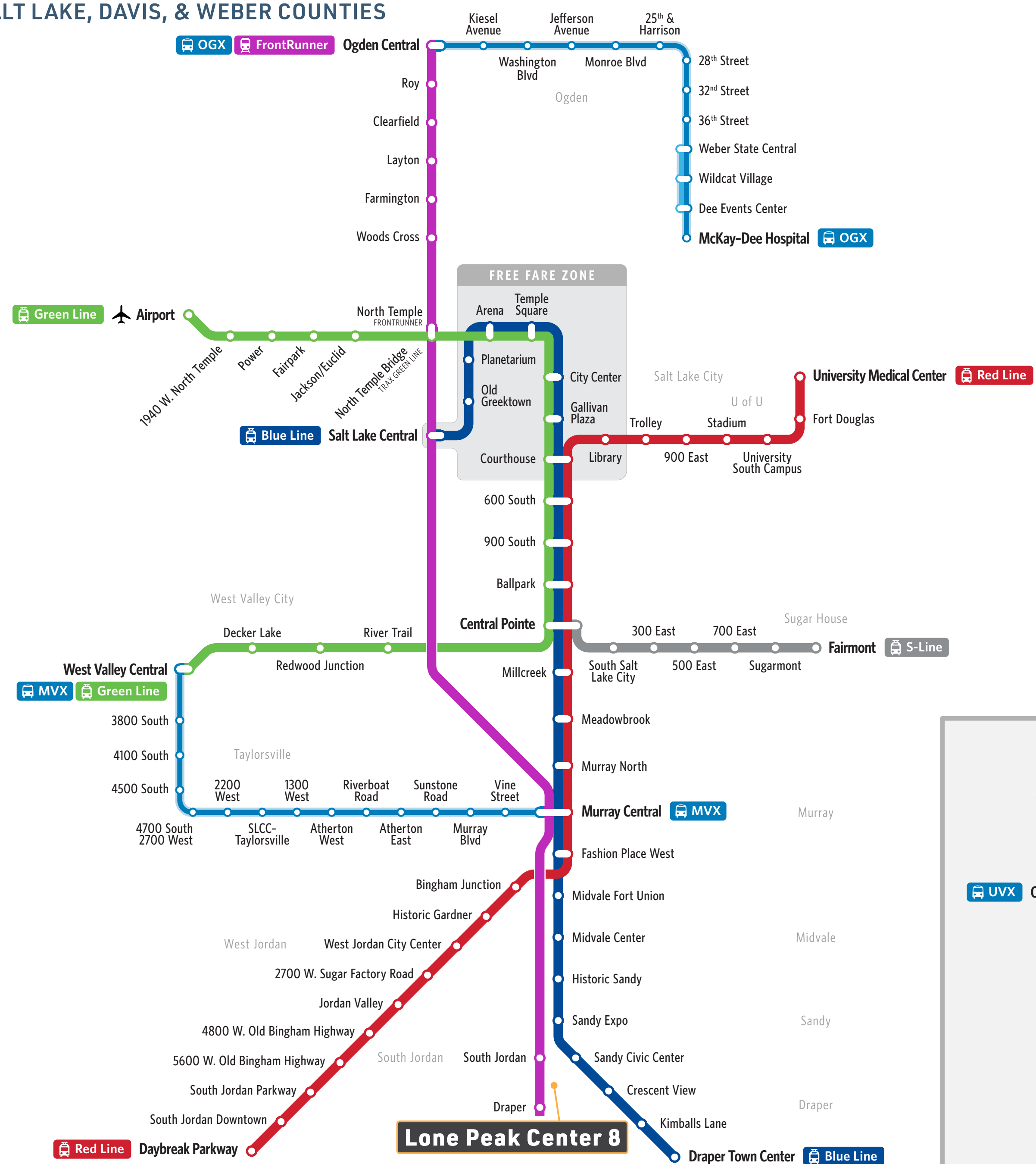
Salt Lake Office Market Completions and Vacancy Rates (2005-2029)



Source: Cushman & Wakefield Research

UTAH TRANSIT AUTHORITY RAIL & BRT MAP

SALT LAKE, DAVIS, & WEBER COUNTIES



UTA

NOT TO SCALE

Legend

Rail

- **FrontRunner** Ogden Central - Provo Central MON-SAT ONLY
- **TRAX Blue Line** Salt Lake Central - Draper Town Center
- **TRAX Green Line** Airport - West Valley Central
- **TRAX Red Line** University Medical Center - Daybreak Parkway
- **S-Line** Central Pointe - Fairmont

BRT

- **MVX** West Valley Central - Murray Central
- **OGX** Ogden Central - McKay-Dee Hospital
- **OGX Wildcat Shuttle** Weber State Central - Dee Events Center
- **UVX** Orem Central - Provo Central MON-SAT ONLY
- **UVX East Bay** Provo Central - East Bay MON-SAT ONLY

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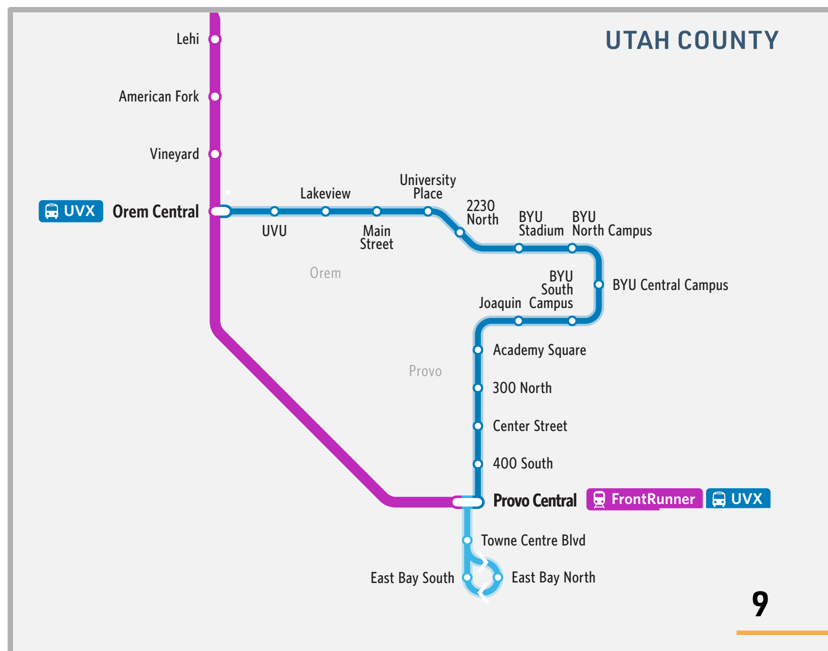
EFFECTIVE **APRIL 2026**



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