

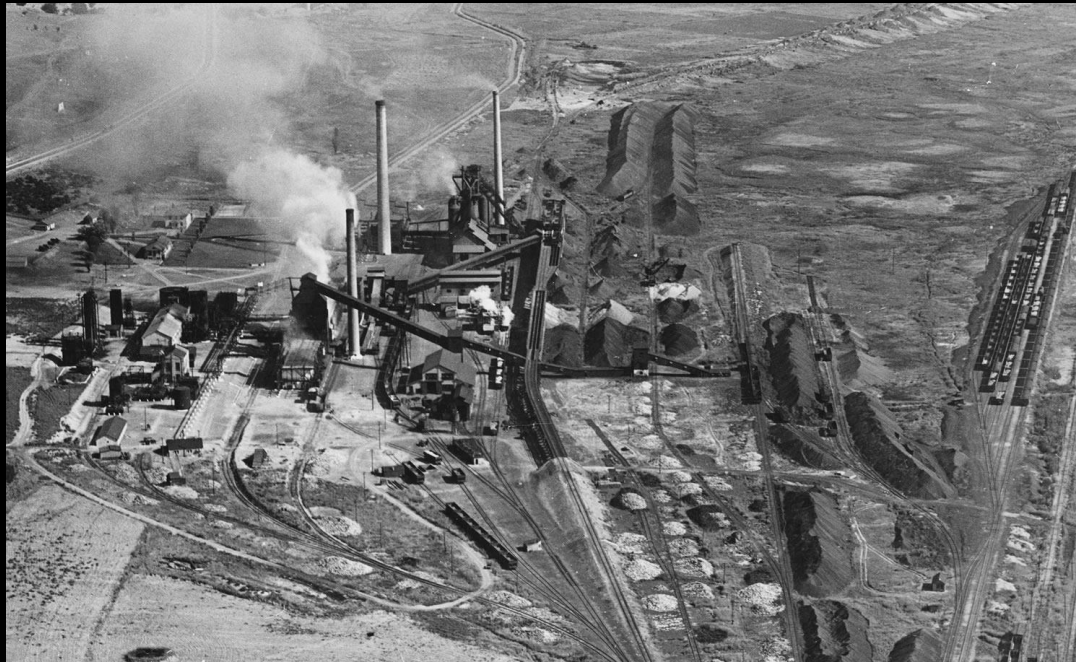
Campus Overview

July 2021

Original Ironton Plant



- 385-acre site
- Development started in 1923
- Max production capacity of 1,500 tons of pig iron per day (largest plant west of the Mississippi)

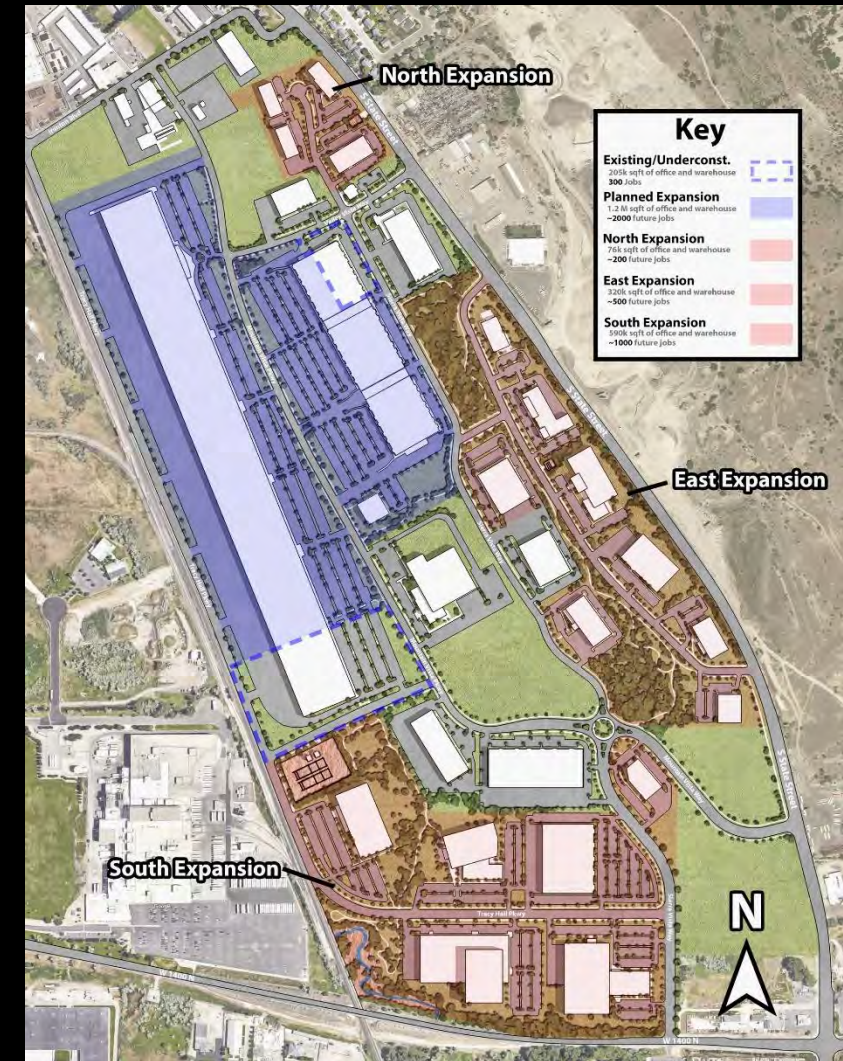


Redevelopment ^{1 of 2}

- Plant closed in 1966 and surface structures dismantled by 1971
- Environmental cleanup 1998-2000
- Area is now part of a **Qualified Opportunity Zone** (tract 49049002802)
- **Hall Labs in the area since 1980s**
 - Worked extensively with Provo city to improve from its former heavy industry use to a high-end commercial standard
 - Built or renovated over 850,000 square feet to date
 - Sold several buildings as part of past exits (IntelliServ, Novatek, etc.)
 - Still owns or has a long-term lease on over 125 acres of raw commercial land



Redevelopment 2 of 2



Key	
Existing/Underconst.	205k sqft of office and warehouse 300 jobs
Planned Expansion	1.2M sqft of office and warehouse ~2000 future jobs
North Expansion	75k sqft of office and warehouse ~200 future jobs
East Expansion	325k sqft of office and warehouse ~500 future jobs
South Expansion	500k sqft of office and warehouse ~1000 future jobs

NORTH

Highly-developed portion of campus: many buildings in this view have been sold with past exits.

SOUTH

Concept for full development

3000 Sierra Vista Way



EXTERIOR

INTERIOR

FLOOR PLAN



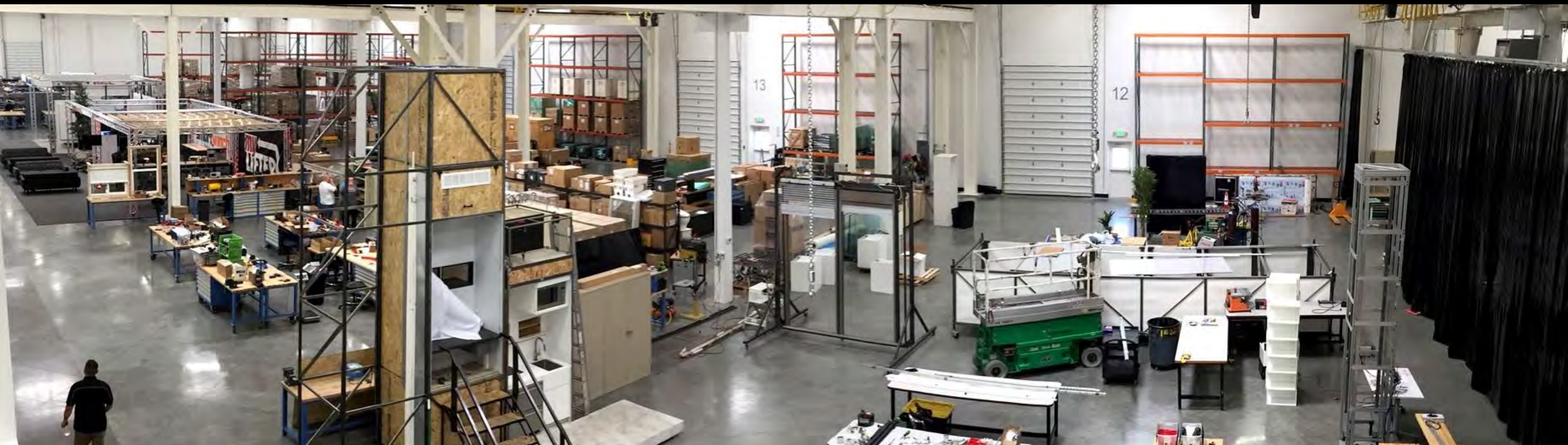
3000 Sierra Vista Way



EXTERIOR

INTERIOR

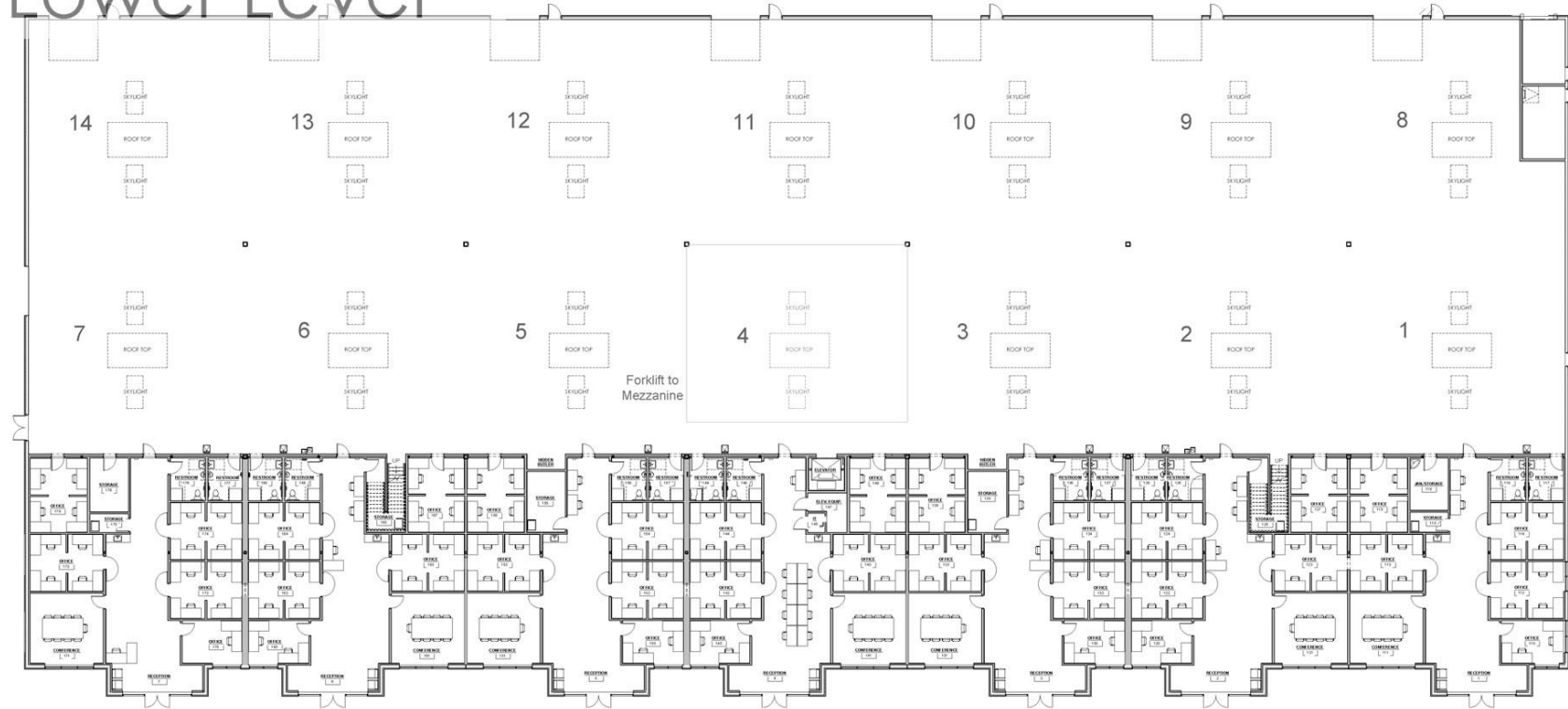
FLOOR PLAN



3000 Sierra Vista Way



Lower Level



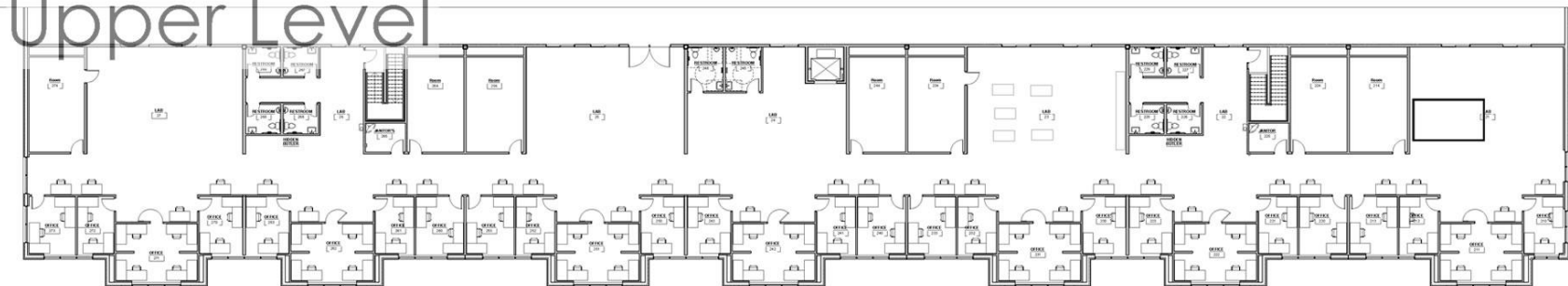
EXTERIOR

INTERIOR

FLOOR PLAN

- 82,630 square feet
- Floors: 2
- Suites: 7 on each level
- Modular expandable design: can add suites and/or lab space to the south and/or west

Upper Level



3500 Mountain Vista Parkway



EXTERIOR 1

INTERIOR

FLOOR PLAN

448 ft
136 m

280 ft
85 m

× 2



3500 Mountain Vista Parkway



- Modular design: 2 of 7 phases completed
- Rendering of full build shown
- When complete:
 - Over 1M square feet
 - Floors: 2
 - Suites: 56 on each level



EXTERIOR 2

INTERIOR

FLOOR PLAN

3500 Mountain Vista Parkway



EXTERIOR 3

INTERIOR

FLOOR PLAN

PHASE 2 Construction completed
early in 2021.

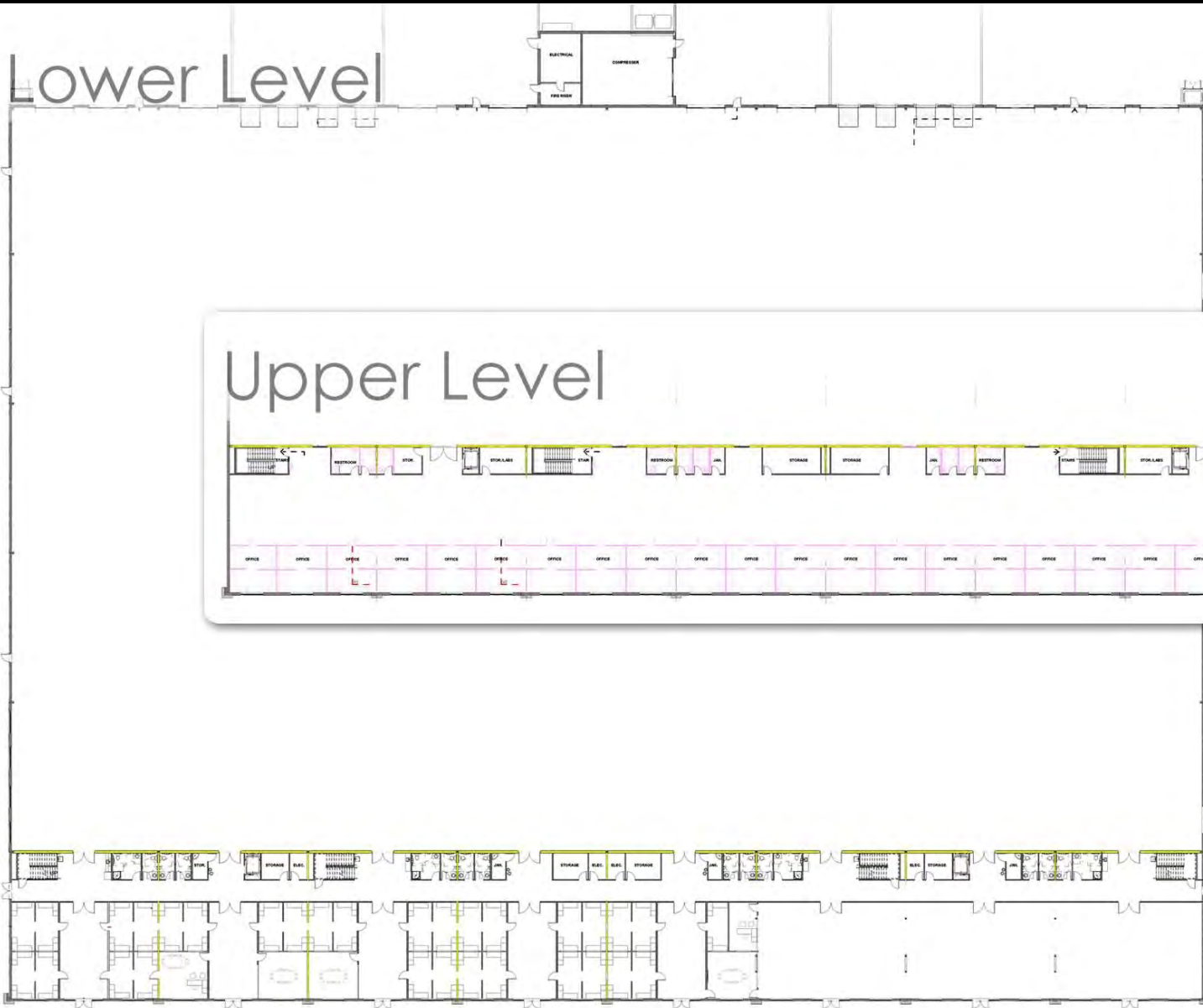
PHASE 1 Completed in
December 2018.



3500 Mountain Vista Parkway



3500 Mountain Vista Parkway



x 2

EXTERIOR

INTERIOR

FLOOR PLAN

- Phases 1 and 2 complete
- 351,000+ square feet
- Floors: 2
- Suites: 16 on each level
- Modular expandable design: full build out via added phases, either one at a time or in multiples

3715 Tracy Hall Parkway



EXTERIOR

INTERIOR

FLOOR PLAN



3715 Tracy Hall Parkway



EXTERIOR

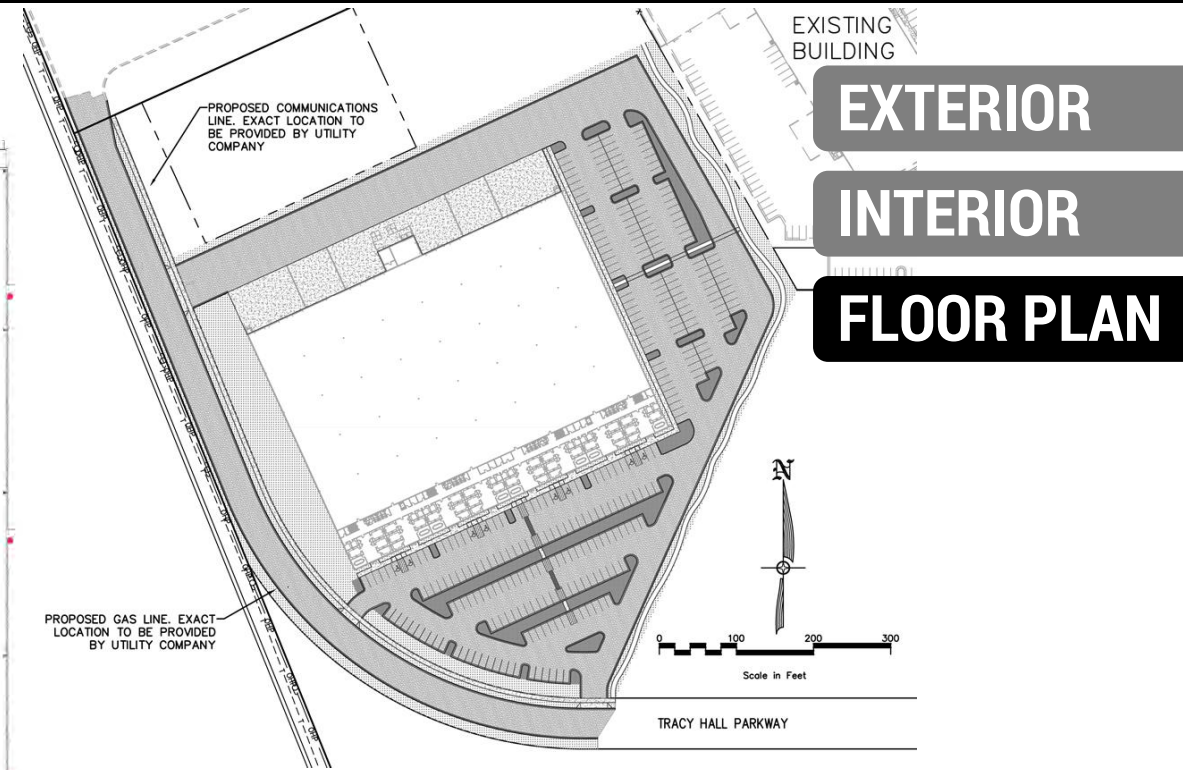
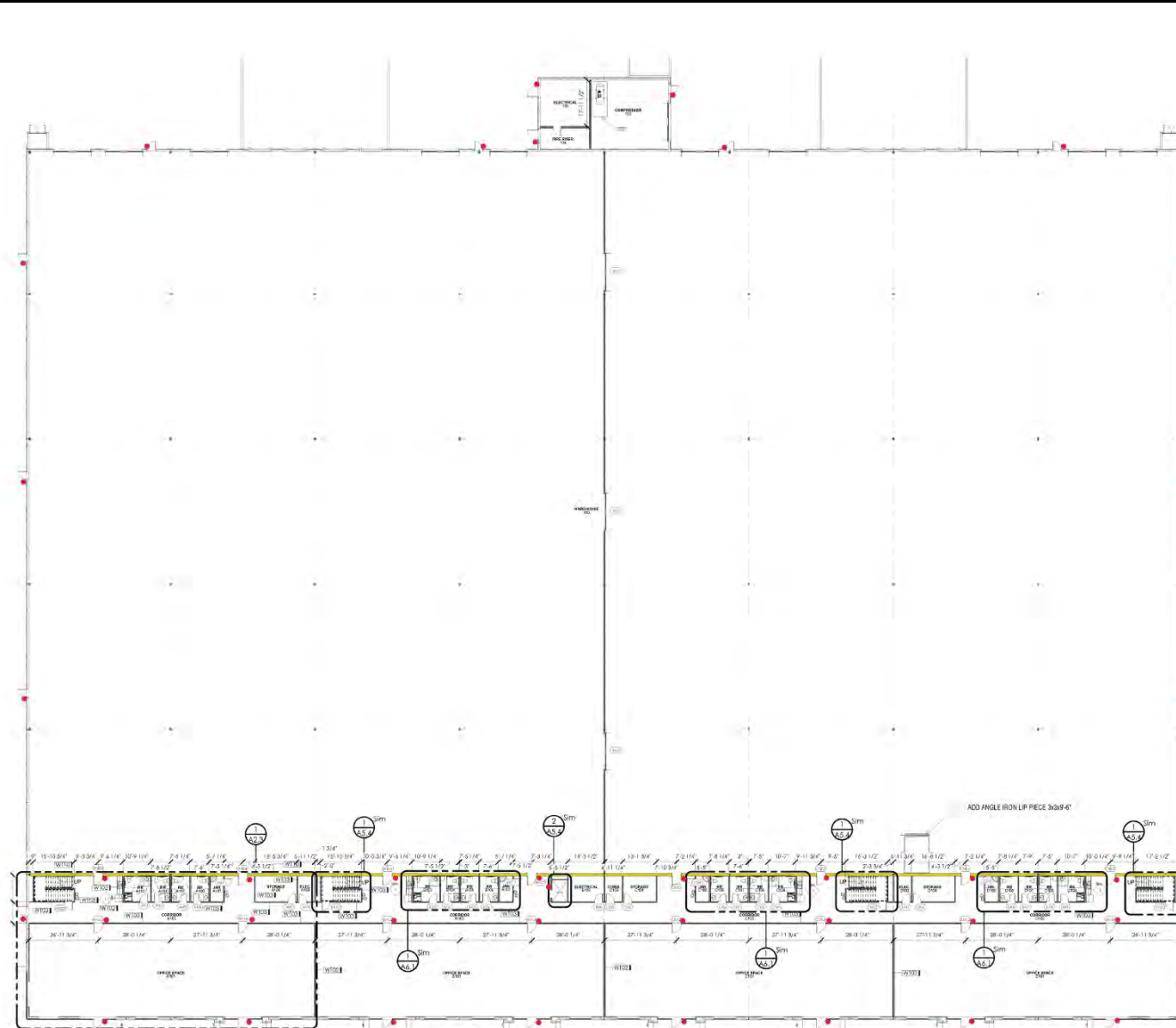
INTERIOR

FLOOR PLAN



Pre-occupancy image of half of the warehouse area (mid-2021)

3715 Tracy Hall Parkway



EXTERIOR

INTERIOR

FLOOR PLAN

- Construction complete mid-2021
- 175,616 square feet
- Floors: 2 (mezzanine not shown to left)
- Suites: 8 on each level

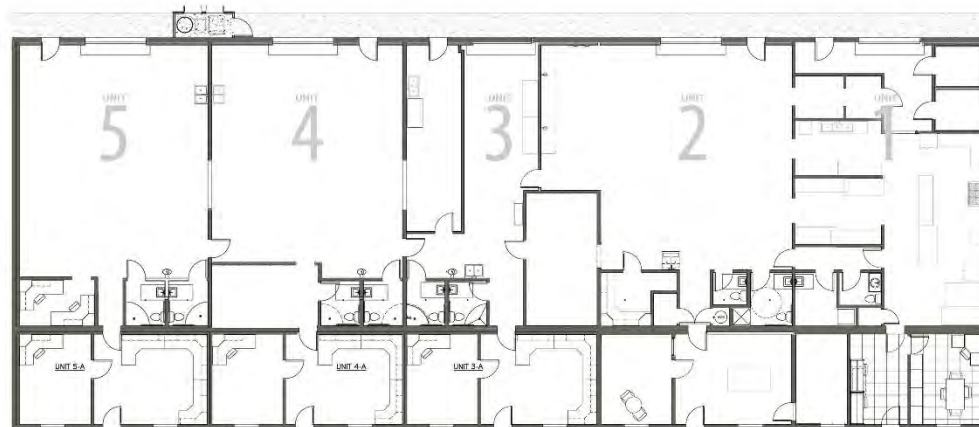
1955 Ironton Blvd



- 15,185 square feet
- Extensive renovations to provide high-quality lab and office space

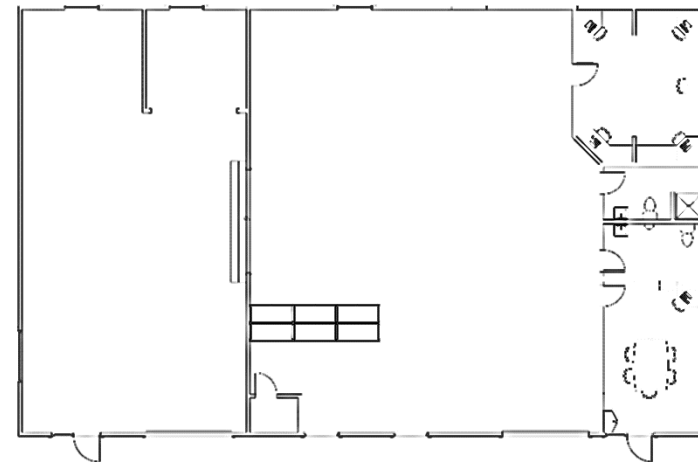


2365 Mountain Vista Lane



- 10,323 square feet
- Extensive renovations to provide high-quality lab and office space

2279 Mountain Vista Lane



- **3,963 square feet**
- **Extensive renovations to provide high-quality lab and office space**

2185 Tracy Hall Parkway (sold in conjunction with past exit)



EXTERIOR

INTERIOR

FLOOR PLAN



2185 Tracy Hall Parkway (sold in conjunction with past exit)



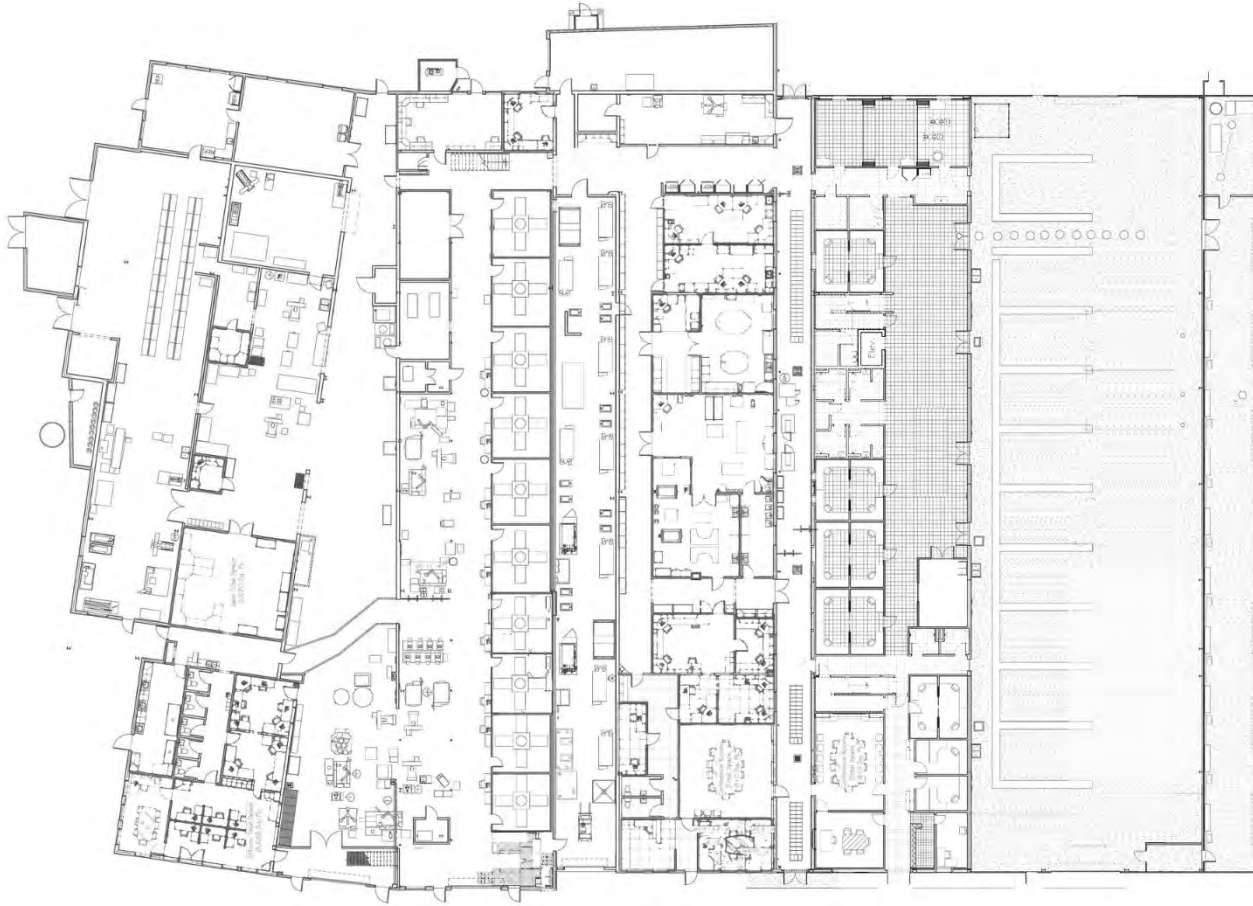
EXTERIOR

INTERIOR

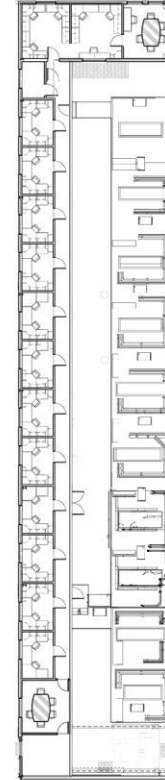
FLOOR PLAN



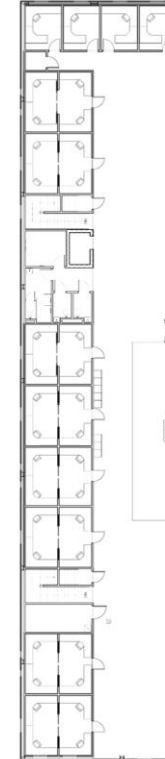
2185 Tracy Hall Parkway (sold in conjunction with past exit)



North Mezzanine/
Second Floor



South Mezzanine/
Second Floor



EXTERIOR

INTERIOR

FLOOR PLAN

- 69,323 square feet
- Floors: 2
- Both new construction and extensive renovations to existing structures



HALL LABS

Novatek

Schlumberger

1964 Ironton Blvd (sold in conjunction with past exit)



EXTERIOR

INTERIOR

FLOOR PLAN



1964 Ironton Blvd (sold in conjunction with past exit)



EXTERIOR

INTERIOR

FLOOR PLAN



1964 Ironton Blvd (sold in conjunction with past exit)



- 27,581 square feet
- Floors: 2
- Both new construction and extensive renovations to existing structures

EXTERIOR

INTERIOR

FLOOR PLAN



HALL LABS

NovaDrill

Schlumberger



2241 Tracy Hall Parkway (sold in conjunction with past exit)



EXTERIOR

INTERIOR

FLOOR PLAN



2241 Tracy Hall Parkway (sold in conjunction with past exit)



EXTERIOR

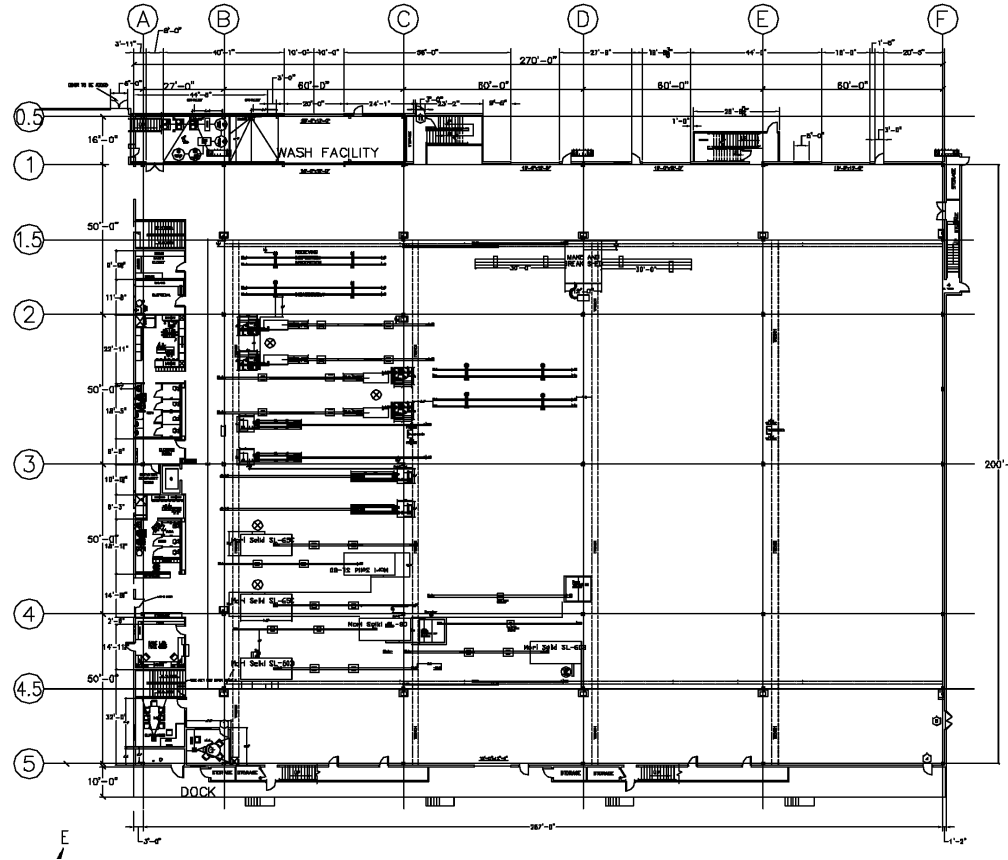
INTERIOR

FLOOR PLAN



David Hall and Jon Huntsman (Utah Governor at the time) on a facility tour in 2005.

2241 Tracy Hall Parkway (sold in conjunction with past exit)



EXTERIOR

INTERIOR

FLOOR PLAN

- 84,000 square feet
- Floors: 2
- New construction



HALL LABS



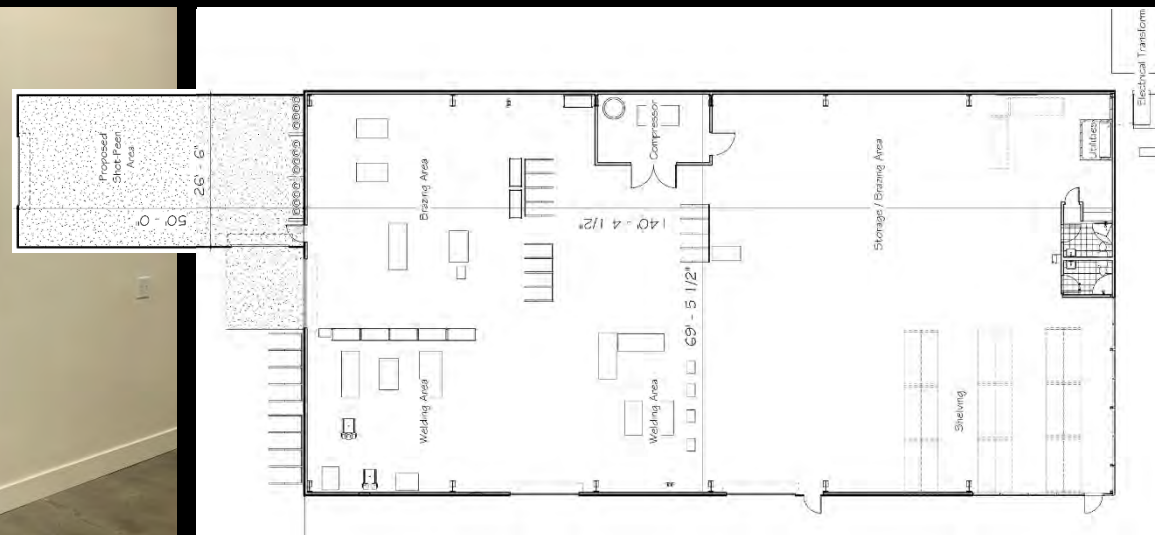
INTELLISERV®

A Grant Prideco Company



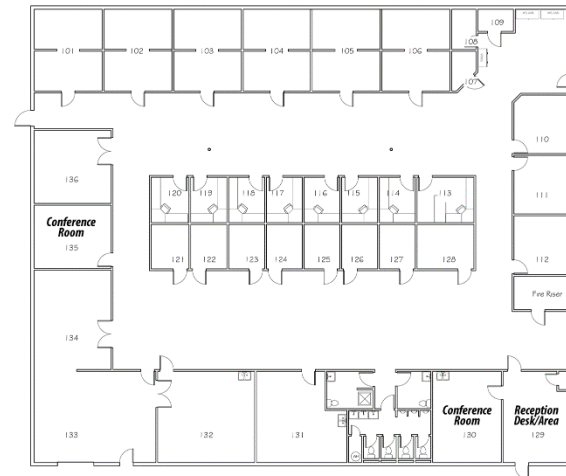
IntelliServ®

1952 Ironton Blvd (sold in conjunction with past exit)



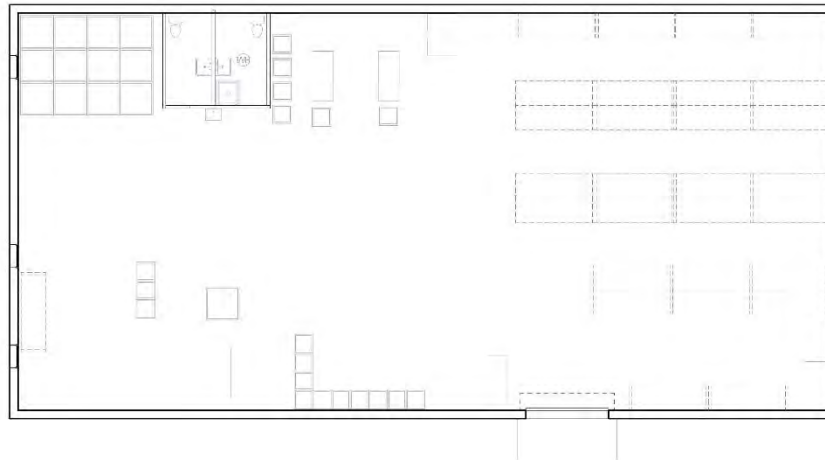
- 12,615 square feet
- Extensive renovations to provide high-quality lab, production, and office space

2227 Tracy Hall Parkway (sold in conjunction with past exit)



- **11,926 square feet**
- **Extensive renovations to provide high-quality lab and office space**

2137 Tracy Hall Parkway (sold in conjunction with past exit)



- 6,065 square feet
- Extensive renovations to create high-quality production space