



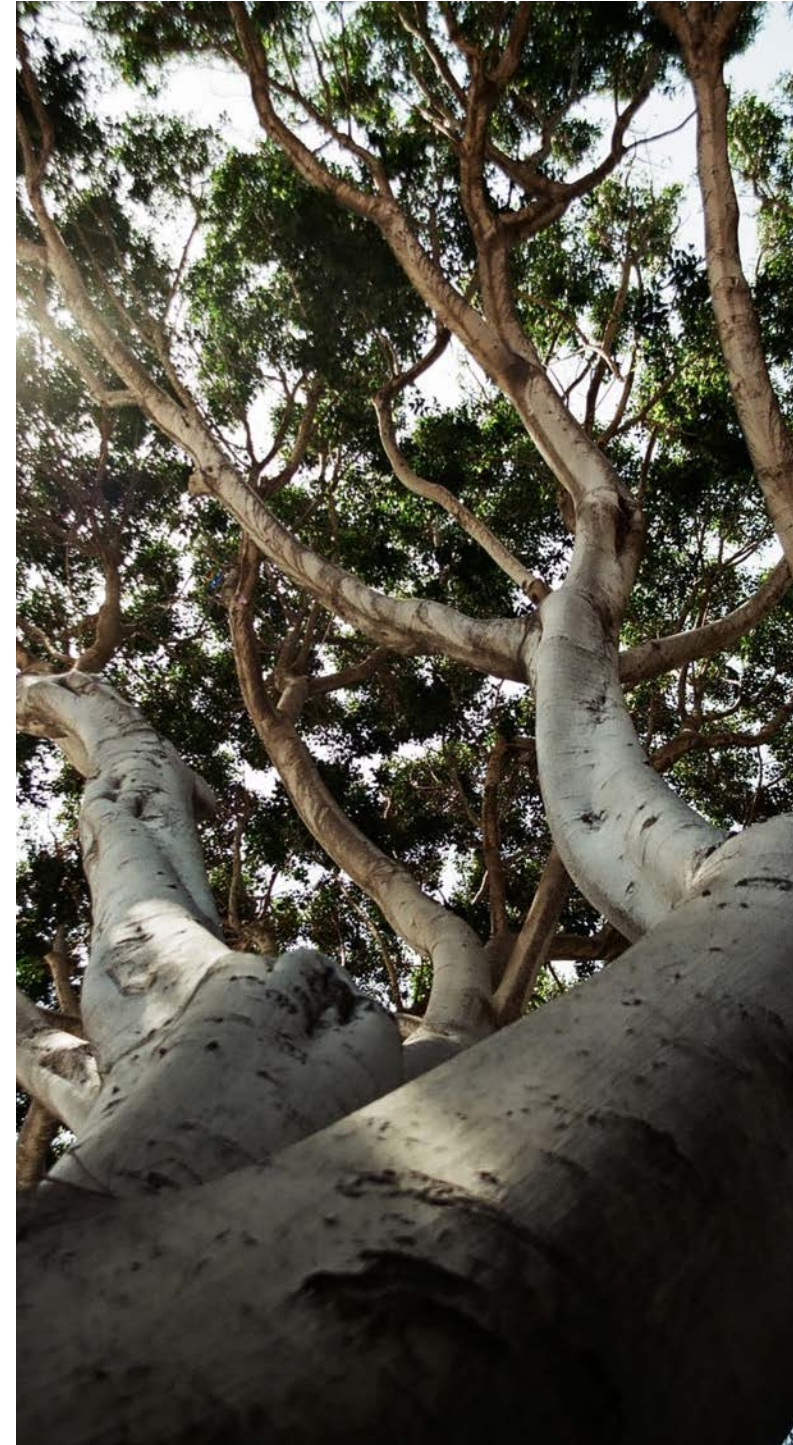
# VIEW 78

BOUNDLESS VIEWS. INFINITE VISION.



“OUR COMMITMENT TO  
SUSTAINABILITY IS STEADFAST.  
WE STRIVE TO BETTER THE PLANET  
WITH EVERY DEVELOPMENT  
WE CREATE THROUGH LAND  
RESTORATION, UTILIZING CLEAN  
ENERGY AND FURTHERING OUR  
SUSTAINABILITY PRACTICES.”

CHRISTIAN GARDNER, PRESIDENT AND CEO  
GARDNER COMPANY







RENDERING OF ZIONS BANCORPORATION 400,000 SF CORPORATE CAMPUS





# VIEW 78: DESTINATION FOR A MODERN WORKFORCE

Located along the technology corridor in Midvale, Utah, View 78 is state's first commercial development powered by renewable energy. It's vision: elevate the wellbeing of people and the planet. With over 200 acres set along the Jordan River with boundless views of the Wasatch and Uinta mountains, this one-of-a-kind campus experience maximizes the wellness, vitality and productivity of its workforce. View 78 features big game changers you won't find anywhere else. Close to everywhere you want to be, View 78 offers a culture that promotes the recruitment and engagement to retain top talent.

**200 DEVELOPABLE ACRES OF LAND**

**POWERED BY 75% SOLAR ENERGY**

**EASILY ACCOMMODATES 1.5 MILLION SQUARE  
FEET OF BUILD-TO-SUIT CLASS A WORKSPACE**

**ENTITLED FOR 3,500 RESIDENTIAL UNITS**

**APPROXIMATE 20,000 SF RETAIL DESTINATION  
FEATURING TOP BRANDS, BOUTIQUES, DINING  
AND MORE**

**15-ACRE CENTRAL PARK OFFERING  
UNRIVALED AMENITIES**

**DIRECT ACCESS TO THE 40-MILE JORDAN RIVER  
PARKWAY (AND BIKE COMMUTING TRAIL)**

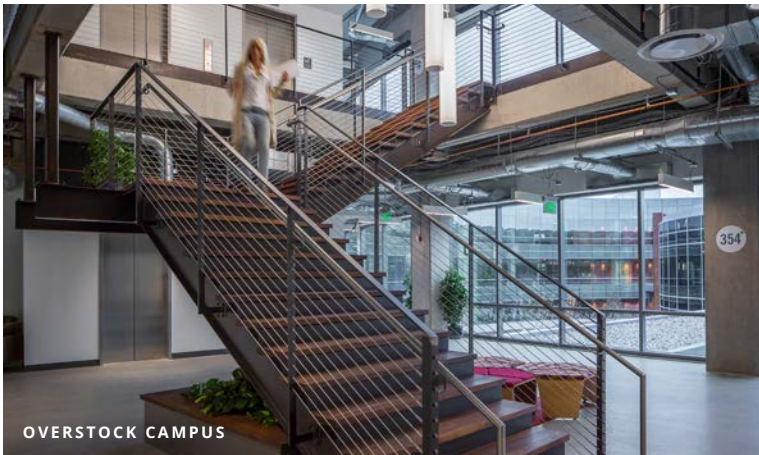
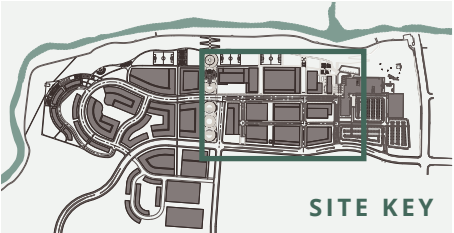
**CONVENIENT ACCESS TO NEIGHBORHOOD  
AMENITIES INCLUDING HOTELS, NUMEROUS  
RESTAURANTS, TOP GOLF AND WINCO FOODS**

**SUPERIOR TRANSPORTATION OPTIONS  
INCLUDING TWO TRAX STATIONS AND QUICK  
I-15 ACCESS**

**PURSuing LEED® PLATINUM**



# VIEW 78: ONE-OF-A-KIND CAMPUS







# FORTUNE 500 COMPANIES CHOOSE GARDNER FOR THEIR WORKSPACE SOLUTIONS

Always reaching higher, top companies like Tesla and Adobe have turned to Gardner for what's next in workspace solutions. Now at View 78, Gardner Company will guide industry leaders to define their workplace strategy through science, sustainability and solar energy. Tackling tough decisions designed to battle COVID-19, reimagined work environments address the issues of social distancing, cleaner air through high volume UV Filtration systems and an abundance of outdoor spaces to relax and recreate. A retail center will host a world-class combination of amenities for health and wellness, entertainment, shopping, and dining.





## NATURAL HABITAT AND WETLAND RESTORATION

The View 78 site history as the former Sharon Steel Mill Superfund Site with its proximity along the Jordan River Parkway is part of a great reclamation project to improve an environmentally damaged area of Midvale, UT with an ecologically-focused design.

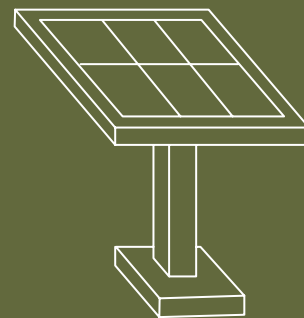
### DESIGNED WITH SUSTAINABILITY IN MIND

THE SITE'S HILLSIDE CONNECTION TO THE JORDAN RIVER TRAILHEAD AND THE WETLANDS SOUTH OF THE PROJECT WILL BE RESTORED CREATING NATURAL HABITAT AND A NEW GREEN CORRIDOR CONNECTION TO THE JORDAN RIVER PARKWAY.

THESE IMPORTANT ECOLOGICAL IMPROVEMENTS WILL SUPPORT THE HEALTH AND WELL-BEING OF PLANTS, ANIMALS, AND HUMANS NOW AND FOR GENERATIONS TO COME.

## SUSTAINABILITY AND GREEN TECHNOLOGY

Gardner's team of advisors guide the build-to-suit development process every step of the way employing state-of-the-art technologies and clean renewable energy to meet the sustainability goals of the tenant and the community.



### SOLAR INTEGRATION

The site will be powered with 75% clean solar energy. Solar panels will be integrated in a variety of locations throughout the site.

### PLACED ON ROOFTOPS

### PROVIDE CANOPIES FOR COVERED PARKING

### CONTIGUOUS PLACEMENT ALONG THE SLOPED AREA SURROUNDING THE SITE

### UTOPIA FIBER OPTIC INTERNET

View 78 features UTOPIA single mode fiber optics capable of delivering the best and broadest broadband anywhere in the state. View 78 has redundant looped fiber infrastructure in place with the ability to deliver up to 100 Gig connections. Services can be purchased from one provider or multiple providers. Because UTOPIA is open access, the tenant is not limited to one provider.



CAN CONNECT  
TO ANY  
PROVIDER



FAST, SECURE  
INTERNET



BEST AND  
BROADEST  
BROADBAND  
IN UTAH



100 GIG  
CONNECTIONS





# ZIONS BANCORPORATION CHOOSES VIEW 78 FOR THEIR NEW TECH CAMPUS

Zions Bancorporation new tech campus is breaking ground Q3 2020 at View 78 and will be powered with 75% clean solar energy. The 400,000-square-foot campus, slated for completion in mid-2022, will accommodate regional bank employees from 11 different sites becoming Zions Bancorporation's primary technology and operations center.

“ THIS ENVIRONMENT-FRIENDLY CAMPUS WILL HELP US ATTRACT THE BEST TECHNOLOGY TALENT IN THE COUNTRY WHILE ALSO REDUCING OUR OVERALL FACILITIES COSTS. ”

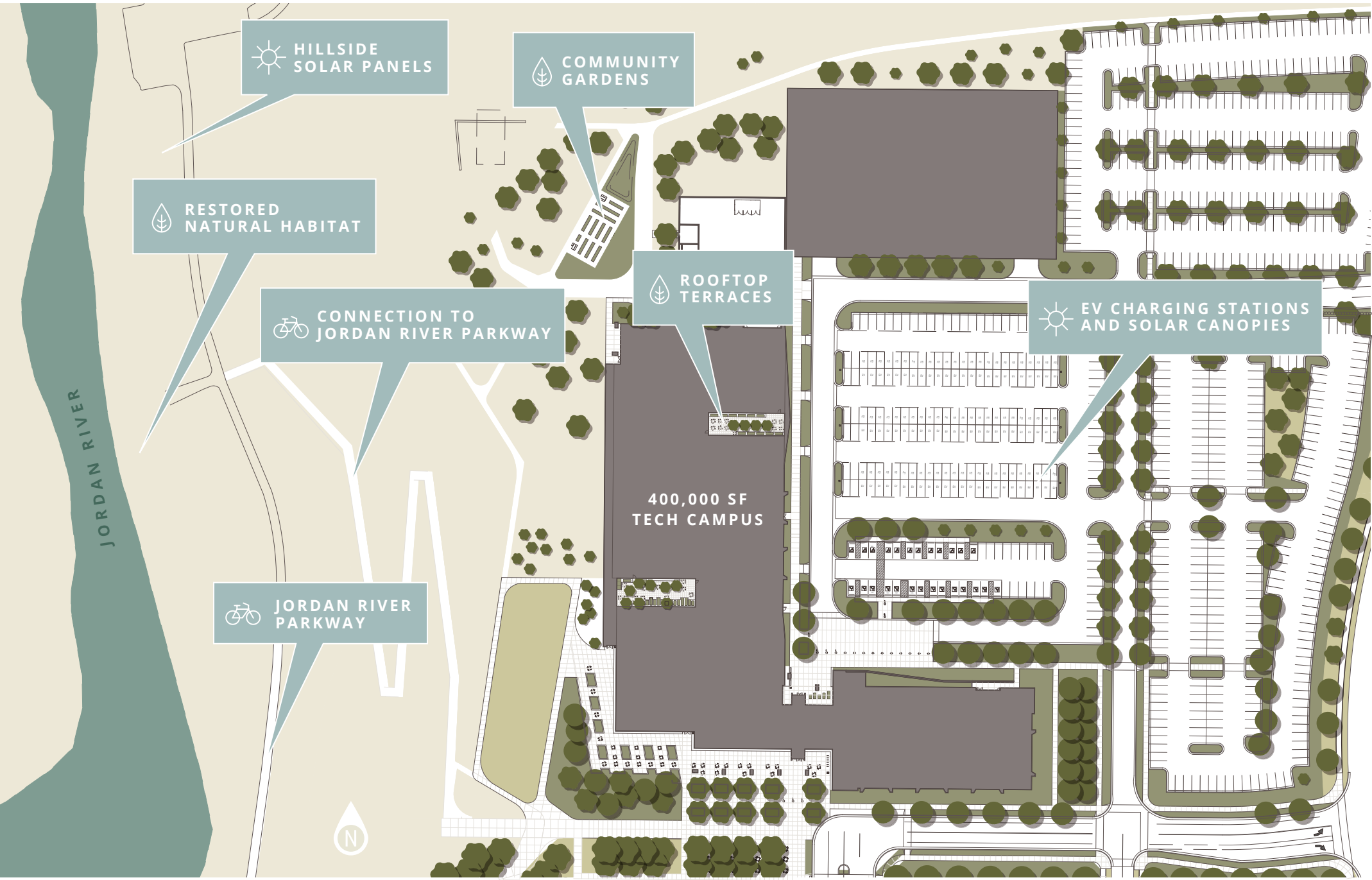
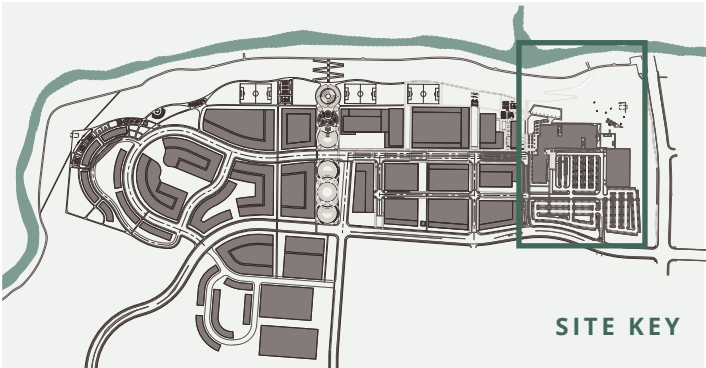
HARRIS H. SIMMONS, ZIONS BANCORPORATION CHAIRMAN AND CEO

Zions new campus design will complement the regional habitat developed near Jordan River Parkway and will utilize green space and offer outdoor recreation opportunities, along with shareable bikes, locker and shower facilities, and public art for the community.





# VIEW 78 WELCOMES ZIONS BANCORPORATION







# WHERE WORK LOOKS MORE LIKE PLAY

Get outside and enjoy the natural beauty of Utah. The 15-acre Central Park at View 78 features a two mile running track, playgrounds, sport courts, water features, including food trucks and programmed events. Professionally landscaped trails, lawns, terraces, pavilions and gazebos all offer seating options to socialize with friends or relax in solitude.



SPLASH PADS



PAVILION



2-MILE RUNNING TRACK



PICKLE BALL COURTS



SOCCER FIELDS



FOOD TRUCK PLAZA WITH SEATING



BASKETBALL COURTS



DOG PARK



TERRACED SEAT WALLS



PLAYGROUNDS



BBQ AREAS



COMMUNITY GARDEN





# 15-ACRE CENTRAL PARK





# SUPERIOR ACCESS FOR ALL

Strategically located at the confluence of top transportation systems, tenants at View 78 will enjoy a convenient commute and access to everything. With bike trails, light rail and commuter rail all nearby, your carbon footprint just got lighter.



## TRAX LIGHT RAIL

TRAX light rail station serving many regional transportation hubs is less than a quarter mile away. The View 78 Shuttle offers complimentary service to the Gardner Village Trax Station every 30 minutes in the morning and afternoon, from stops throughout the View 78 community.



## FRONTRUNNER COMMUTER RAIL

The FrontRunner Bingham Junction Station is just two stops away. The FrontRunner commuter rail operates along the I-15 corridor from Ogden to Provo and all points in between.



## CONNECTIVITY TO JORDAN RIVER PARKWAY TRAIL

View 78 directly connects to the Jordan River Trail offering superior bike commuting as well as myriad of recreational opportunities.



## HIT THE ROAD

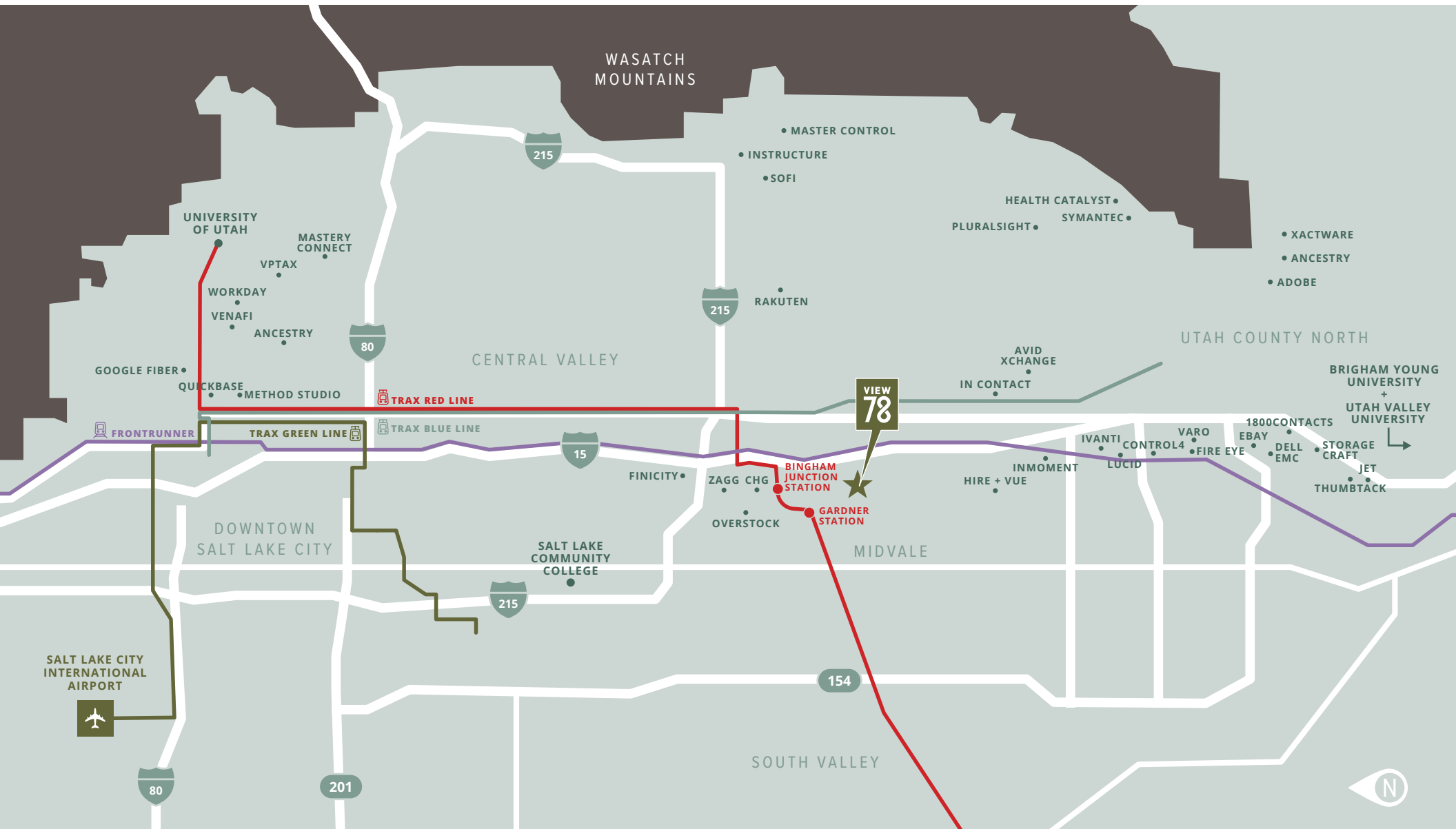
View 78 direct access to I-15 via 7200 South & 9000 South offers added convenience passing through many popular hubs along the Wasatch Front including Provo, Salt Lake City, and Ogden.

BINGHAM JUNCTION STATION





# STRATEGIC LOCATION. MAXIMUM CONNECTIVITY.





# RESTORING THE PLANET FOR GENERATIONS TO COME

To visualize the transformation of the VIEW 78 site, look closer at Gardner's successful View 72 corporate campus right next door. The View 72/78 sites were listed on the National Priority List in 1990. This means that the site was contaminated by hazardous materials and was identified by the United States Environmental Protection Agency as a candidate for cleanup because it posed a risk to health and/or the environment.

**VIEW 72 IS A 212-ACRE DEVELOPMENT OF THE SHARON STEEL SUPERFUND SITE. WITH EPA-CERTIFIED SITE RESTORATION COMPLETE AND THE NEW DEVELOPMENT BUILT, VIEW 72 IS NOW HOME TO OVER 1.6 MILLION SQUARE FEET OF CLASS A OFFICE, 1,800 RESIDENTIAL APARTMENT UNITS, TWO HOTELS, AND 27,000 SQUARE FEET OF RETAIL.**

In August 2004, the View 78 site was deleted from National Priority List. The EPA established the remedial actions for the site and the Utah Department of Environmental Quality currently conducts the long-term remedial operations and maintenance at the site.

The remedies include a multi-layer containment cap, groundwater monitoring wells, and land use restrictions to provide protection to health and the environment from conditions beneath the cap. The cap does isolate any contamination from surface exposure, but its main purpose is to reduce infiltration of surface water through the contaminants to the underlying groundwater.

The EPA also issued a Ready for Reuse Determination which provides in part that a technical determination that the Site is ready for residential and mixed reuse and that the Site's remedy will remain protective of human health and the environment.

In 2018, the U.S. Environmental Protection Agency highlighted the Sharon Steel site as a success story on the "environmental justice" front for its redevelopment and commercial potential after extensive waste cleanup efforts.





INDUSTRY LEADERS CHOOSE  
UTAH TO FORWARD THEIR  
BUSINESSES. HERE'S WHY!

**#1**

STATE FOR  
ENTREPRENEURS

AMAZON, 2018

**#1**

STATE FOR  
UPWARD MOBILITY

BLOOMBERG, 2017

**#1**

STATE FOR  
PRIVATE SECTOR  
JOB GROWTH

STATE POLICY REPORT, 2018

**#1**

CITY TO START  
A CAREER

WALLET HUB, 2019

**#2**

STATE FOR  
BUSINESS

FORBES, 2018

**#2**

BEST STATE  
ECONOMY

U.S. NEWS AND WORLD REPORT,  
2019

**2019 TOP 10**  
BEST CITIES FOR MILLENNIALS

FOX BUSINESS, 2019



SURROUNDED BY ONE OF  
THE NATION'S LARGEST  
MILLENNIAL WORKFORCES

Centrally positioned along the technology corridor, View 78 is located at the virtual gateway of millennial talent with numerous higher education campuses nearby including University of Utah, Utah Valley University, Brigham Young University, and Salt Lake Community College.



# GARDNER COMPANIES

Building Better Communities.

The Gardner Company is a full service real estate company specializing in the development of office, retail, industrial and medical buildings. The company was founded by Kem C. Gardner who serves as CEO. Gardner has been a prominent fixture in the Utah business community for over 38 years and has one of the largest real estate portfolio's in the region. The philosophy of Gardner Company is to build great relationships. We achieve this by partnering with people and companies with the highest of standards to benefit our clients, our communities, and the environment.

One of the objectives of Gardner Company is to design and construct buildings that minimize the impact on the environment, improve the surroundings and enhance the workplace experience for our tenants. We are dedicated to construction buildings that are LEED certified, implement state of the art technology in energy efficiency, and are cost effective. Our goals is to use the latest technology in construction and materials so that the buildings we build reduce our carbon footprint, are environmentally friendly and aesthetically pleasing.

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