

For Lease

**12198 S State Street
Draper, UT 84020**



CFP

COMMERCIAL • FUNDING • PARTNERS

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Jones Lang LaSalle Brokerage, Inc.

**Office Space
3,000 SF**

12198 S State Street

Draper, Utah

- Fully built out as a professional office
- Great access from I-15, 123rd South & State Street
- Exceptional visibility, with excellent signage opportunities along State St. and I-15
- Prime Trade Area with strong demographics
- Centrally located with easy access to major thoroughfares



Demographics

POPULATION

2 miles: 43,468

5 miles: 224,327

POP. GROWTH '24-'29

2 miles: 1.99% ↑

5 miles: 1.63% ↑

HOUSEHOLDS

2 miles: 12,997

5 miles: 71,272

HH GROWTH '24-'29

2 miles: 2.00% ↑

5 miles: 1.60% ↑

MEDIAN HOUSEHOLD INCOME

2 miles: \$108,223

5 miles: \$104,285



12198 S State Street

Draper, Utah



Size: 3,000 SF



Parking Ratio: 3/1,000



Availability: Immediate



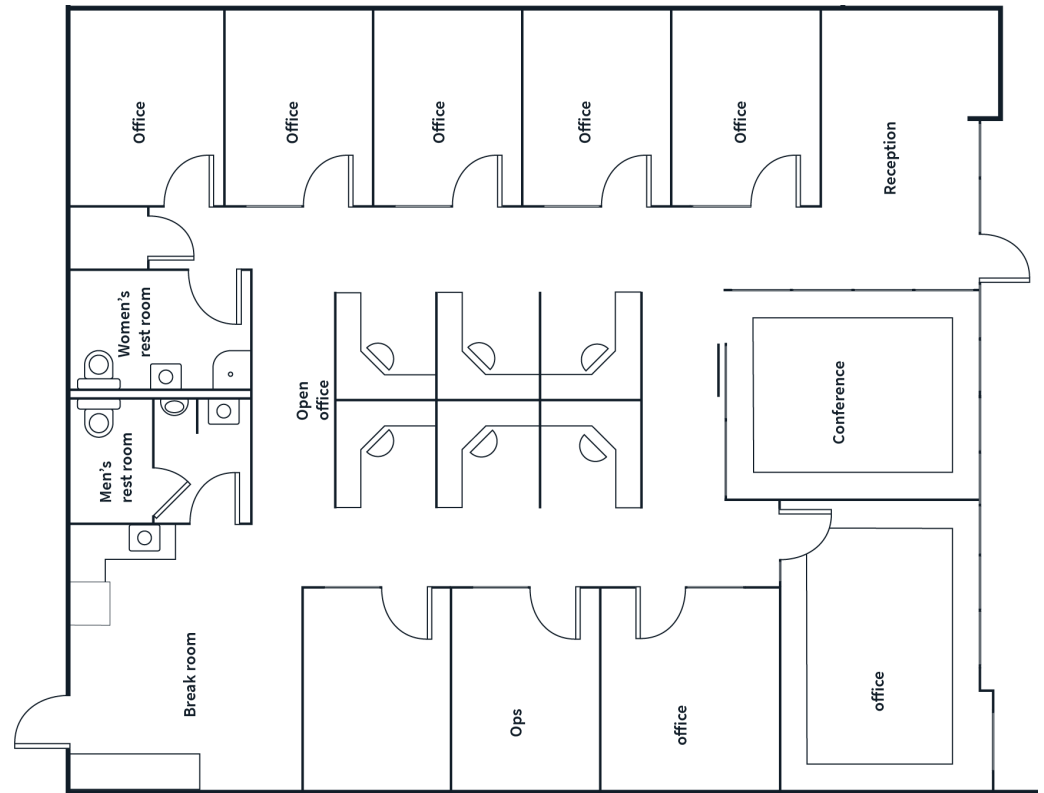
Building Type: Office



Price: \$30.00/SF NNN

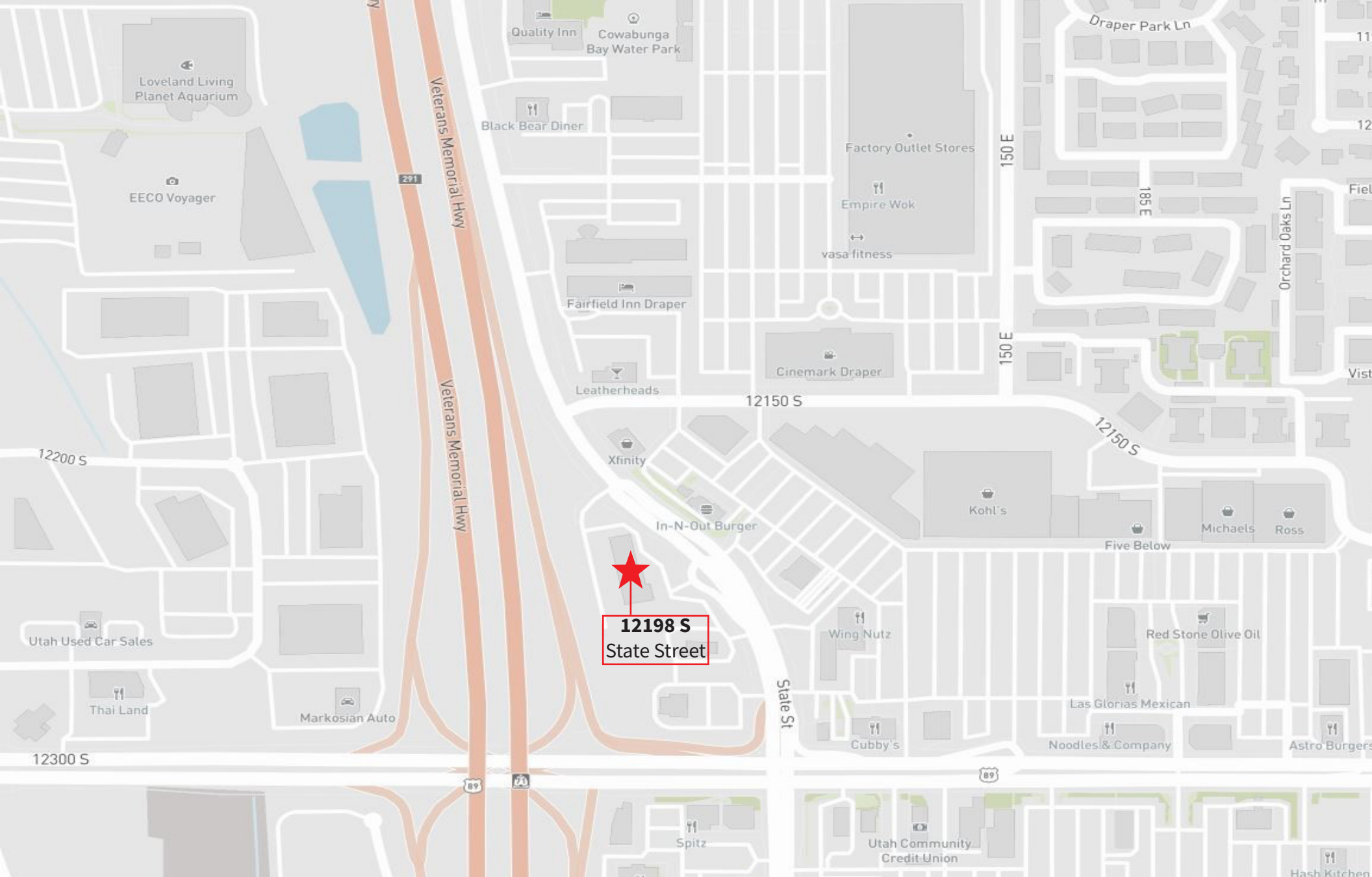


Existing FF&E Included



Additional Photos





For more information, please contact:

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