



## DRAPER CORPORATE PARK

12159 SOUTH BUSINESS PARK  
DRIVE DRAPER, UTAH 84020



OFFICE SPACE AVAILABLE FOR  
LEASE







# Property Highlights

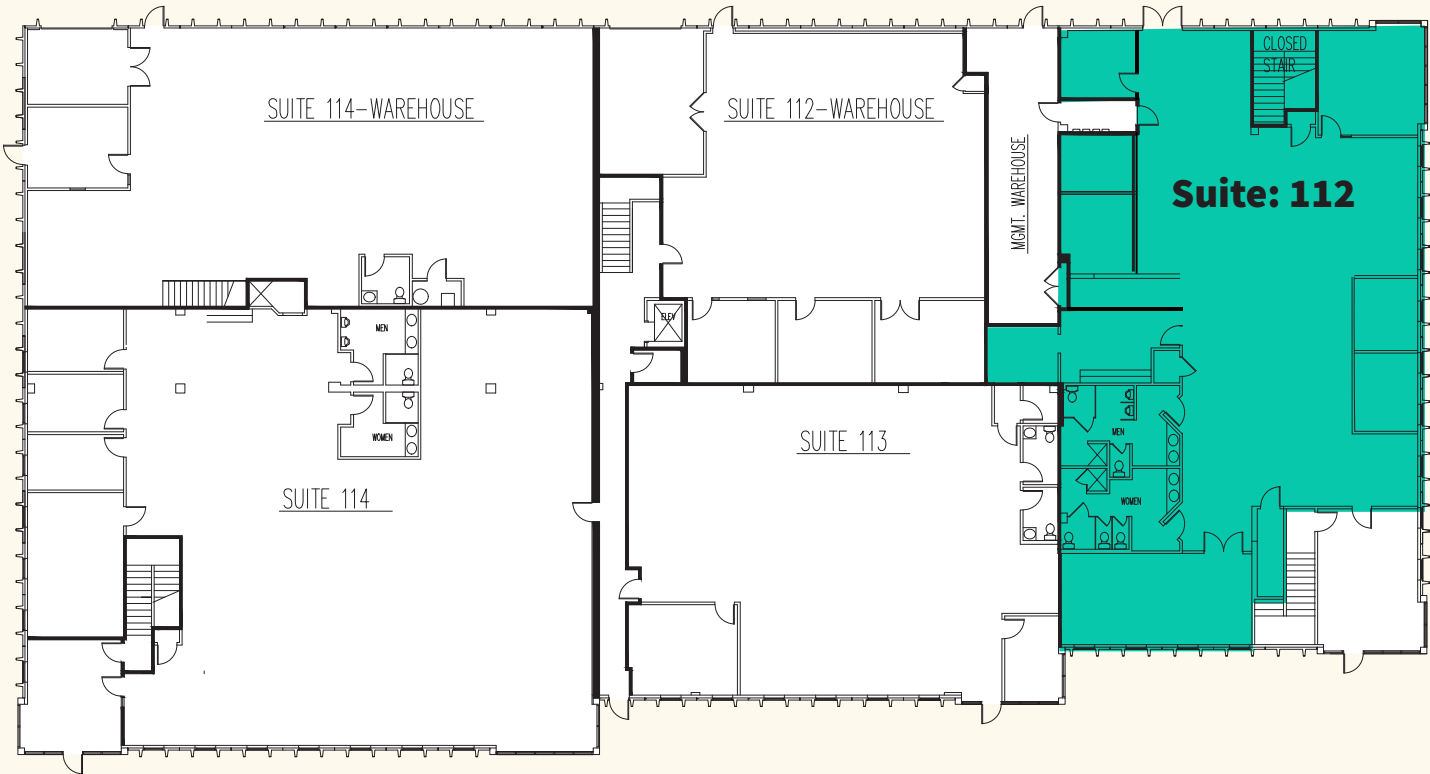
- EASY ACCESS TO I-15 AND BANGERTEER HIGHWAY VIA I23RD SOUTH
- BUILDING HAS UNDERGONE SEVERAL EXTERIOR AND LANDSCAPING UPGRADES IN RECENT YEARS
- PROFESSIONAL ON-SITE PROPERTY MANAGEMENT
- 3.0/1,000 PARKING SOME COVERED AVAILABLE
- SPEC SUITES AVAILABLE
- CLOSE TO I23RD SOUTH AMENITIES
- I-15 VISIBLE CROWN SIGNAGE AVAILABLE FOR FULL FLOOR TENANTS
- CENTRAL TO SALT LAKE AND UTAH COUNTY EMPLOYEE BASE
- RENOVATED LOBBIES & RESTROOMS
- **\$13.00/SF NNN**





# 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:

\$7.38

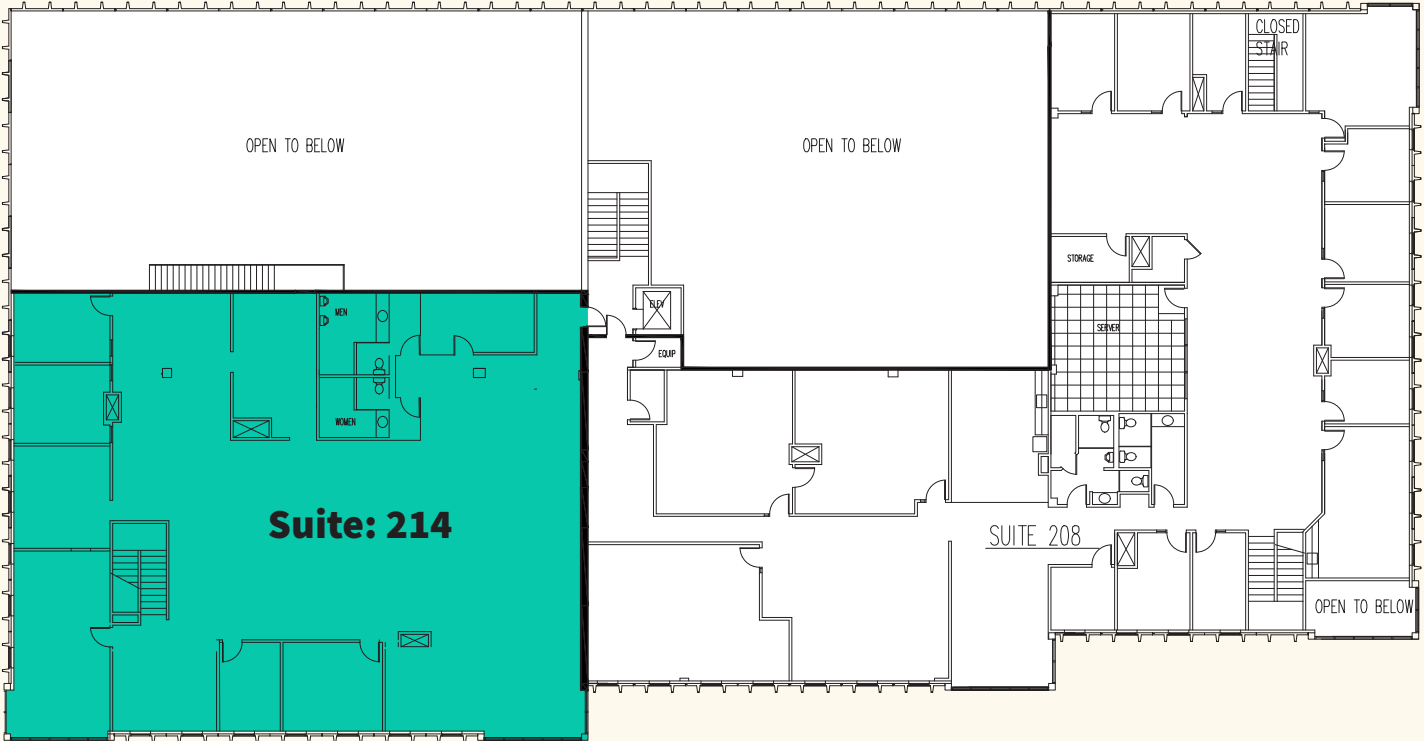
#### B2 Internet Options:

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



Furnished Spec Suite Available Now



# Suite 214

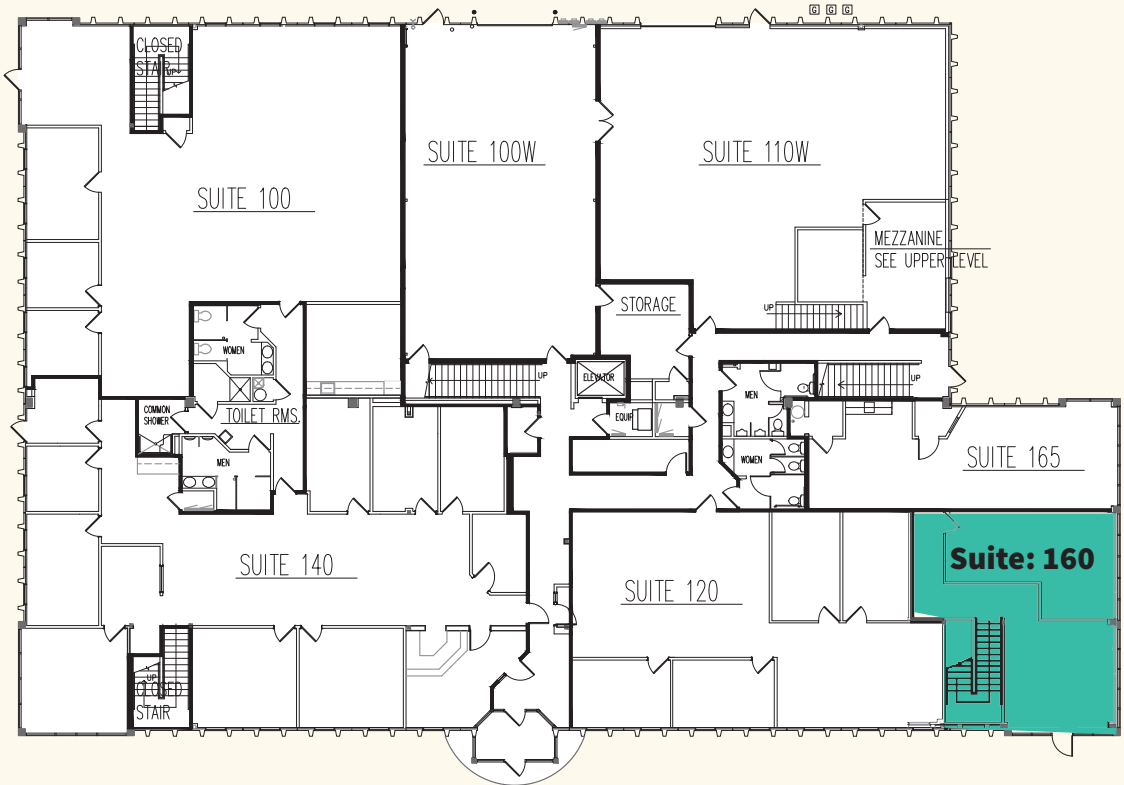
## 6,495 RSF





# Building 3

## Floor Plans



### First & Second Floor

Suite 160 | 1,006 RSF

Suite 200 | 3,734 RSF

Suite 240 | 3,159 RSF

Suites 200 & 240 | 6,893 RSF

Building OpEx:

\$7.77

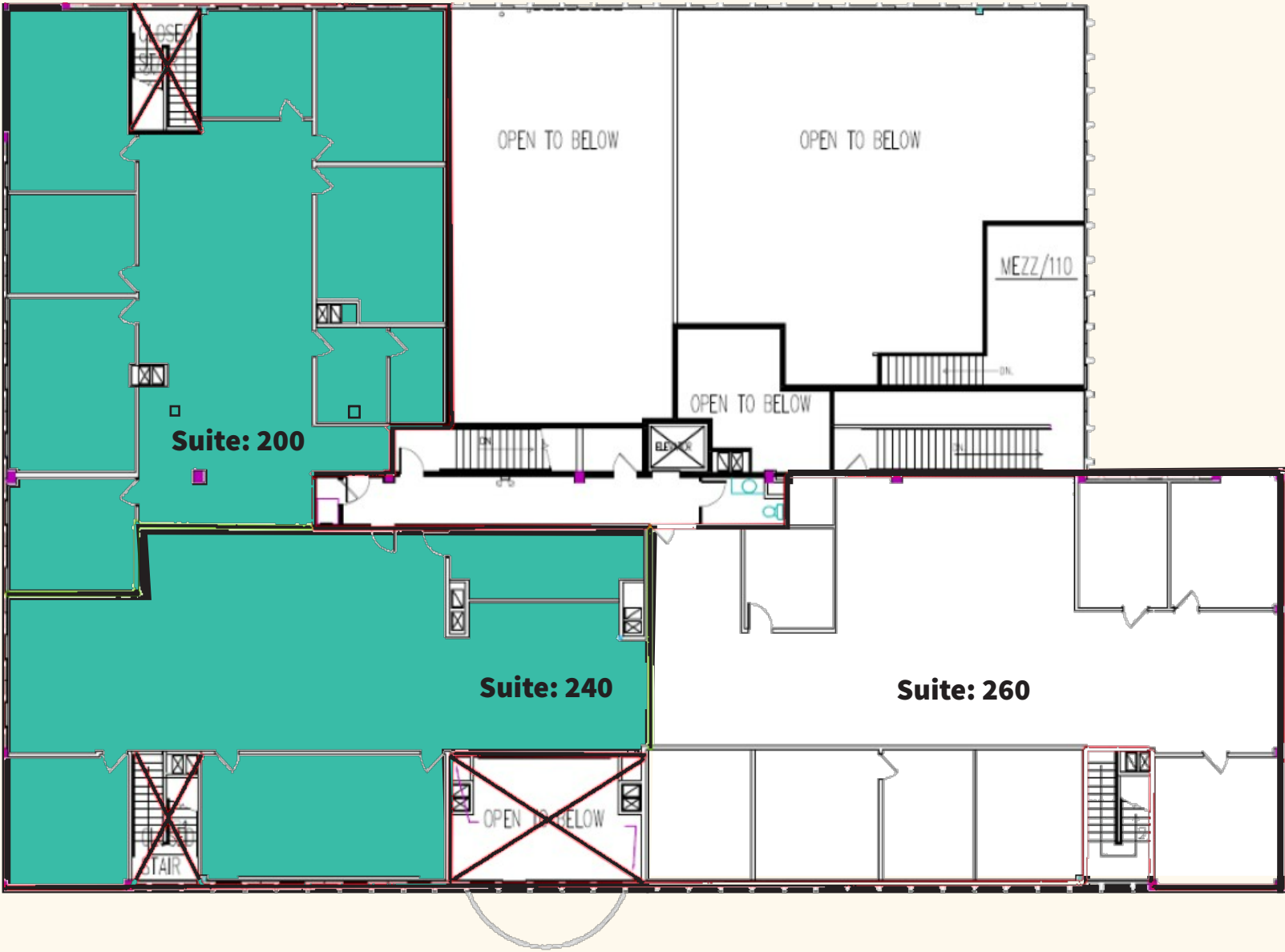
B3 Internet Options:

Xfinity

Xmission with Utopia Fiber

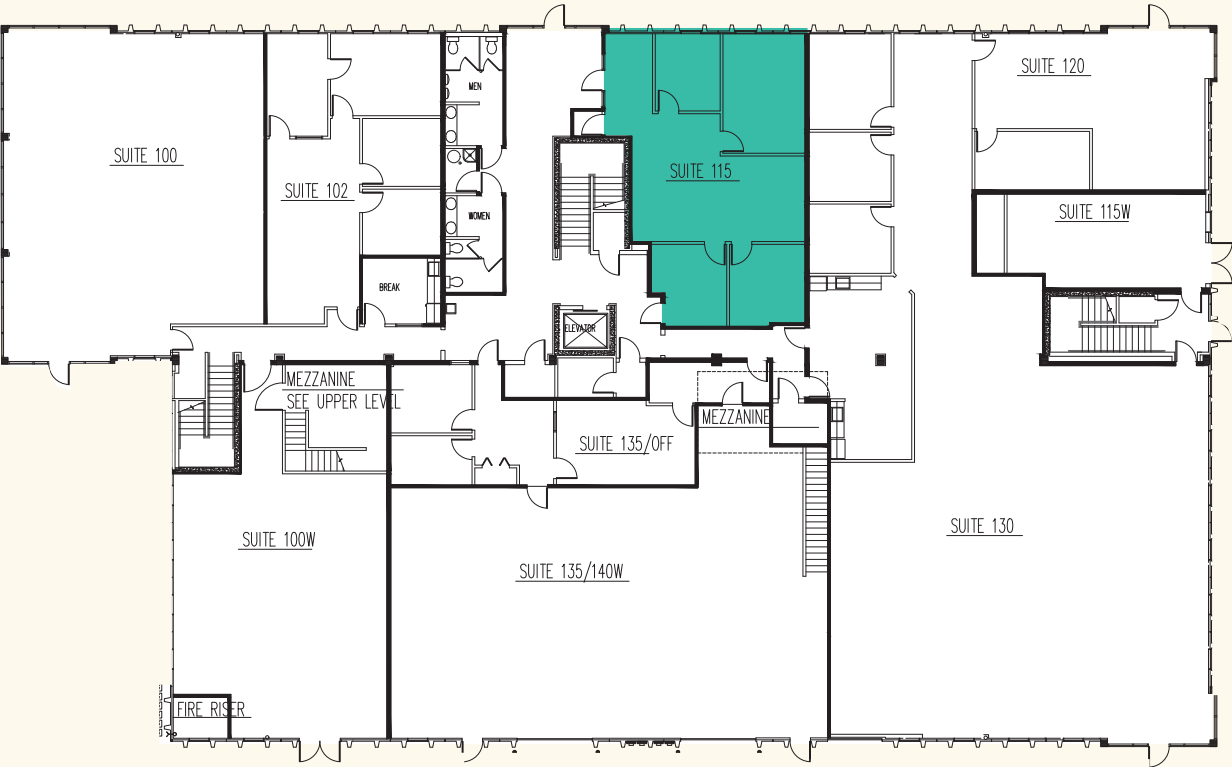
Century Link

Comcast





# Building 5 Floor Plans



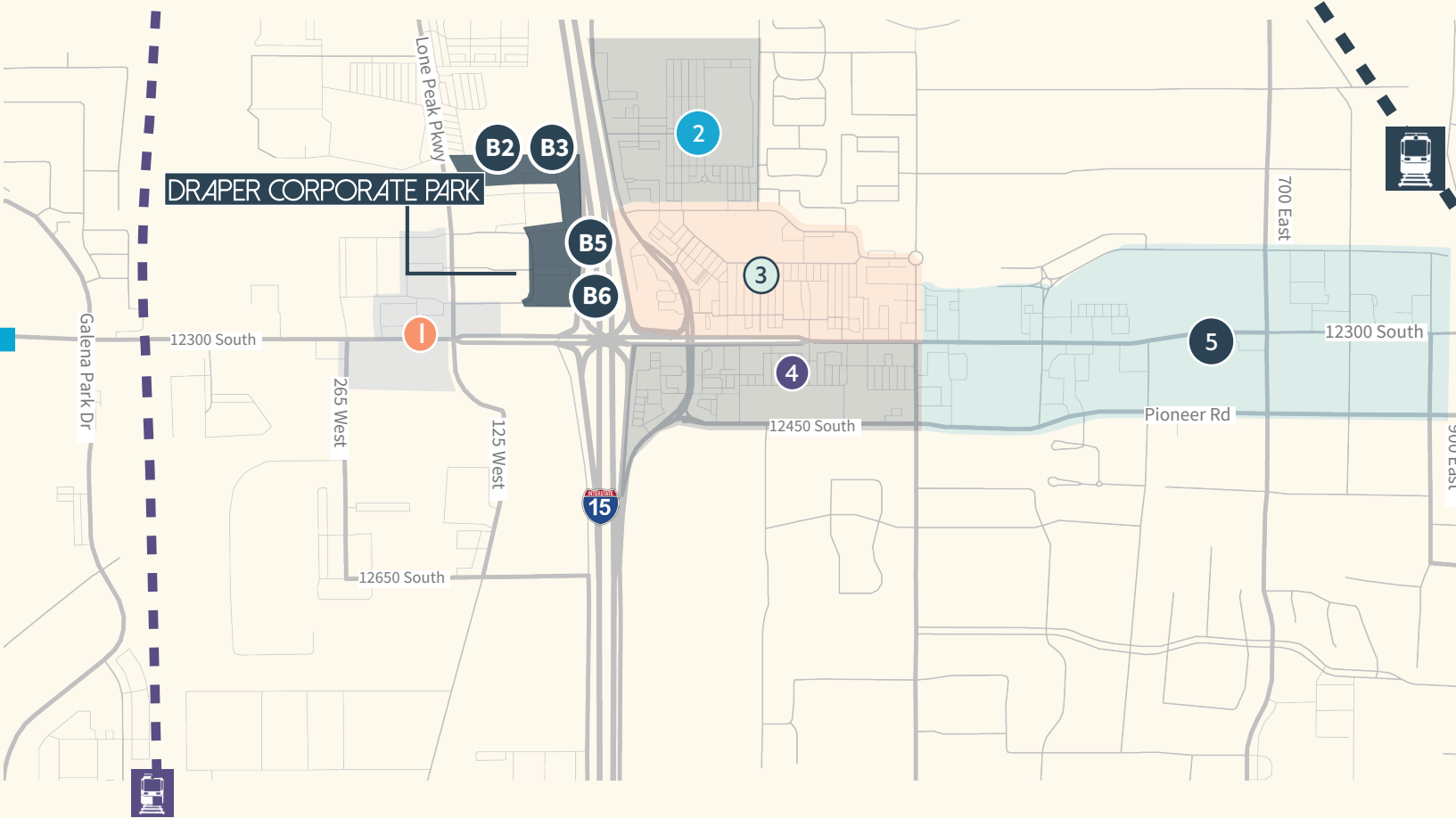
## First Floor

**Suite 115 | 1,281 RSF**  
• Available now



**Building OpEx:**  
\$8.89

**B2 Internet Options:**  
Comcast  
Utopia Fiber  
Fibertel  
Direct TV



- 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 HANKS**  
+1 801 456 9517  
jillian.johnson@jll.com

**DAVID NIXON**  
+1 801 456 9518  
david.nixon@jll.com

Jones Lang LaSalle Brokerage, Inc.  
©2024 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.