



FOR SUBLEASE
54,389 SF | 2 FULL FLOORS

4625

LAKE PARK BLVD

West Valley City, UT 84120



STELLAR VIEWS AND NATURAL LIGHT

CONTACT INFORMATION

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MOVE-IN READY SUBLEASE

Available Now



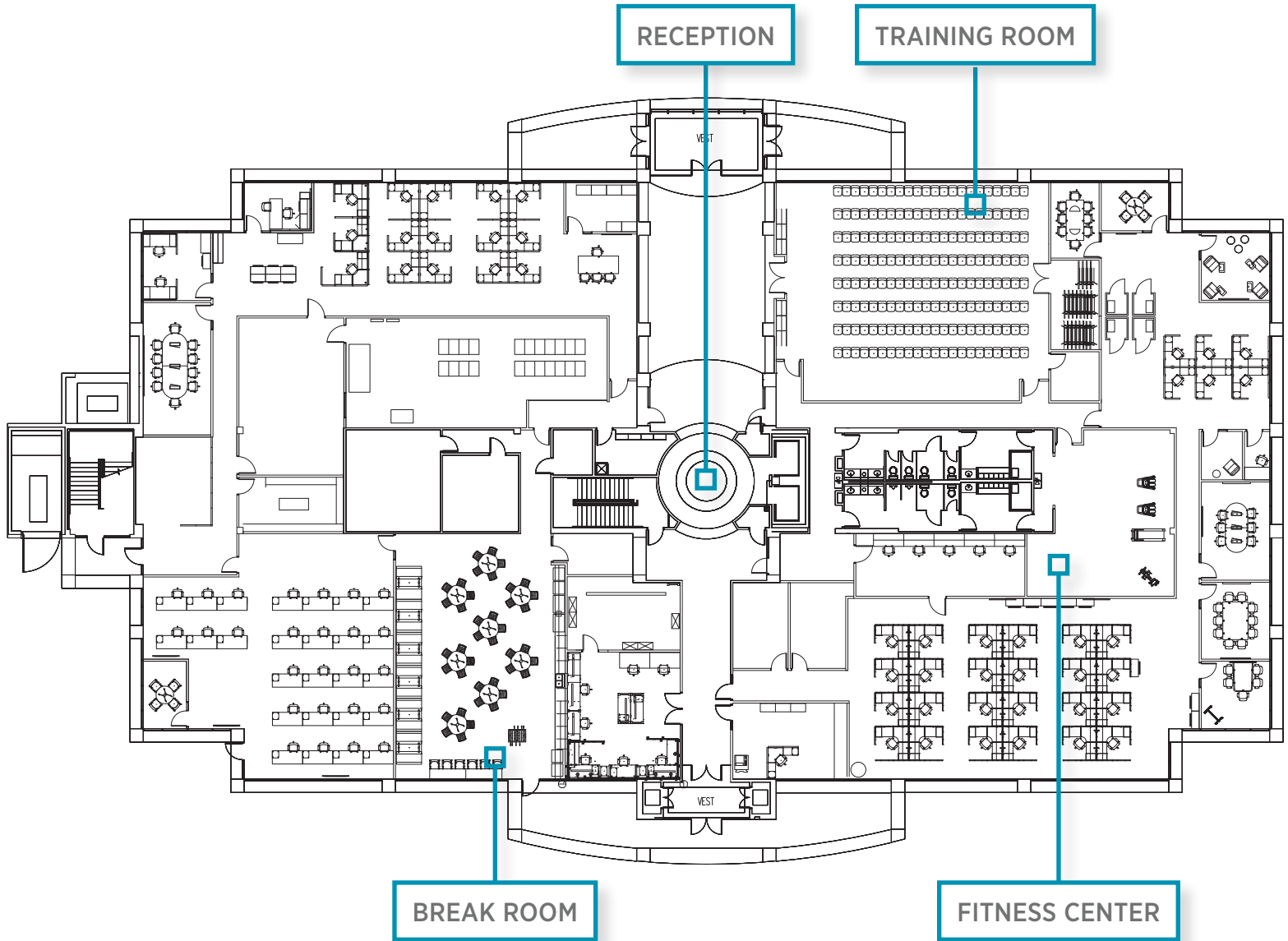
54,389 RSF FOR SUBLEASE

Highlights

- 54,389 RSF
- 2 full floors
- Divisible to full floors
 - Floor 1 25,341 RSF
 - Floor 2 29,047 RSF
- Term through March 31, 2027
- Available now — move-in ready
- Fully furnished
- Negotiable rent
- Impressive reception area, accessible from front and rear entries
- Excellent mix of open and private work space as well as collaborative / meeting areas
- 360° views of the valley
- Ample parking
- EV chargers coming soon
- Easy access via Bangerter Highway & SR-201 Freeway; minutes to the airport

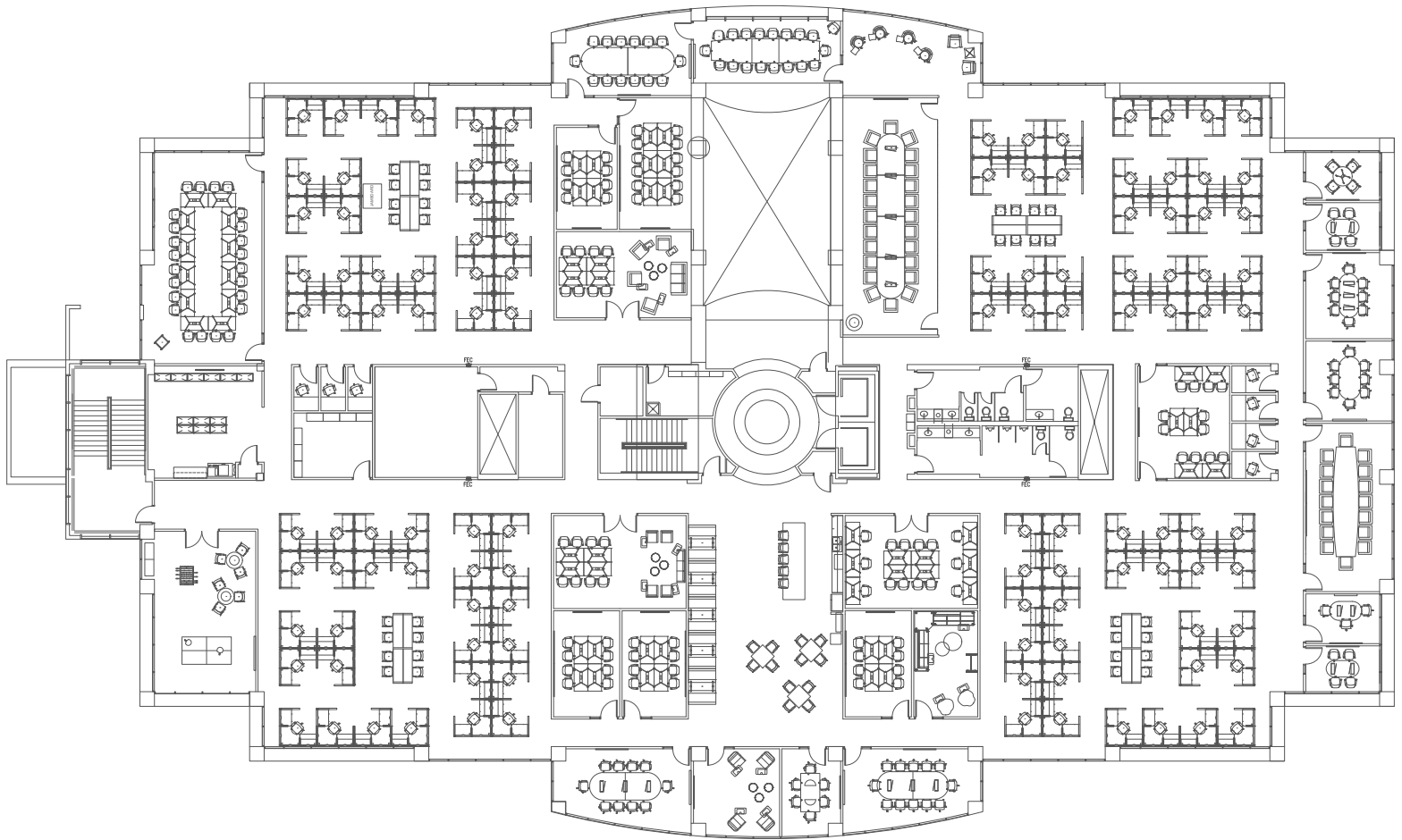
1st Floor

25,341 SF



2nd Floor

29,047 SF



Sublease Amenities



BREAK ROOM

Multi-purpose collaborative areas



CAFE

Kitchenette / interior/exterior access



GAME ROOM

Dedicated space for employees to unwind

Area Amenities



AMENITIES

- | | |
|---|--------------------------|
| 1. WinCo Foods | 15. Kohl's |
| 2. Black Bear Diner | 16. Michaels |
| 3. Bout Time Pub & Grub | 17. Chili's |
| 4. Target | 18. Starbucks |
| 5. Cinemark West Valley City3 | 19. Del Taco |
| 6. Freddy's Frozen Custard & Steakburgers | 20. Raising Cane's |
| 7. Cafe Rio Fresh Modern Mexican | 21. Vasa Fitness |
| 8. Kneaders Bakery Cafe | 22. McDonald's |
| 9. Teriyaki Grill | 23. Culver's |
| 10. Noodles and Company | 24. Village Inn |
| 11. Zaxby's Chicken Fingers & Buffalo Wings | 25. Mariscos Las Islitas |
| 12. Buffalo Wild Wings | 26. Vasa Fitness |
| 13. Burlington | 27. McDonald's |
| 14. Ross | 28. Popeyes |
| | 29. Walmart |
| | 30. Chick-fil-A |

LAKE PARK TENANTS

1. Discover Financial Services
2. Verizon Wireless
3. Canon
4. Intermountain Healthcare
5. Sutter Health
6. Carbonite

DISTANCE

5.4 MILES

to Salt Lake City International Airport



PLUG & PLAY SUBLEASE

Available Immediately



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