

# New Class A office building in Salt Lake City metro area differentiates itself with View Smart Windows



## Cornerstone II

**Location:** Cottonwood Heights, Utah

**Developer:** Cottonwood Partners

**Owner:** Dakota Pacific Real Estate

**General Contractor:** Big-D Construction

**Architect:** Architectural Nexus

**Project:** 4-story, 100,000 sq. ft.

### Overview

Top-tier submarket with comparable rent to downtown Salt Lake City

Cornerstone II leased up 6 months (40%) faster than Cornerstone I

High-end building in one of the most prestigious business parks

High tech features attract out-of-state companies

Sweeping views of the valley and mountains

Built with unique indoor amenities

## Cornerstone II, Cottonwood Heights, UT

“We got the second building leased very quickly, mostly before it was complete. We’d like to attribute that in part to View Smart Windows, along with the location and the design of the building.”

**Jeff Gochnour**

President of Development, Cottonwood Partners

“View Smart Windows truly make Cornerstone II a cutting edge building. By putting in windows in the fitness center at Cornerstone I, we were able to show View in full effect with the 4 tint states. The ability to showcase prior to getting the smart windows in the new building was essential to the success of the quick lease up at Cornerstone II.”

**Janet West**

Principal Broker, Sage Realty Services

Driven by the high-tech and financial services sectors, Salt Lake City has seen hiring at one of the fastest rates in the country. While the downtown business district appeals to many companies, the submarket in Cottonwood Heights has matured into a premier location for finance, venture capital and high-tech companies.

Cornerstone is an \$80 million project with two connected buildings in one of the most distinguished business parks in Cottonwood Heights. Located at the foot of the Wasatch Mountains, only 20 minutes from downtown, Cornerstone has sweeping views of the valley and mountains in all directions. It is conveniently located near I-215, on public transit lines, and yet is only 15 minutes from the ski resorts. The nearby high-end residential neighborhoods allow ease of transportation for corporate executives.

## Construction Team

**General contractor:**  
Big-D Construction

**Glazier:**  
LCG Facades

## Installation

**Project type:**  
New Construction

**Glass sq ft:**  
19,255

**System type:**  
Dual pane with clear mate lite



Cornerstone is built with exceptional design and a powerful architectural impression. Connected by a curvilinear two-story lobby, Cornerstone I and II are built with sandstone exterior quarried from India and eucalyptus wood and weathered copper interiors. View Smart Window are the digital skin for Cornerstone II. The site also boasts a fitness center with shower facilities, a walking and biking path, on-site dining, and electric vehicle charging.

Cornerstone II leased up before completion, 40% faster than Cornerstone I - a testament to the value of the unobstructed views provided without blinds or shades and thoughtfulness given to the people in the building.

The installation of View Smart Windows speaks to Cottonwood Partners' vision of embracing innovative technology. The smart windows allow occupants to improve their health and personalize their work experience without losing their views or connection to the outdoors. View Smart Windows, along with other amenities, including an indoor café, fitness center, and showering facilities exceed the expectations of the modern workforce.