

# Peace Coliseum Office Campus

OVERSTOCK/BEYOND HQ - MIDVALE, UTAH



This offering presents the unique opportunity to acquire the Overstock/Beyond Peace Coliseum office campus, strategically located in Midvale, Utah. This one-of-a-kind campus encompasses 249,506 square feet of rentable office space, divided between the 236,586 square foot main building and a 12,920 square foot amenity building, spanning across an expansive 18.6-acre site. The campus boasts exquisite architecture combined with cutting-edge technology, top-tier amenities, and 1,188 structured & surface parking stalls, setting the stage for an exceptional work environment. To put it frankly, this campus stands out as an unrivaled gem among office projects not just in Utah's office market but across the entire Mountain West. Its exceptional qualities place it in a league of its own, outclassing any competition in the region.

While no property is immune to the challenges faced by the current office environment, this campus checks all the boxes for a rare and desirable office asset primed for the next wave of office users. This asset will be sold vacant, opening doors for owner-users, investors, and others seeking to acquire the best office campus in the market.



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**Class A Trophy Asset** – In a market comprised largely of stand-alone office buildings, loosely tied together by parking and lackluster amenities, it's uncommon to find a uniquely defined office campus such as this. The campus elevates the office experience to new heights with its sophisticated design, upscale amenities, and modern technology, distinguishing it from the rest.

**Extensive Office Amenities** – The campus offers a wide array of amenities, highly appealing to office tenants seeking to attract top workforce talent.

- Architecture and design that will get employees excited to go to the office
- Smart window technology throughout the campus, capable of automatically adjusting tint levels based on the position of the Sun, optimizing natural light, and enhancing energy efficiency
- LEED Gold certified
- Dedicated amenity building with fitness, daycare, and clinic capabilities
- Well maintained green space to compliment the dramatic mountain backdrop
- Greenhouse to encourage self-sustained food generation
- Full cafeteria with a kitchen that would make Gordon Ramsay proud
- Juice and coffee bar complete with dining space and soft seating
- Multiple circuit entries supported by full generator power back-up
- Advanced data center complete with backup power generation
- Just yards away from Bingham Junction TRAX light rail station



## PROPERTY SUMMARY

<b>Address:</b>	799 West Coliseum Way Midvale, Utah		
<b>Building Size:</b>	Main Building:	236,586 sq. ft.	
	Amenity Building:	12,920 sq. ft.	
	Total:	249,506 sq. ft.	
	Greenhouse:	8,271 sq. ft.	
<b>Data Center: (5,168 sf required)</b>	For a minimum of at least 18 months, seller requires leaseback of data center and access to mechanical rooms, demarc, & yard. Please see OM Data Room for details.		
<b>Parking:</b>	Structured Parking:	960 stalls	
	Surface Parking:	228 stalls	
	Total:	1,188 stalls	
<b>Year Built:</b>	2015		
<b>Site Size:</b>	18.6 acres		
<b>Parcel Number:</b>	21-26-276-007		
<b>Zoning:</b>	BJ-5 (Bingham Junction - Subarea 5), JMO (Junction at Midvale Overlay)		
<b>Sale Price:</b>	Please contact brokers		

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**Area Amenities** – The campus is adjacent to several retail, hospitality, and entertainment options, which are quickly becoming a requirement for operators. One of just two Topgolf locations in Utah provides a venue for corporate and social outings with several food options mixed in. The presence of both single family and multifamily housing in the immediate area drives a sense of community and purpose to the area. Everything needed to support day to day activities is located within a half mile radius of the campus.

**Location and Access** – Positioned as the primary north-to-south transportation corridor, I-15 stands just a two-minute drive from the campus parking garage, ensuring convenient accessibility. A quick walk from the campus’s southern edge lies the Bingham Junction TRAX station, offering employees an easily accessible commute to work. Journeying north on the Bingham Junction TRAX line seamlessly links the campus to the high-speed Front Runner station in nearby Murray, providing extensive access to public transportation throughout the Wasatch Front. Furthermore, the campus benefits from its proximity to two major labor markets: Salt Lake City to the north and Silicon Slopes to the south. This region also thrives from the presence of two higher educational institutions, the University of Utah and BYU, enhancing the area’s appeal and workforce.

**In-Place Accretive Assumable Financing** – The investment opportunity is paired with in-place, assumable financing that is well below current market rates. The loan has an estimated principal balance of \$34.5 million, interest-only rate of 4.20%, and maturity date in March 2030.



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# SURROUNDING RETAIL AND AMENITIES

Located directly adjacent to Midvale's Riverwalk district and less than 3 miles from Fashion Place Mall, the Peace Coliseum Office Campus boasts unparalleled access to the region's top retail, dining, hospitality, and entertainment destinations, from national brands to local favorites. Within reach are various amenities, including one of Utah's two Topgolfs, the Murray Parkway Golf Course, several scenic trails like the Jordan River Trail, easy access to UTA Trax Light Rail, and three nearby hospitality options.



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