



HALL LABS



Campus Overview

June 2019

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)

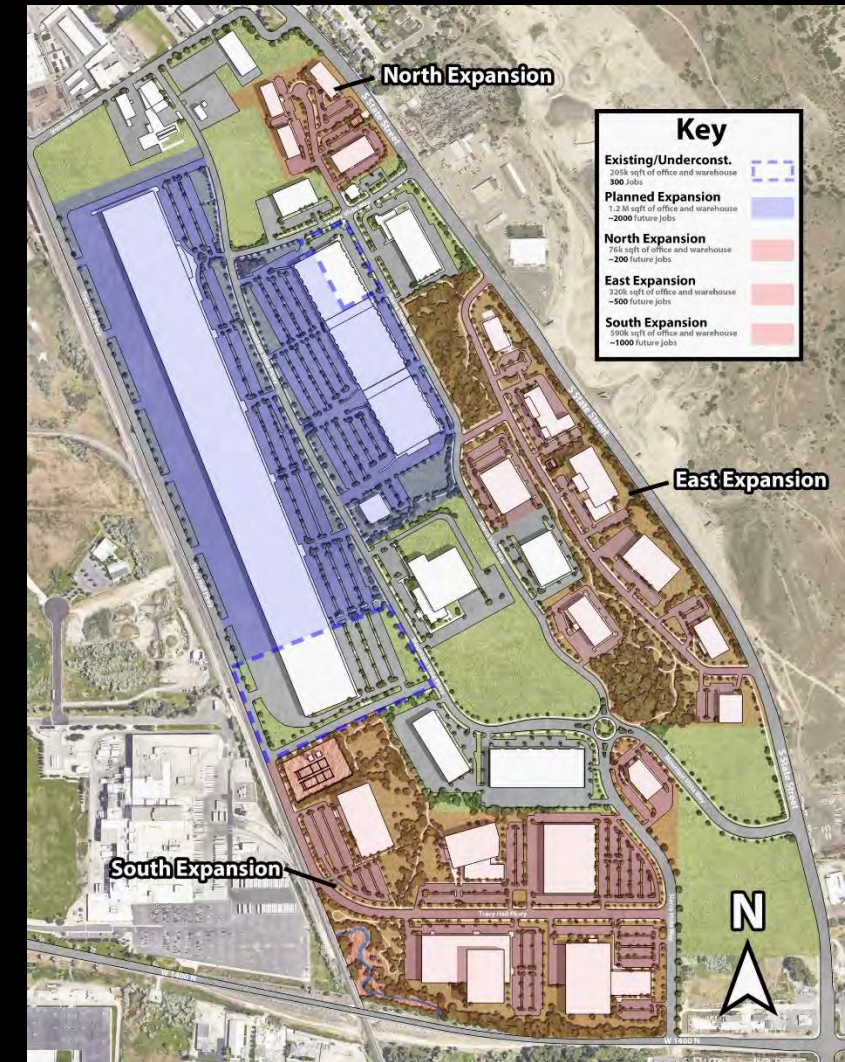


Redevelopment ^{1 of 2}

- 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**
 - Has worked extensively with Provo city to improve from its former heavy industry use to a high-end commercial standard
 - Has built or renovated over 650,000 square feet to date
 - Has 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



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



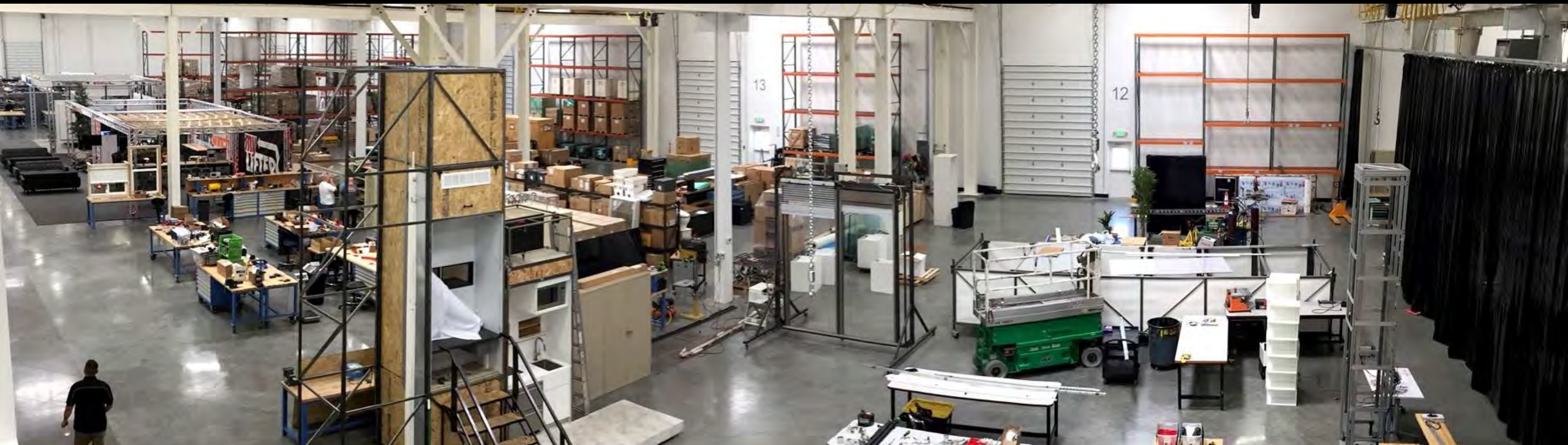
3000 Sierra Vista Way



EXTERIOR

INTERIOR

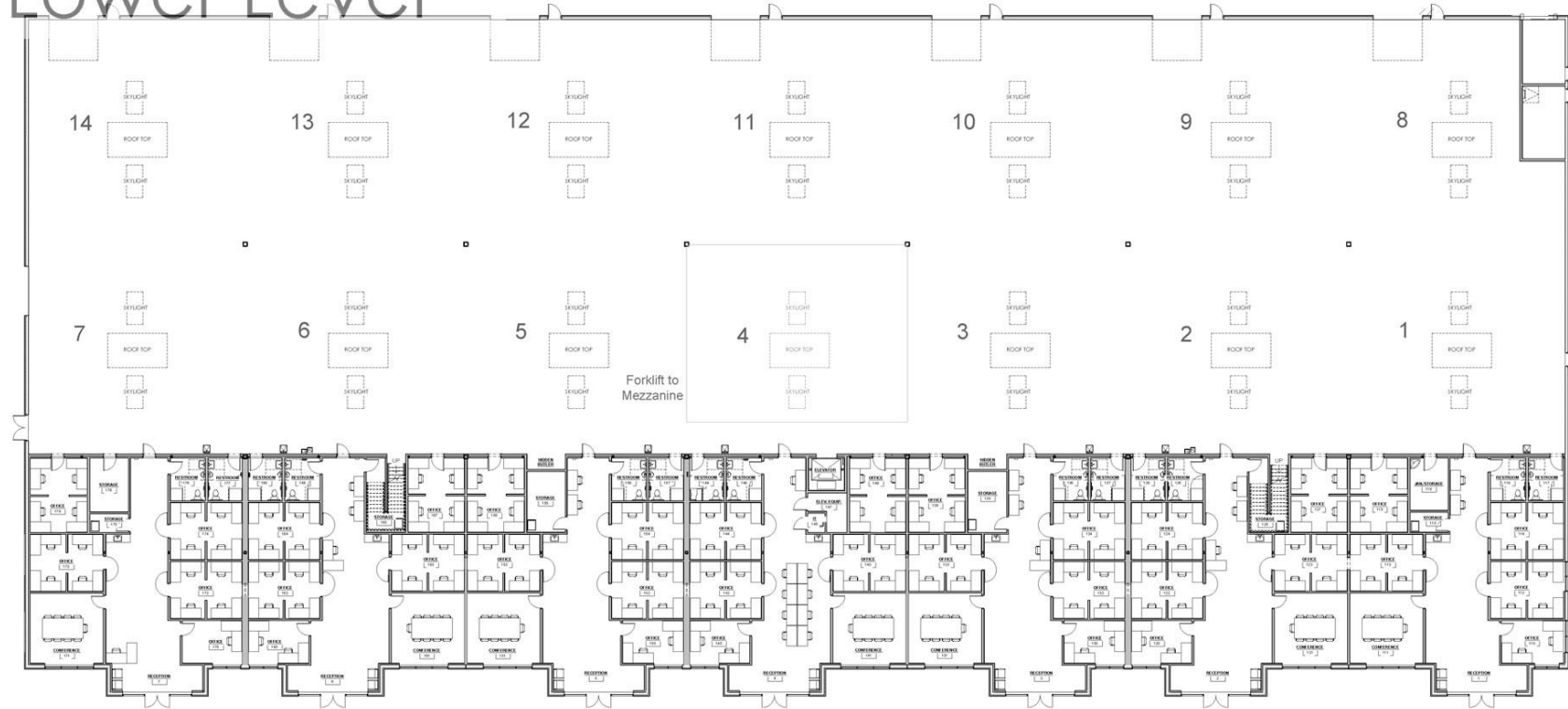
FLOOR PLAN



3000 Sierra Vista Way



Lower Level



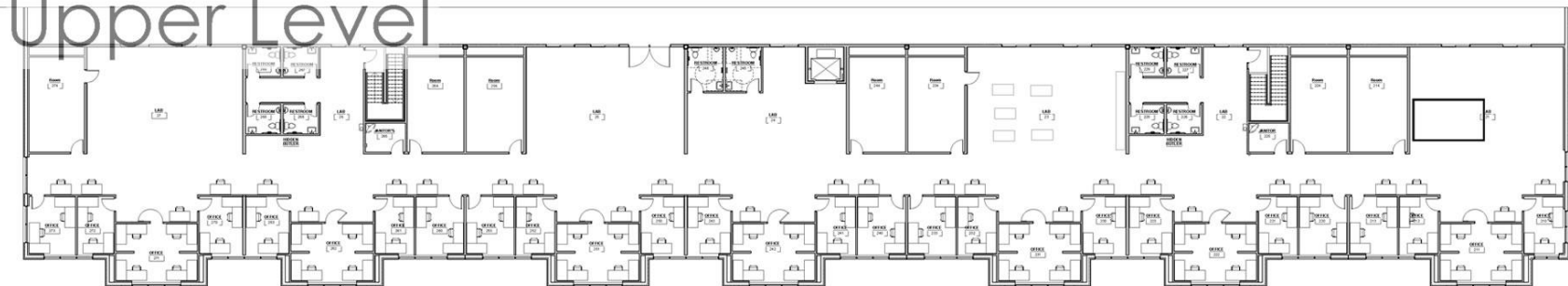
EXTERIOR

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

PHASE 1

Groundbreaking in October 2017, completed in December 2018.

PHASE 2

Construction planned to begin in 2019.



3500 Mountain Vista Parkway



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



EXTERIOR 2

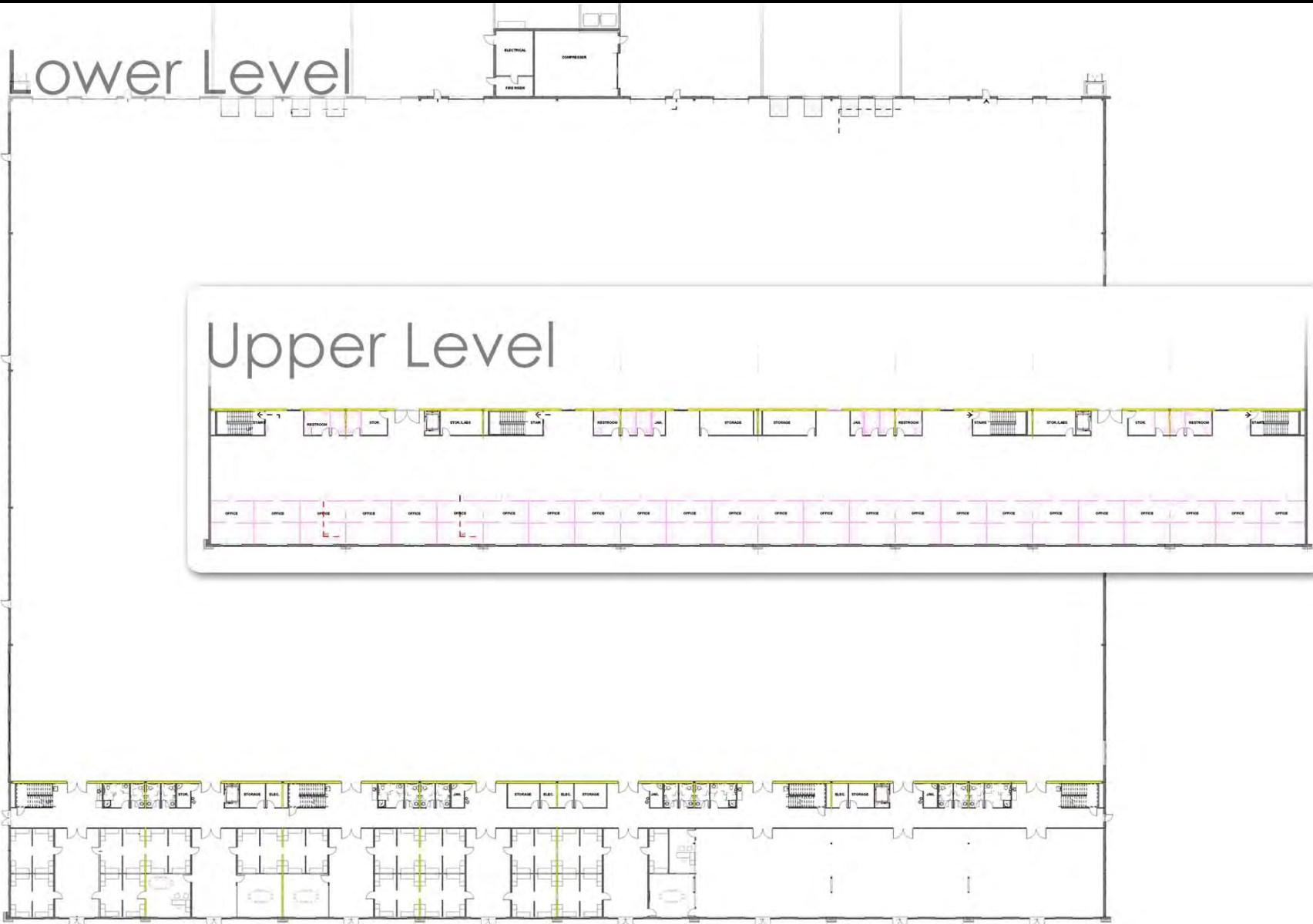
INTERIOR

FLOOR PLAN

3500 Mountain Vista Parkway



3500 Mountain Vista Parkway



EXTERIOR

INTERIOR

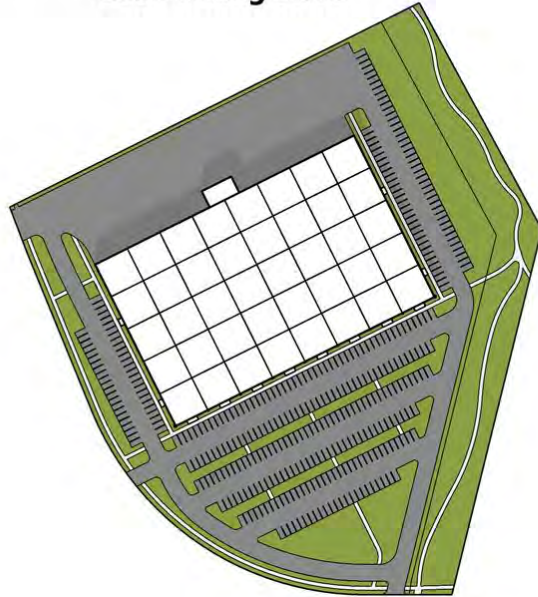
FLOOR PLAN

- Phase 1 complete
- 175,616 square feet
- Floors: 2
- Suites: 8 on each level
- Modular expandable design: full build out via 6 more phases, each a copy of Phase 1

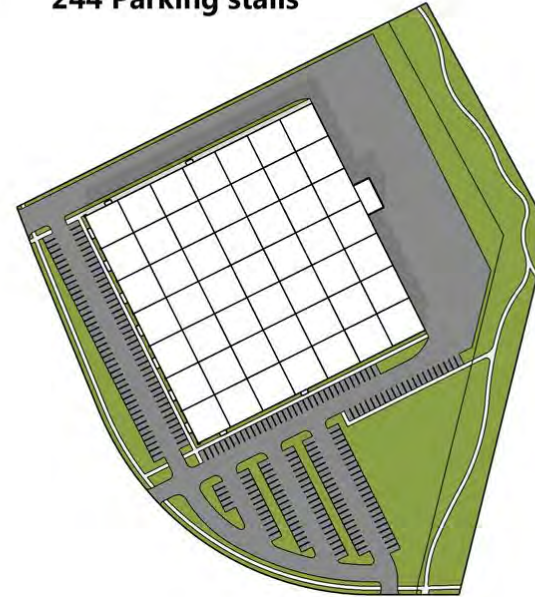
NEW (off Vanderhall Drive)

- **Construction to begin in 2019**
- **Modular design based on 3500 building** (same size or slightly smaller than Phase 1, with the option for expansion to the west or south depending on orientation)
- **Floors: 2**
- **Suites: 7 or 8 on each level**

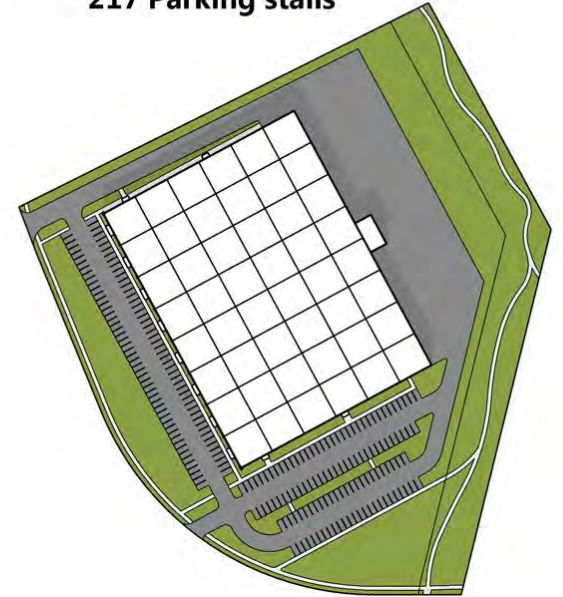
8 suites
4 bays deep - warehouse
25,000 sqft office
25,000 sqft mezzanine
100,000 sqft warehouse
358 Parking stalls



7 suites
6 bays deep - warehouse
22,000 sqft office
22,000 sqft mezzanine
131,000 sqft warehouse
244 Parking stalls



8 suites
5 bays deep - warehouse
25,000 sqft office
25,000 sqft mezzanine
125,000 sqft warehouse
217 Parking stalls



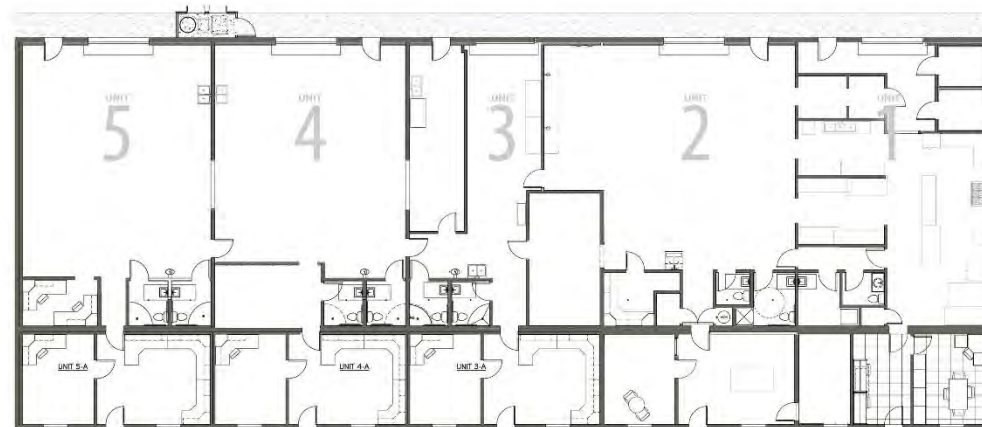
1955 Ironton Blvd



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

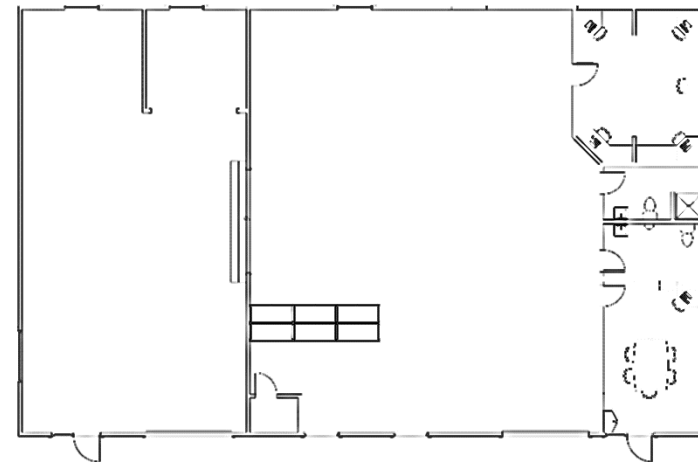


2365 Mountain Vista Lane



- 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 with past exit)



EXTERIOR

INTERIOR

FLOOR PLAN



2185 Tracy Hall Parkway (sold with past exit)



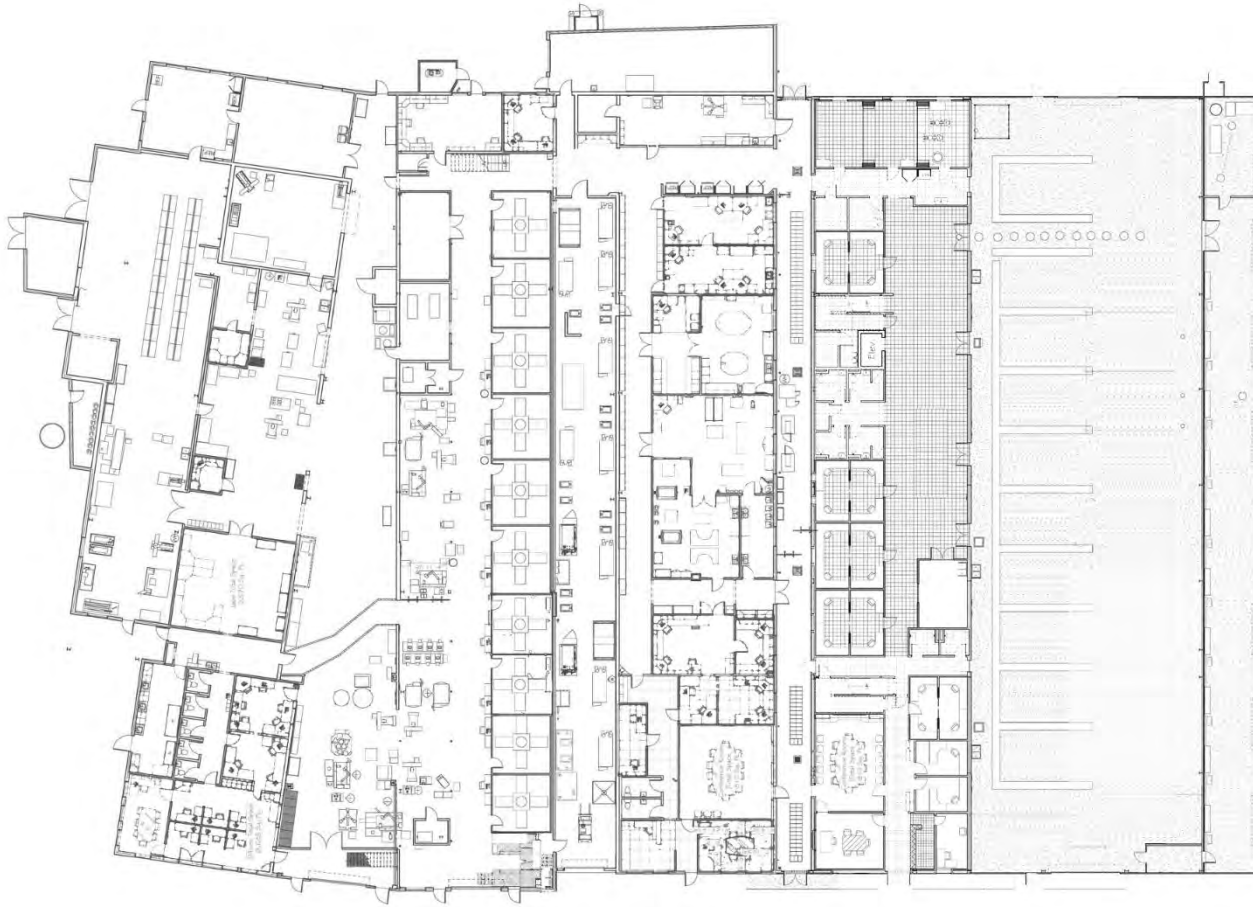
EXTERIOR

INTERIOR

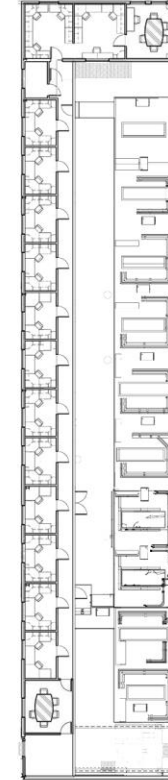
FLOOR PLAN



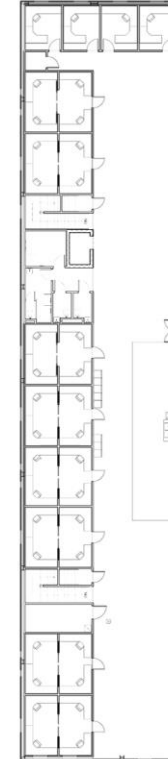
2185 Tracy Hall Parkway (sold with past exit)



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 with past exit)



EXTERIOR

INTERIOR

FLOOR PLAN



1964 Ironton Blvd (sold with past exit)



EXTERIOR

INTERIOR

FLOOR PLAN



1964 Ironton Blvd (sold 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 with past exit)



EXTERIOR

INTERIOR

FLOOR PLAN



2241 Tracy Hall Parkway (sold with past exit)



EXTERIOR

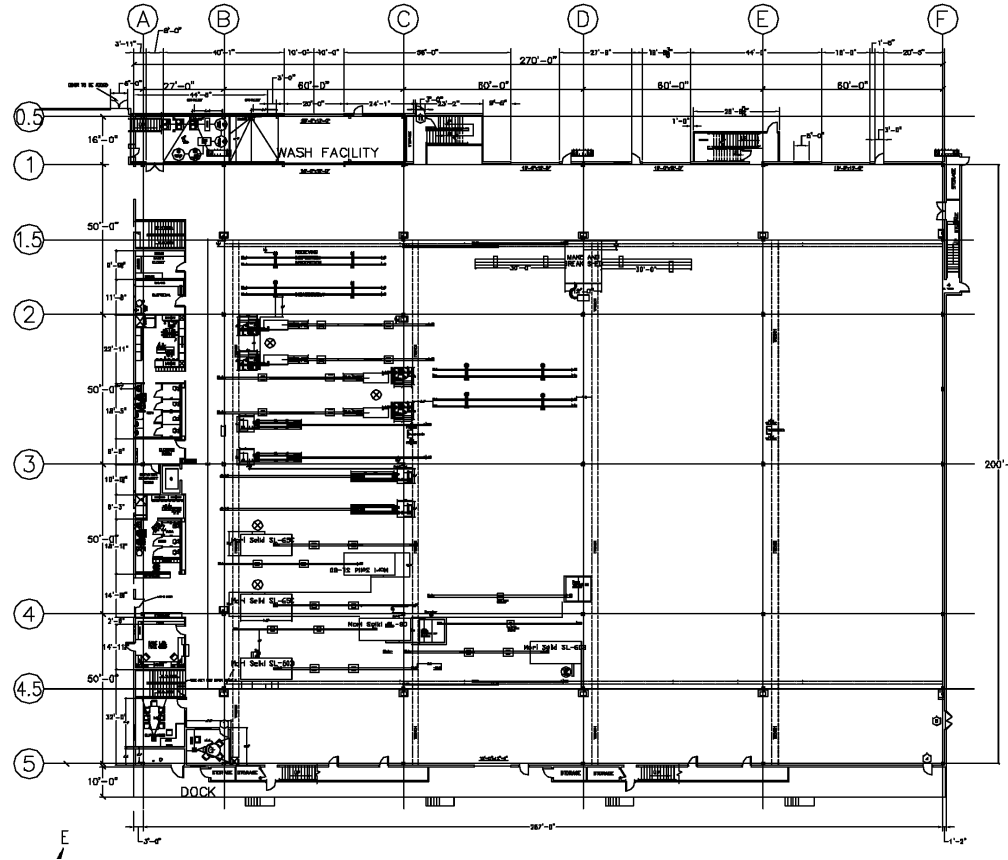
INTERIOR

FLOOR PLAN



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

2241 Tracy Hall Parkway (sold with past exit)



EXTERIOR

INTERIOR

FLOOR PLAN

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



HALL LABS



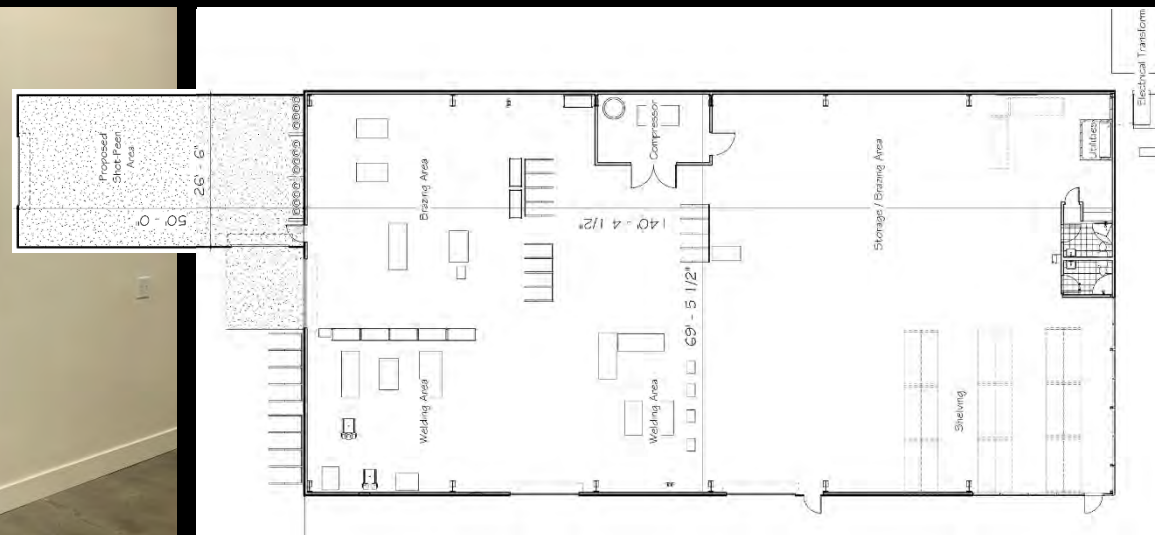
INTELLISERV®

A Grant Prideco Company



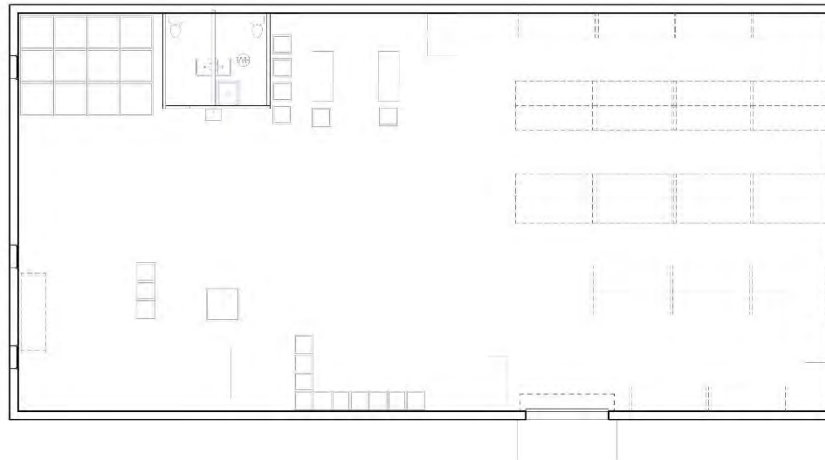
IntelliServ®

1952 Ironton Blvd (sold with past exit)



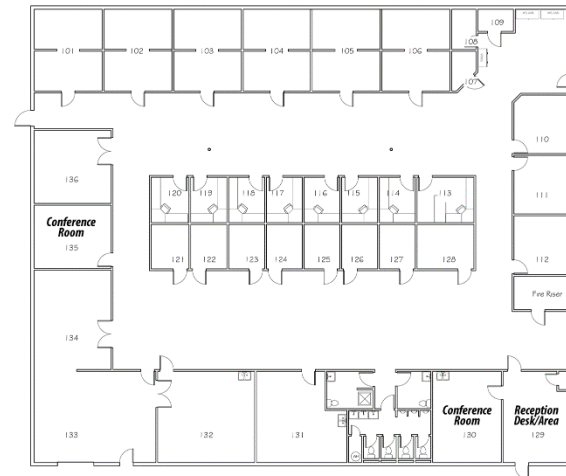
- 12,615 square feet
- Extensive renovations to provide high-quality lab, production, and office space

2137 Tracy Hall Parkway (sold with past exit)



- **11,926 square feet**
- **Extensive renovations to create high-quality production space**

2227 Tracy Hall Parkway (sold with past exit)



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