



CENTER 53

# High End Sublease Available

Up to 28,096 RSF at \$24.50 FSG

434 W Ascension Way  
Murray, UT 84123



Jones Lang LaSalle Brokerage, Inc.

# Move-in ready space for your team today

## Building Amenities:



Newly built high end campus



Full service fitness center with showers



Conference center with catering area, vending amenities, and exterior entry points



Structured parking with covered access



Centrally located with direct access to I-15 and I-215



Walking distance to high and light speed rail station



Professional Property Management Team located on-site

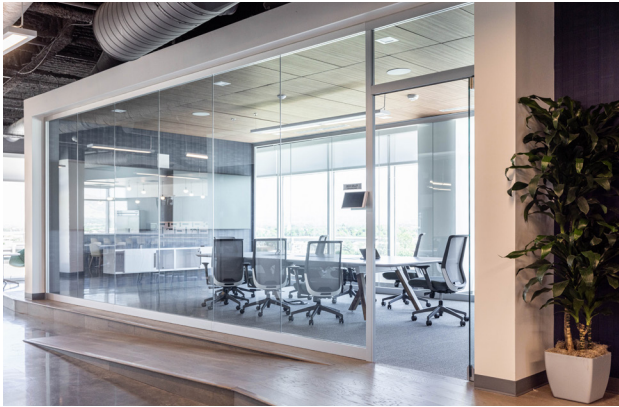


Food truck area with a rotating truck schedule

## Within the Space:

- Newly built out plug n play space
- Healthy mix of open workspace, offices, and collaboration areas
- High tech finishes with glass throughout
- Two large break rooms
- Floor to ceiling glass with views of Mount Olympus
- East facing private exterior deck
- Board room with panoramic views of Salt Lake Valley
- Auditorium style presentation room
- Mother's Room
- Single stall gender neutral restrooms

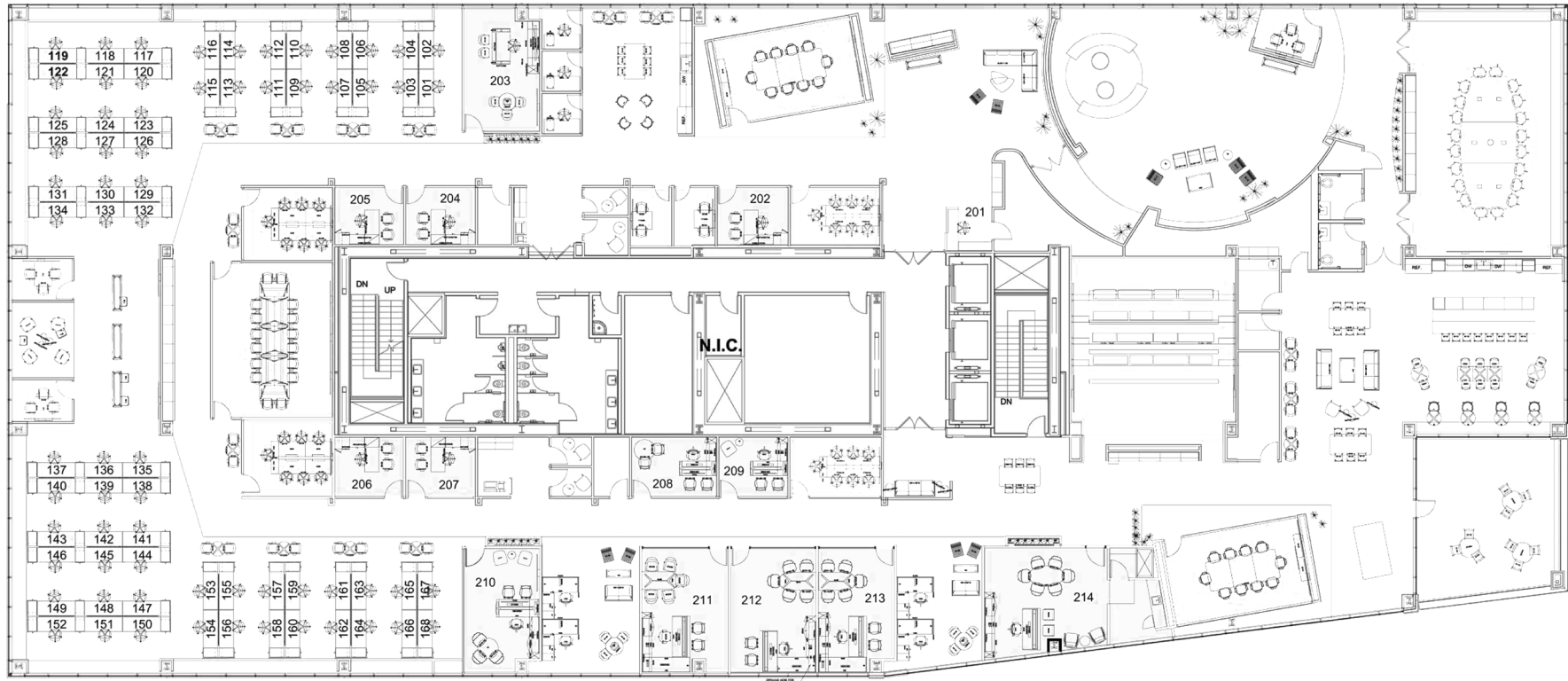






# 434 | 6th Floor Overview | 28,096 RSF | LED: March 2033









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## Lets Connect

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## HIGH SPEED RAIL TIMES

### NORTH FROM MURRAY STATION

10 Minutes to Downtown Salt Lake City  
36 Minutes to Farmington  
68 Minutes to Ogden

### SOUTH FROM MURRAY STATION

15 Minutes to Draper  
25 Minutes to Lehi  
53 Minutes to Provo



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