VISTA STATION PORTFOLIO

Class A Multi-Tenant Office
Investment Opportunity

256 & 261 West Data Drive
Draper, Utah

CUSHMAN & WAKEFIELD

OVERVIEW AND OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the Vista Station Portfolio ("Vista Station" or the "Portfolio"), a two-building, Class A office portfolio located in the heart of Utah's Silicon Slopes. Comprising 275,000 square feet across Vista Station II (125,000 square feet) and Vista Station III (150,000 square feet), the Portfolio is 90.6% occupied by 1-800 Contacts (Parent Company: SeekWell), Progressive Leasing, and Canopy.

The Portfolio benefits from recently executed lease agreements and nearly nine years of WALT, providing stable cash flow from established corporate tenants. Vista Station II is fully occupied by 1-800 Contacts, while Vista Station III has only one floor (approximately 25,800 square feet) available for lease, offering a clear pathway to increased occupancy and additional value creation.

Current ownership has also made significant capital commitments to the Portfolio, including an approximately $800,000 comprehensive HVAC replacement at Vista Station III, expected to be completed prior to closing, reducing near-term capital requirements for the next owner.

Vista Station is positioned within one of the Mountain West's most dynamic technology and employment centers. Its combination of Class A improvements, long-term tenancy, strong in-place cash flow, limited vacancy, and a highly accessible Silicon Slopes location creates a compelling opportunity to acquire institutional-quality office assets with both current income and future lease-up upside.

ASSET SUMMARY

Name:	Vista Station Portfolio	
Address:	256 West Data Drive (Vista Station III) 261 West Data Drive (Vista Station II) Draper, Utah	
Property Type:	Class A office portfolio	
Building Size:	Vista Station II: Vista Station III: Total:	125,000 rsf 150,000 rsf 275,000 rsf
Parcel Details:	27-36-376-022: 27-36-376-024: 33-01-101-001: Total:	8.08 acres 0.07 acres 9.63 acres 17.78 acres
Zoning:	CSD-DPMU (Draper Pointe Mixed Use Commercial Special District)	
Age:	2015	
Parking Ratio:	Vista Station II: Vista Station III: Total:	±4.83 ±4.80 ±4.82

INVESTMENT HIGHLIGHTS

Sales Price:	Contact Brokers	
In-Place NOI*:	Vista Station II: Vista Station III: Total:	$2,500,000 $2,843,373 $5,343,373
Year 1 NOI**:	Vista Station II: Vista Station III: Total:	$2,537,500 $3,040,026 $5,577,526
Weighted Avg. Rent:	Vista Station II: Vista Station III:	$20.00 psf (NNN) $31.06 psf (FSG)
Occupancy:	Vista Station II: Vista Station III: Total:	100.00% 82.78% 90.61%
WALT:	Vista Station II: Vista Station III: Total:	10.82 years 6.74 years 8.78 years

*Reflects Month 1 NOI annualized; assumes no vacancy factor

**Excludes any vacancy factor


Progressive Leasing
Progressive Leasing


Progressive Leasing


SEEKWELL


Progressive Leasing


SEEKWELL


SEEKWELL

CLASS A OFFICE BUILDINGS

Constructed in 2015, Vista Station offers Class A amenities and features expected in today's modern office environment, positioning the Properties for continued success in the years ahead. Additionally, current ownership has committed approximately $800,000 toward a comprehensive HVAC project expected to be completed prior to closing.

VISTA STATION II

- Outdoor amenity area featuring grilling stations, a basketball/pickleball court and a sand volleyball court
- Employee-only optometry clinic
- Executive/C-suite floor with an internal staircase connecting to the fourth floor
- First-floor fitness center with locker rooms and showers
- Dedicated dance studio
- Employee cafeteria
- Large commercial kitchen offering subsidized $3 employee meals
- Employee break room and game lounge

VISTA STATION III

- First-floor fitness center with locker rooms and showers
- Outdoor amenity area featuring a grilling station, basketball court and pickleball court
- Sixth-floor executive fitness center and private executive restrooms

PROJECT VICINITY

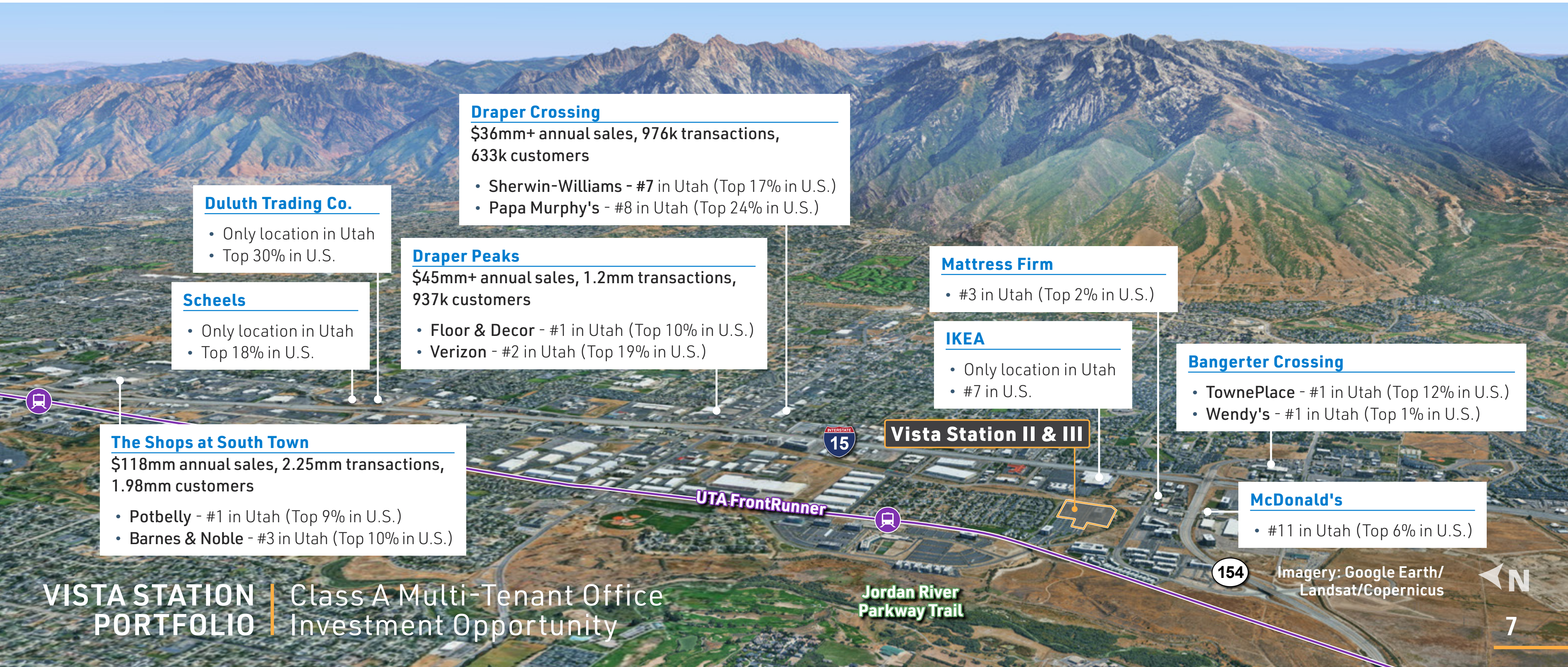
LOCATION & ACCESS

Vista Station II and III are located at 256 and 261 West Data Drive in Draper, within the heart of Utah's Silicon Slopes technology corridor. Positioned between Interstate 15 and Bangerter Highway, the Properties provide convenient access throughout the Wasatch Front and to major employment centers in Salt Lake and Utah counties.

The Properties are 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 Vista Station development, the nearby Draper FrontRunner Station provides commuter-rail service between Ogden and Provo. FrontRunner connects employees to major population centers across the Wasatch Front and recorded more than 4.1 million passenger trips in 2024.

The 175-acre, transit-oriented Vista Station development features approximately 1.7 million square feet of office space, multifamily housing, and a 13-acre park with courts, lawns, and trails. Additional amenities include access to the Jordan River Parkway and nearby restaurants, retailers, and entertainment destinations, including IKEA, Scheels, and The Shops at South Town.



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 consists of 8.4 million sf of inventory and reported overall average asking rent of $27.84 psf for Class A buildings.

Silicon SLOPES •UTAH•

67K+
Tech Professionals

$153,000
Median Tech Salary

20%
of Jobs are in Tech

50K
Job Postings in 2025

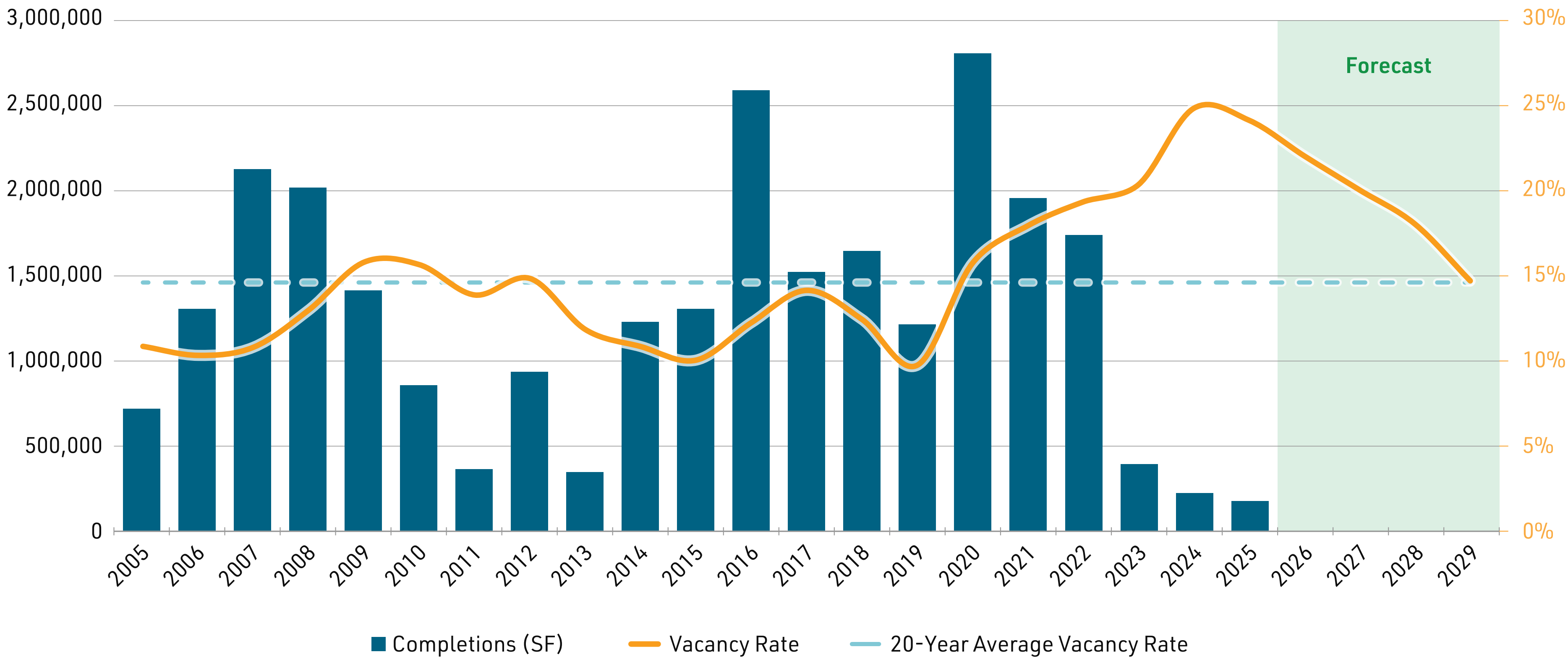
SUPPLY PIPELINE SHUT-OFF

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)

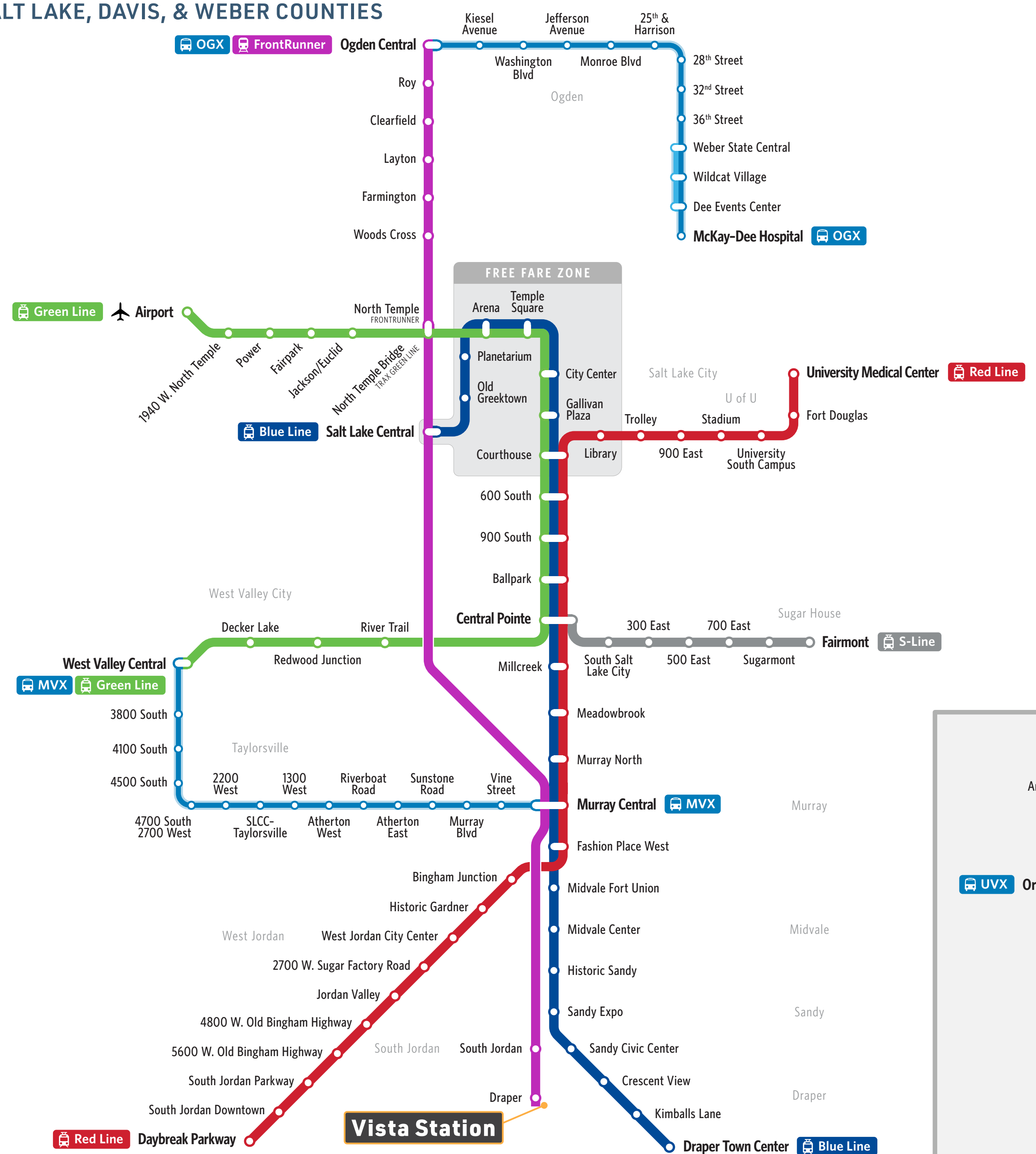


Source: Cushman & Wakefield Research

UTAH TRANSIT AUTHORITY RAIL & BRT MAP

SALT LAKE, DAVIS, & WEBER COUNTIES

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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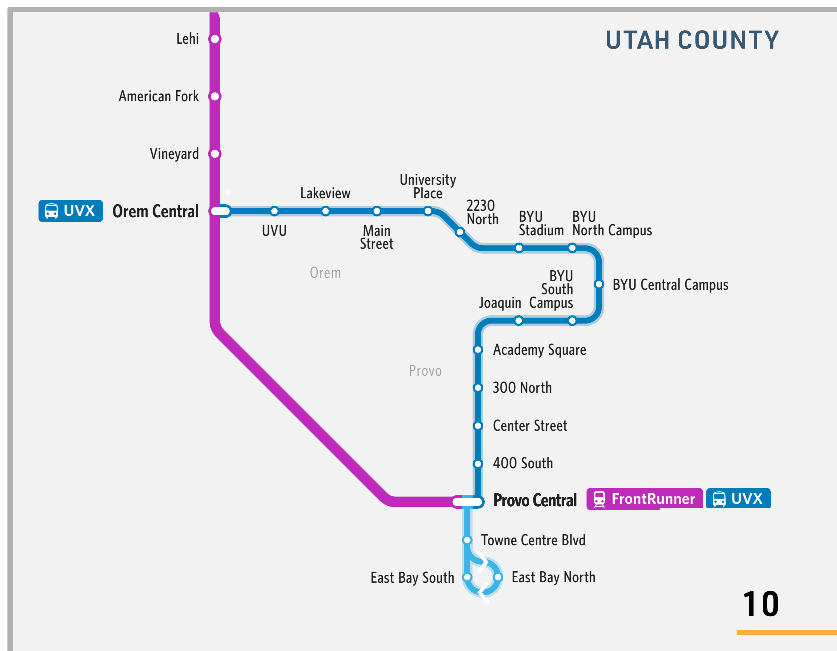
EFFECTIVE **APRIL 2026**

UTAH COUNTY



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