

# Vivint Building

SINGLE-TENANT OFFICE - SILICON SLOPES  
3401 NORTH ASHTON BOULEVARD - LEHI, UTAH



Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the Vivint Building (the “Property”). This five-story, 125,000-sf, Class A, LEED Silver office building is in the heart of Lehi, Utah, a rapidly growing hub in the state’s thriving tech industry.

Lehi is a key driver of Utah’s unprecedented population growth, thanks to its central location in Silicon Slopes. Positioned between Salt Lake City to the north and Provo to the south, Lehi attracts top talent from two major population cores, making it the dominant hub for growth and innovation in the region. Lehi’s population grew by an impressive 6.9% in 2023, the second-highest city for population growth in the state of Utah.

The Property is fully leased to Vivint, a subsidiary of NRG Energy, Inc. (NYSE: NRG) providing credit-tenancy. Vivint has occupied the Property since it was built in 2014 and recently reinforced its commitment by renewing its lease for an additional three years before its previous term expired. The lease now extends through June 30, 2028, providing 3.75 years of WALT.

The Vivint Building stands out due to its Class A finishes and prime location in the strongest office submarket within Silicon Slopes.





### Asset Summary

Name:	Vivint Building
Address:	3401 North Ashton Boulevard Lehi, Utah
Property Type:	Single-tenant mid-rise office
Building Size:	125,000 net rentable sq. ft. 5 stories
Site Size:	6.00 acres
Parcel Number:	53-492-0001
Zoning:	RC (Resort Community)
Age:	2014
Parking:	500 spaces (4.00/1,000 sf ratio)

### Investment Highlights

Sales Price:	Contact brokers
Year 1 NOI:	\$1,955,414
In-Place Lease Rate:	\$25.00 psf
WALT:	3.75 years (as of September 2024)



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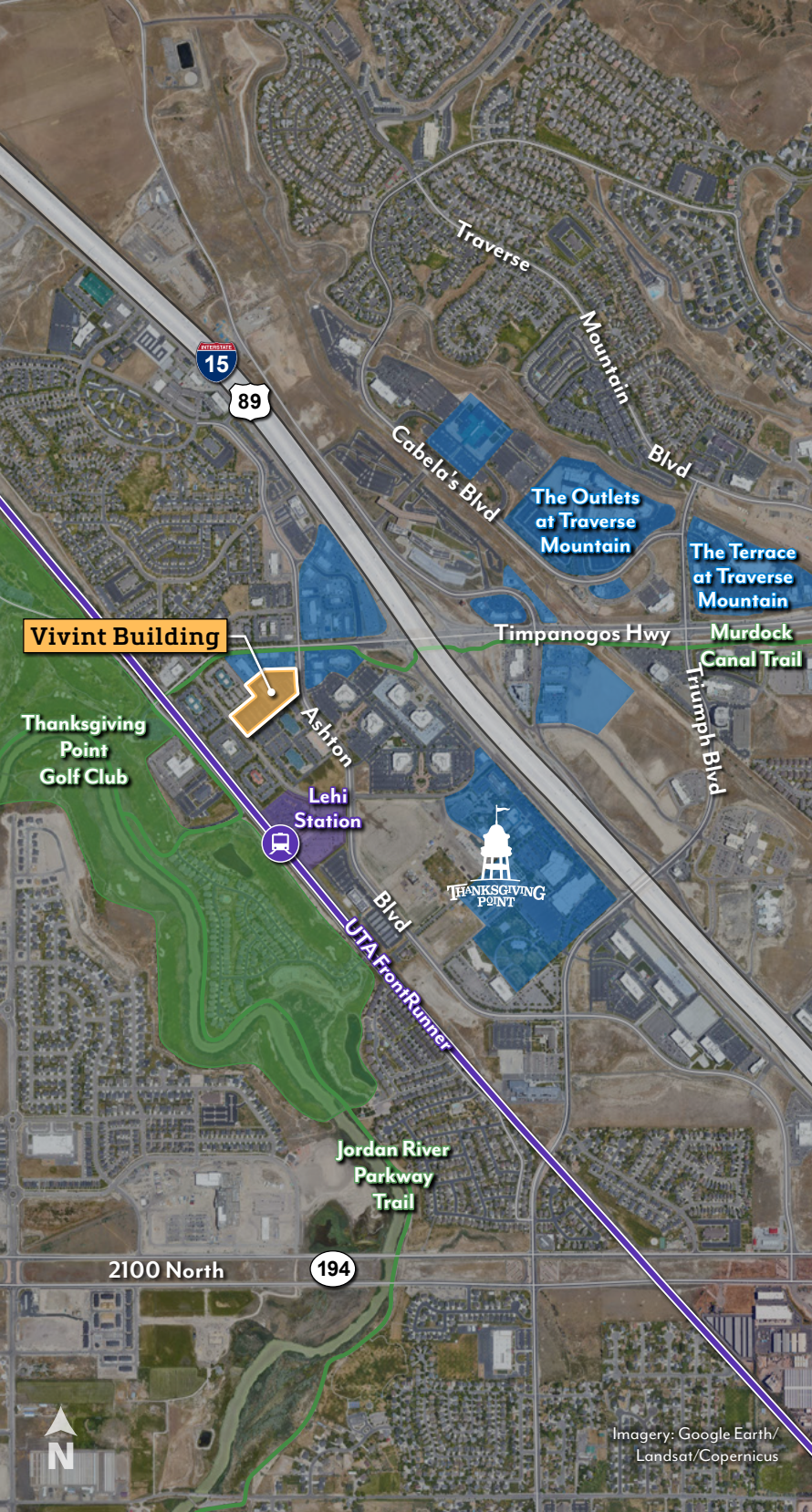
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## Vivint Building

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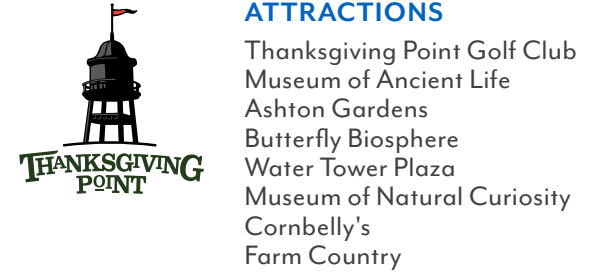


# SURROUNDING RETAIL AND AMENITIES

## THANKSGIVING POINT AREA



## ATTRACTIONS



## TRAVERSE MOUNTAIN AREA



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