



DRAPER CORPORATE PARK

12159 SOUTH BUSINESS PARK
DRIVE DRAPER, UTAH 84020



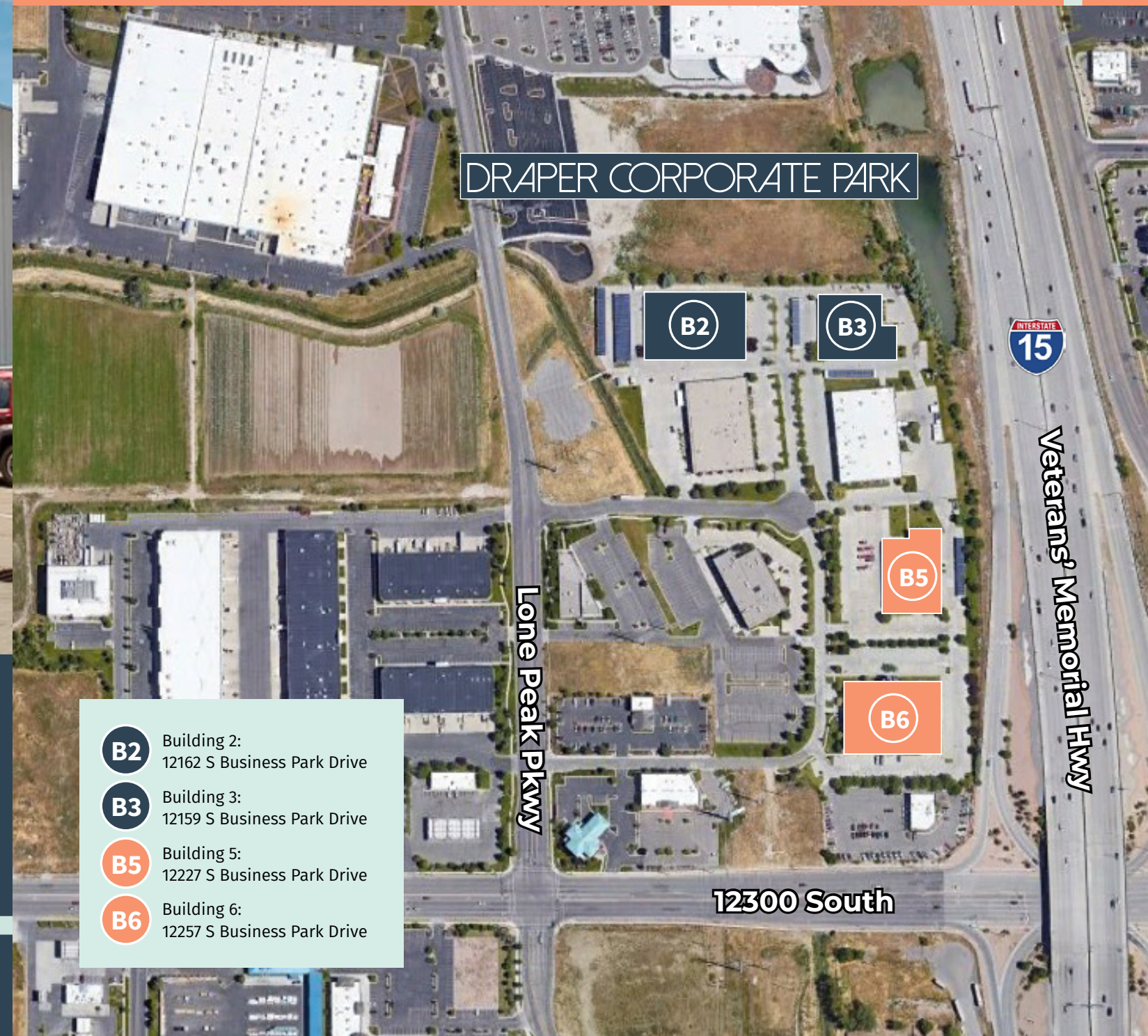
OFFICE SPACE AVAILABLE FOR
LEASE





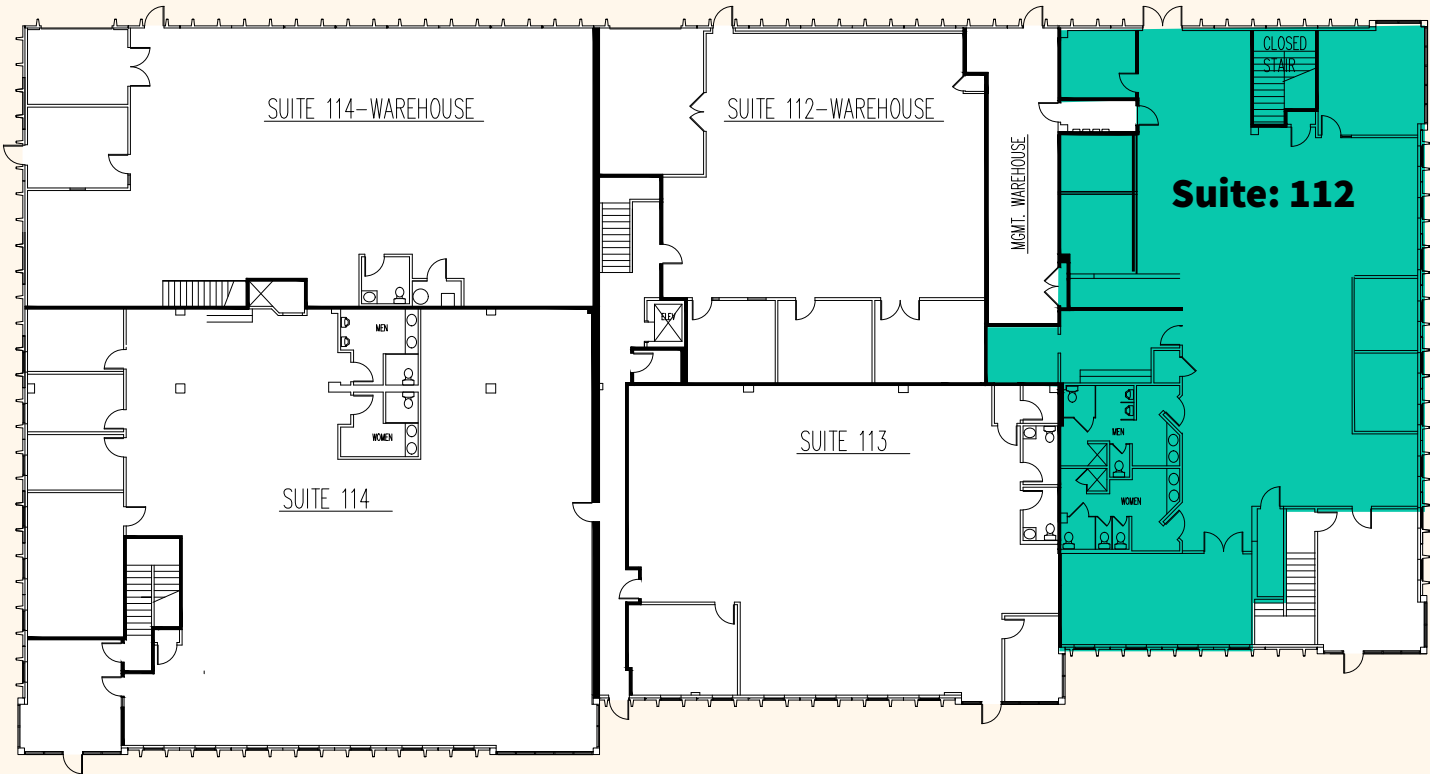
Property Highlights

- EASY ACCESS TO I-15 AND BANGERTEER HIGHWAY VIA I23RD SOUTH
- BUILDING HAS UNDERGONE SEVERAL EXTERIOR AND LANDSCAPING UPGRADES IN RECENT YEARS
- PROFESSIONAL ON-SITE PROPERTY MANAGEMENT
- 3.0/1,000 PARKING SOME COVERED AVAILABLE
- SPEC SUITES AVAILABLE
- CLOSE TO I23RD SOUTH AMENITIES
- I-15 VISIBLE CROWN SIGNAGE AVAILABLE FOR FULL FLOOR TENANTS
- CENTRAL TO SALT LAKE AND UTAH COUNTY EMPLOYEE BASE
- RENOVATED LOBBIES & RESTROOMS
- IDEAL FOR GROWING COMPANIES



BUILDING 2

Floor Plans



First Floor

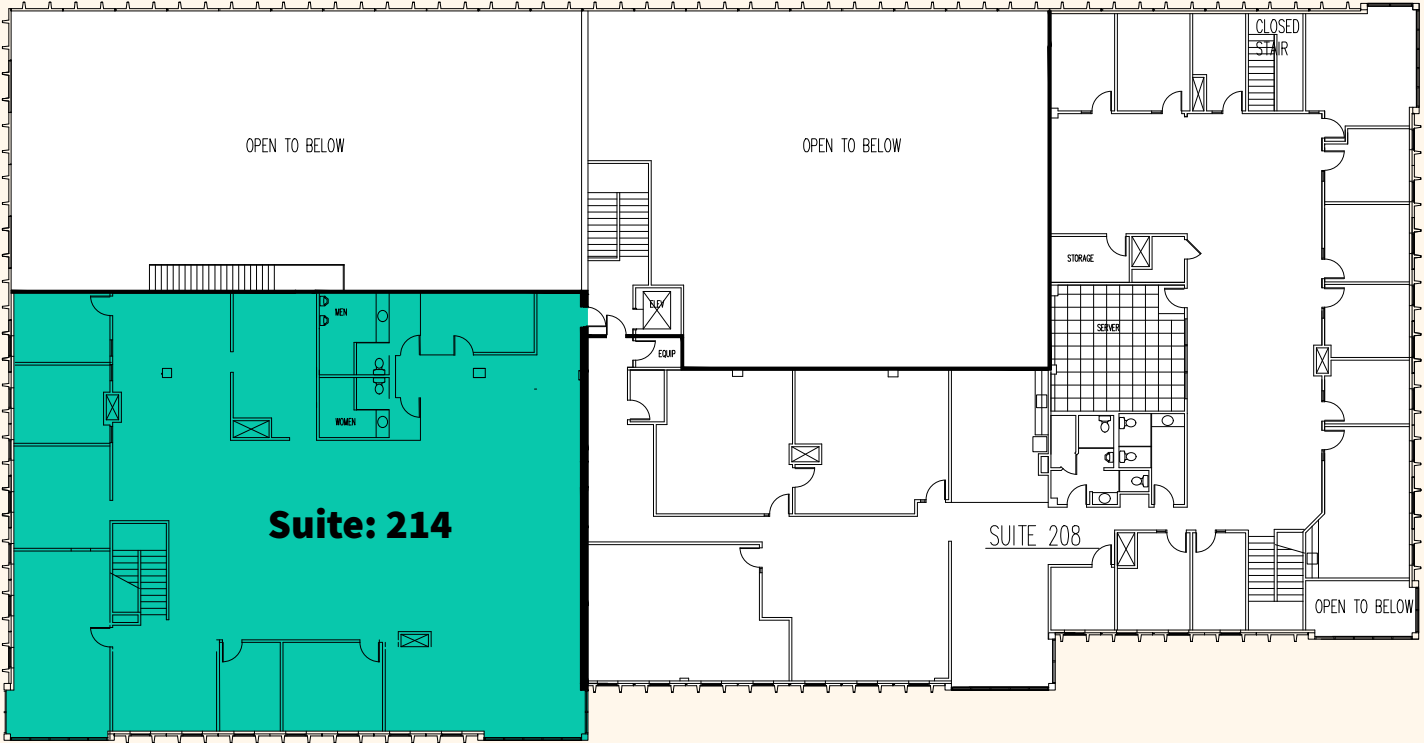
Suite 112 | 5,125 RSF

- Brand new space
- Window lined offices
- In-suite restrooms
- Floor to ceiling glass conference room
- Private back entrance
- Large training room

Building OpEx:
\$5.75

B2 Internet Options:
Xfinity
Century Link Fiber
First Digital Fiber

Move-in Ready Spec Suite Available Now



Second Floor

Suite 214 | 6,495 RSF

- Brand new space
- Large glass conference room
- Large bull pen area
- Floor to ceiling glass in the corners
- Asking \$15.25/NNN



Furnished Spec Suite Available Now

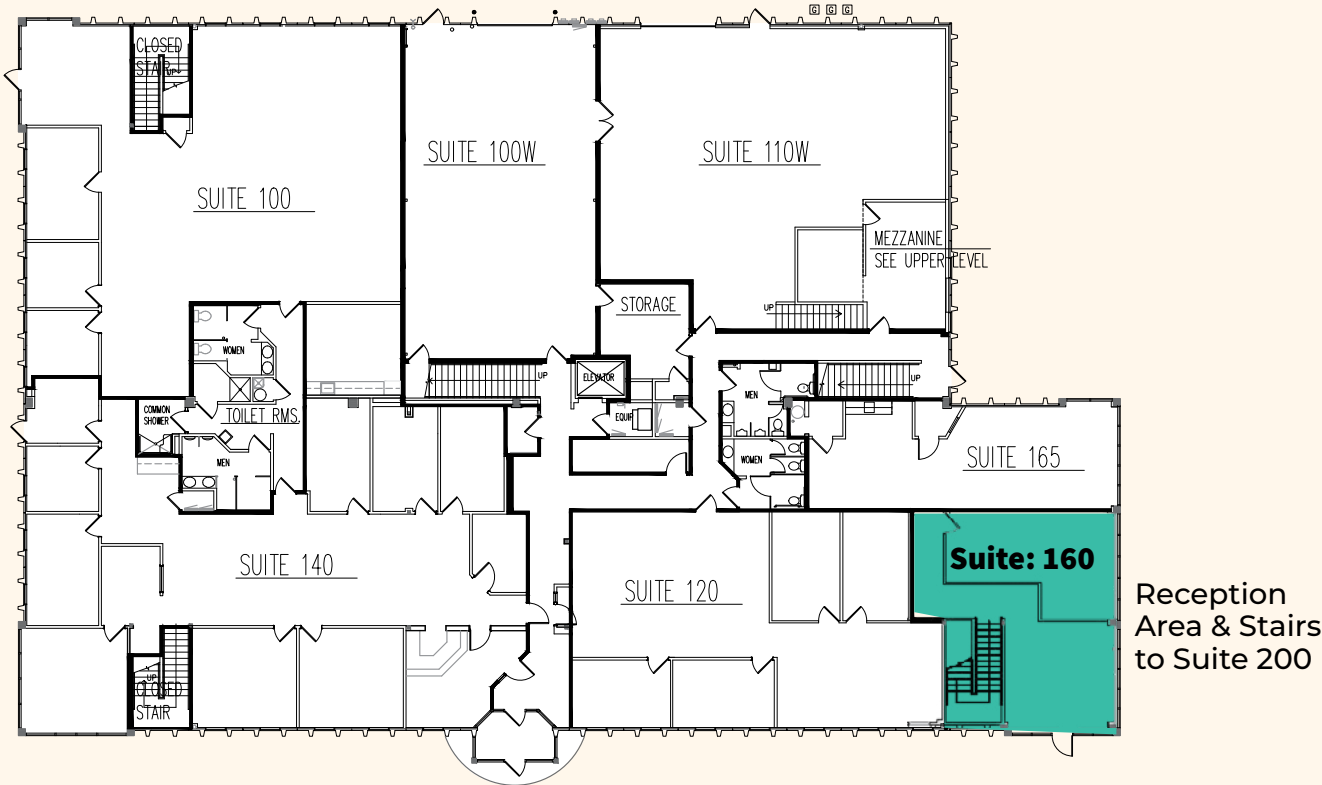
Suite 214

6,495 RSF



Building 3

Floor Plans



First & Second Floor

Suite 160 | 1,006 RSF
Reception area and stairs to suite 200

Suite 200 | 3,734 RSF

Suite 240 | 3,159 RSF

Suite 260 | 4,162 RSF

Total | 12,061 RSF

Building OpEx:

\$6.91

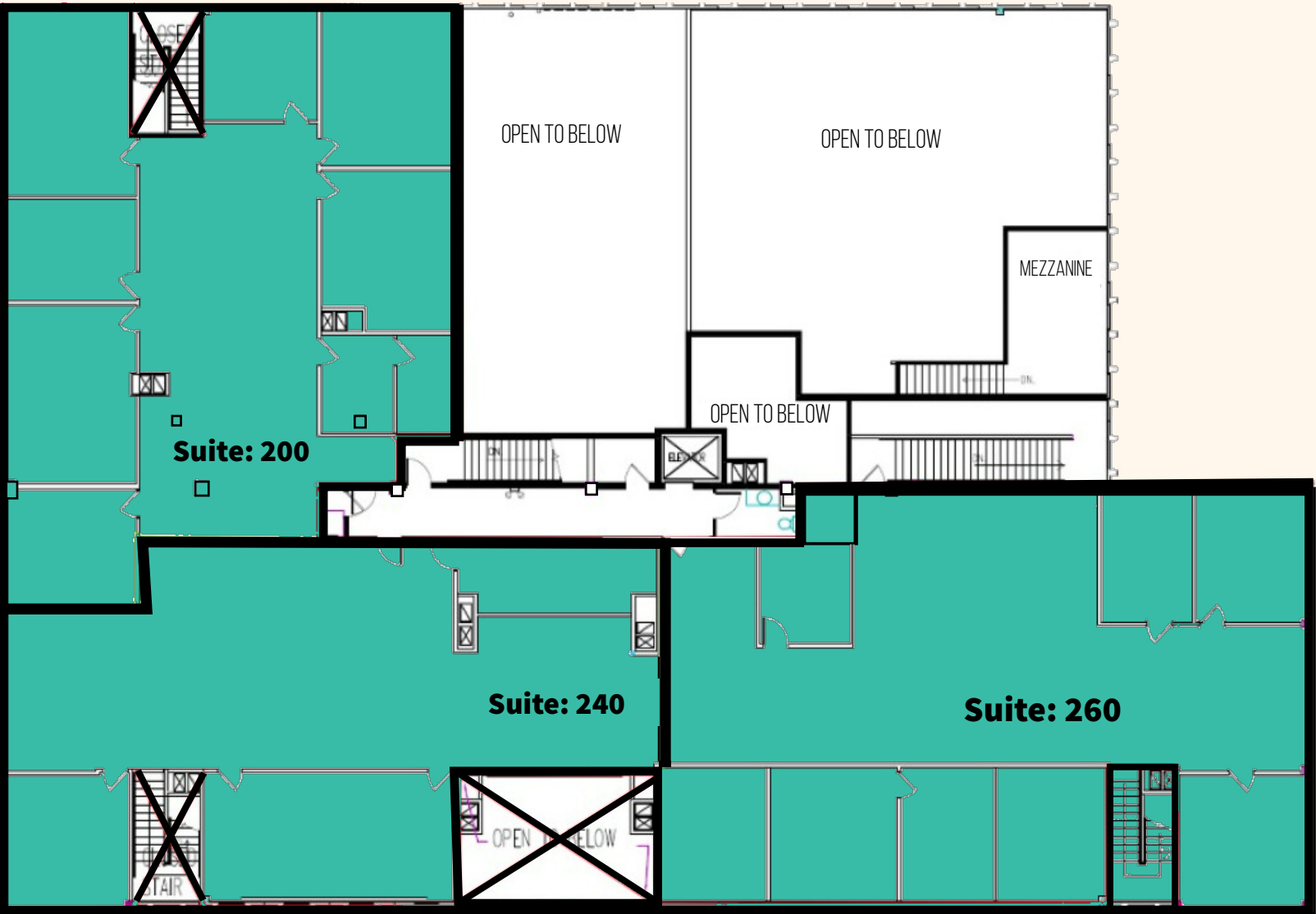
B3 Internet Options:

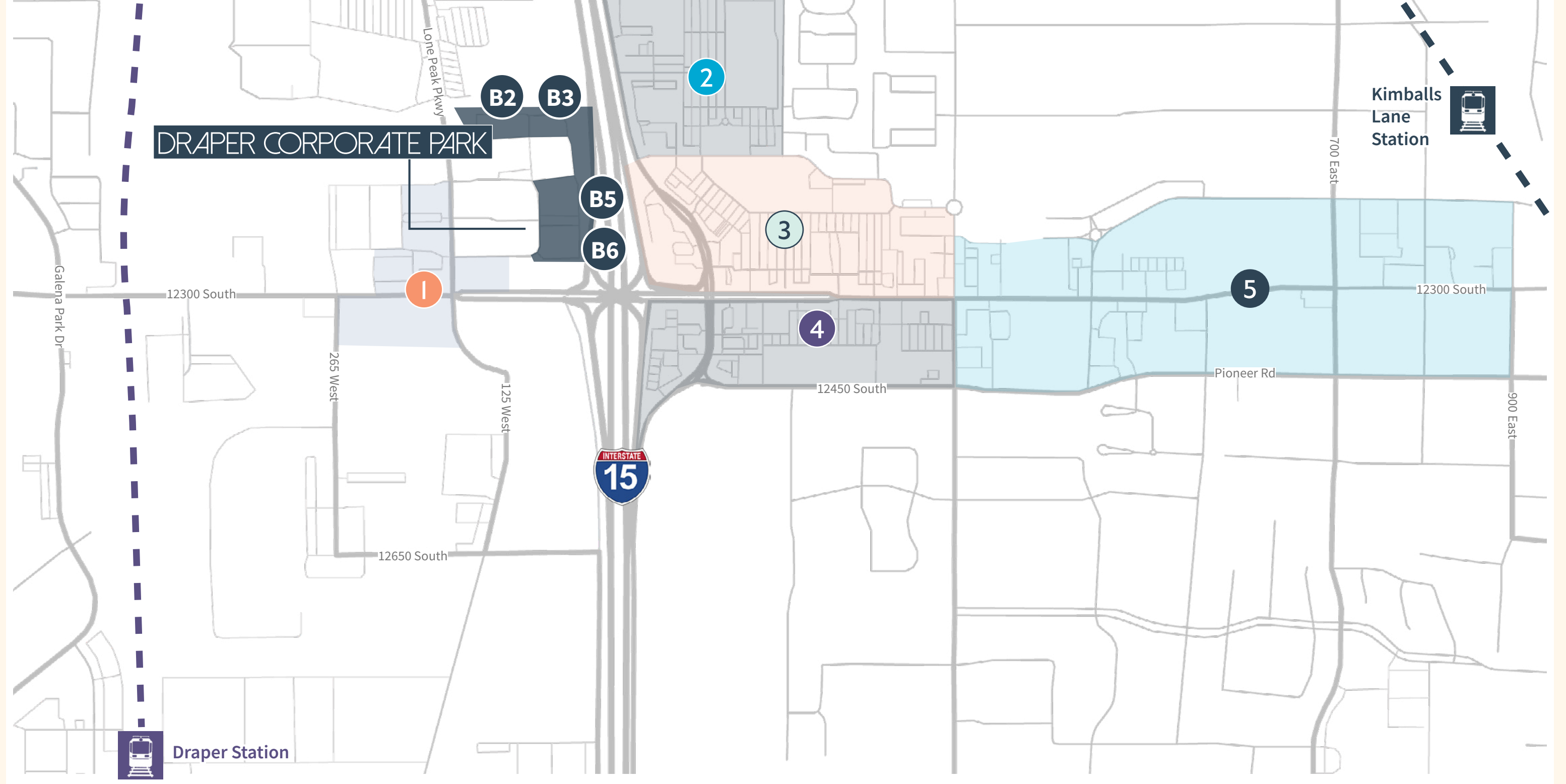
Xfinity

Xmission with Utopia Fiber

Century Link

Comcast





1

- Home Depot
- Subway
- Thai Land
- Sushi Ya
- Beyond Glaze

2

- Cowabunga Bay
- Black Bear Diner
- All Star Bowling
- Vasa Fitness
- SpringHill Suites
- Fairfield Inn
- Cinemark

3

- Cafe Zupa's
- In-N-Out
- Kohl's
- Mountain America
- Wasabi Sushi
- Rancheritos
- Goodwood BBQ
- Petco
- Noodles & Co
- U-Swirl
- Sonic Drive-In

4

- Cafe Rio
- Panda Express
- Chuck-A-Rama
- Del Taco
- Jamba
- Discount Tire
- T.J. Maxx
- Sally Beauty
- Smith's
- Dollar Tree
- JoAnn Fabrics

5

- Chick-fil-A
- Jordan CU
- Leatherby's
- Swig
- n'Sweets
- Five Guys
- America First CU
- O'Reilly
- KFC
- Ballard's Iceberg
- Papa Johns
- University CU



FOR MORE INFORMATION, PLEASE CONTACT:

JILLIAN JOHNSON

+1 801 456 9517

jillian.johnson@jll.com

DAVID NIXON

+1 801 456 9518

david.nixon@jll.com

Jones Lang LaSalle Brokerage, Inc.

©2023 Jones Lang LaSalle LP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.