



DRAPER CORPORATE PARK

12159 SOUTH BUSINESS PARK
DRIVE DRAPER, UTAH 84020



OFFICE SPACE AVAILABLE FOR
LEASE





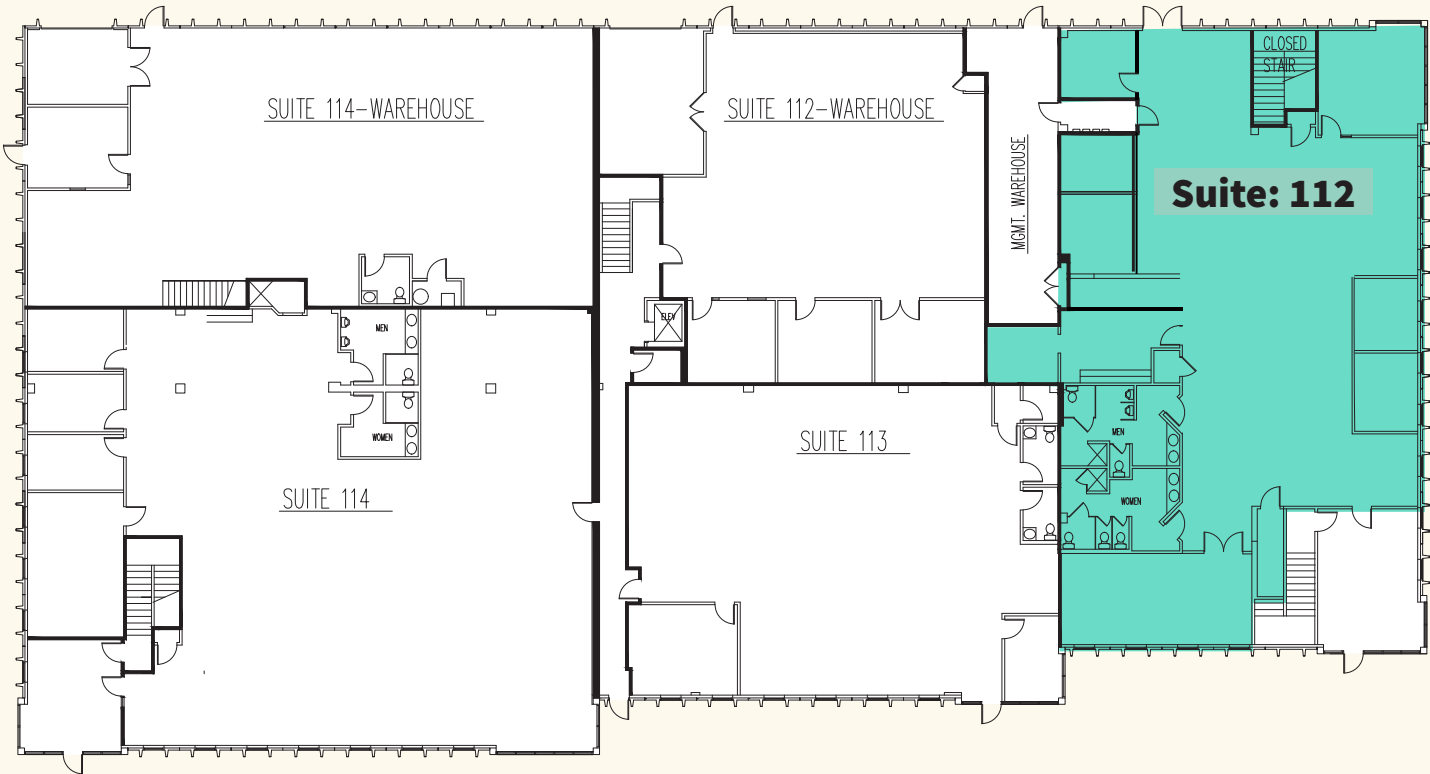
Property Highlights

- 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:

\$7.98

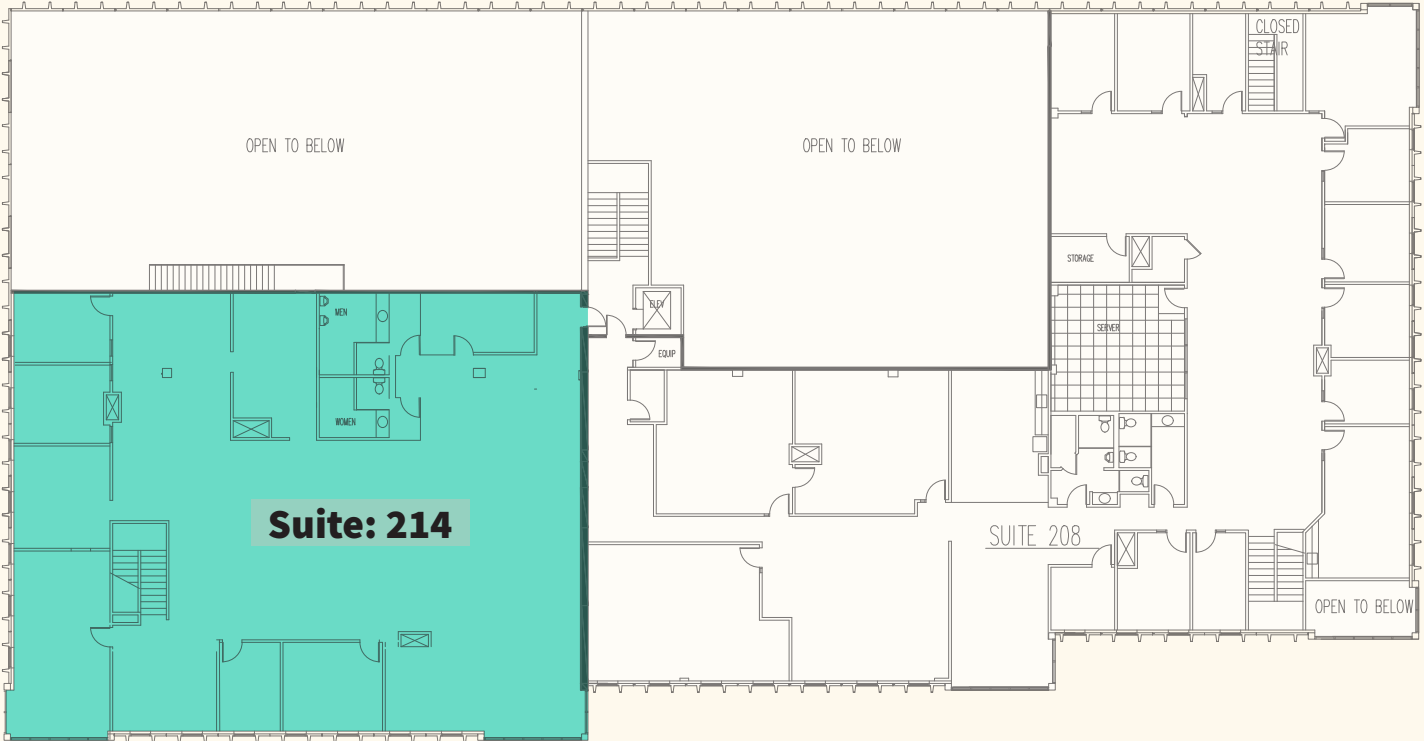
B2 Internet Options:

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



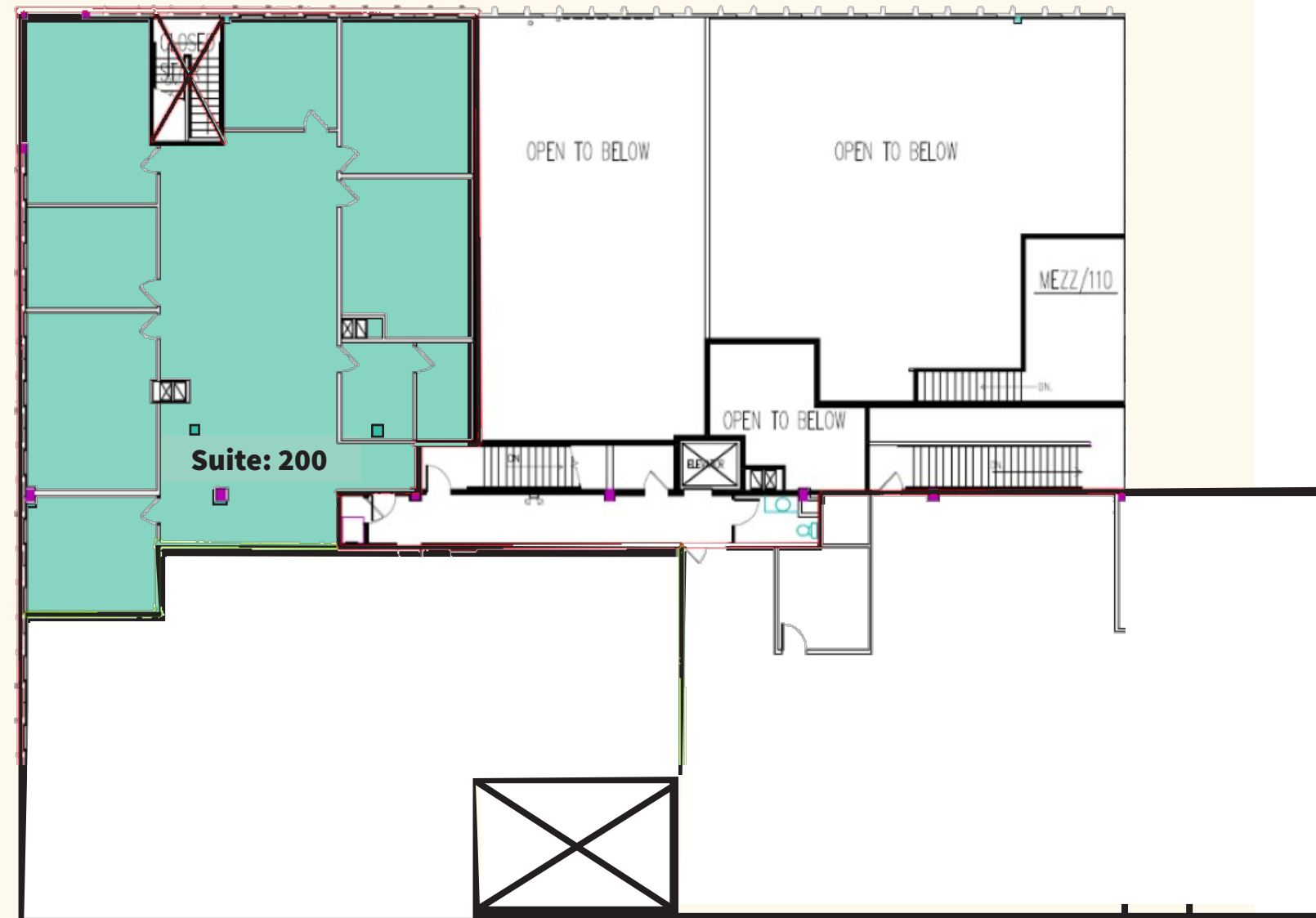
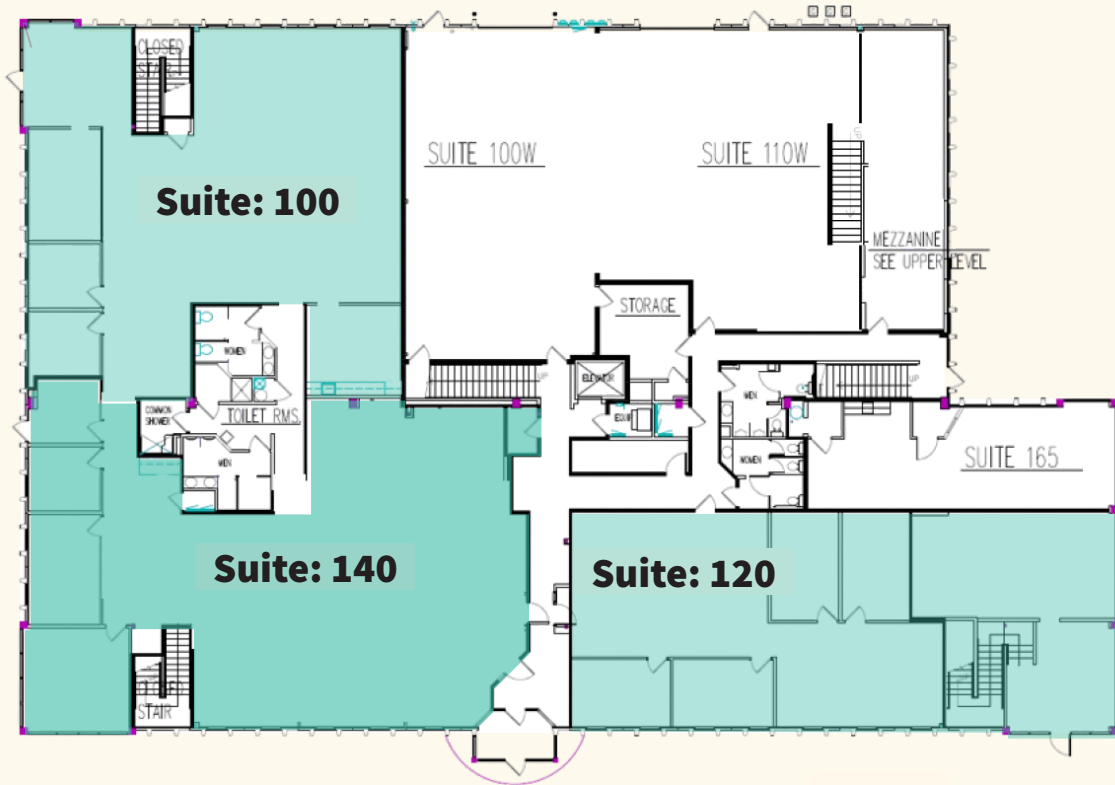
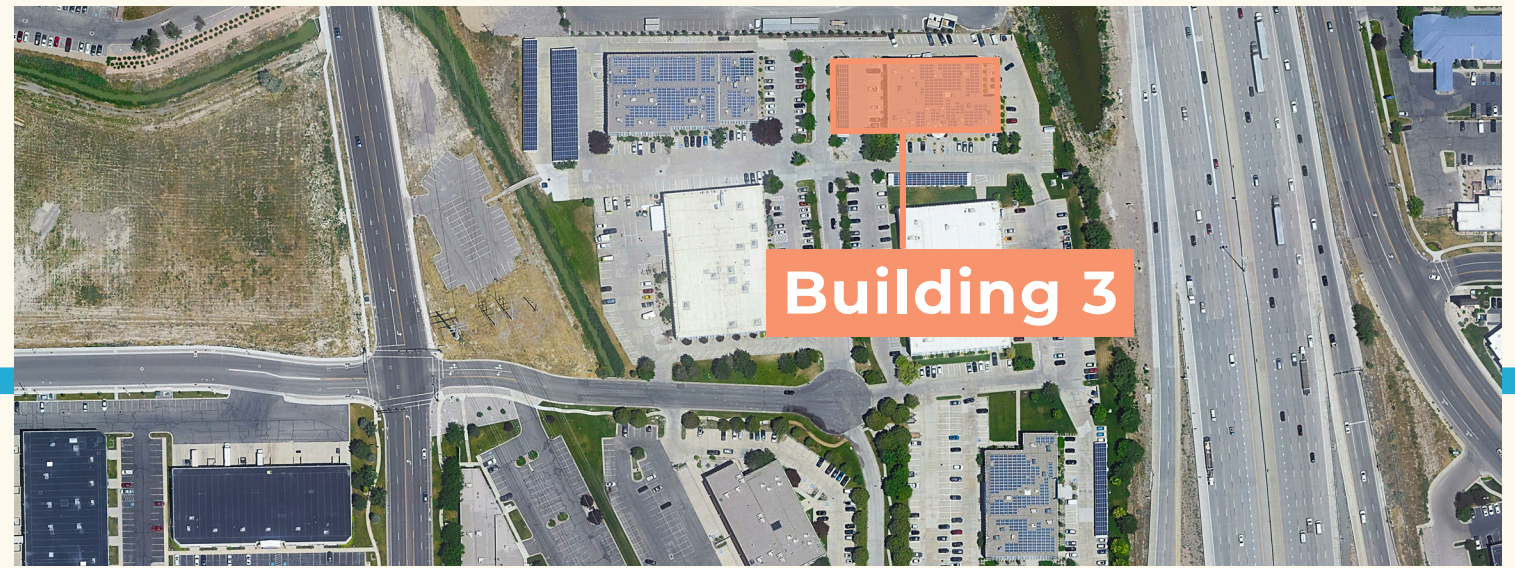
Furnished Spec Suite Available Now

Suite 214

6,495 RSF



Building 3 Floor Plans



First & Second Floor

Suite 100 | 3,087 RSF*

Suite 120 | 2,861 RSF*

Suite 140 | 3,505 RSF*

*available now

Suite 200 | 3,734 RSF

All First Floor Suites are move-in ready with fresh paint, carpet, lighting, and furnishings

Building OpEx:

\$7.64

B3 Internet Options:

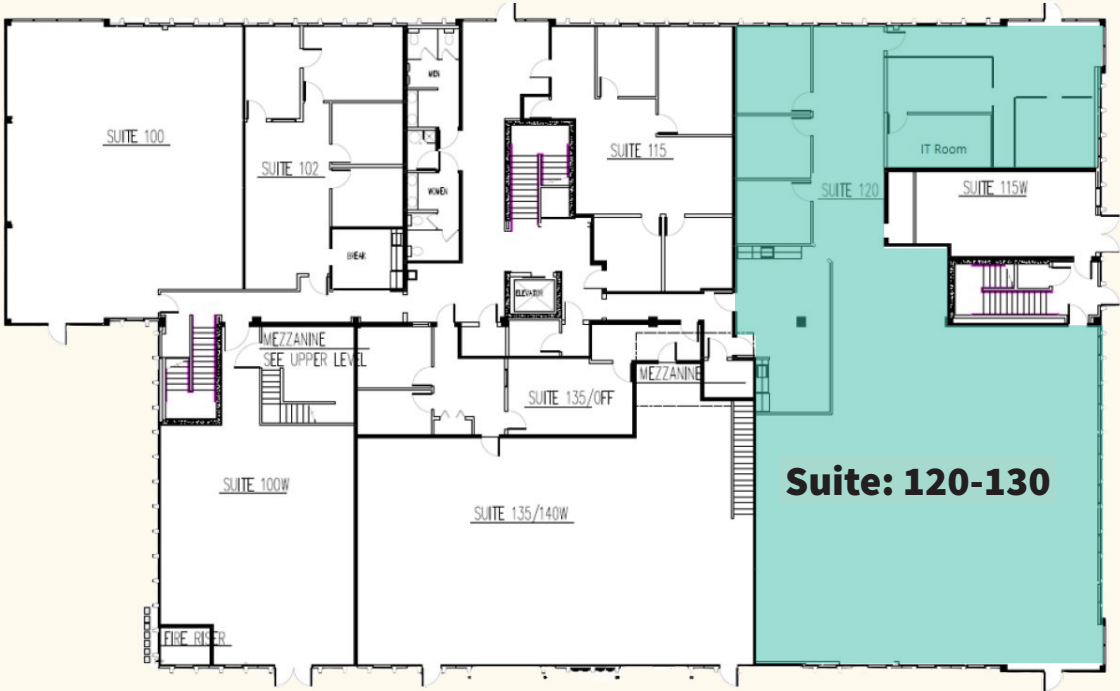
Xfinity

Xmission with Utopia Fiber

Century Link

Comcast

Building 5 Floor Plans

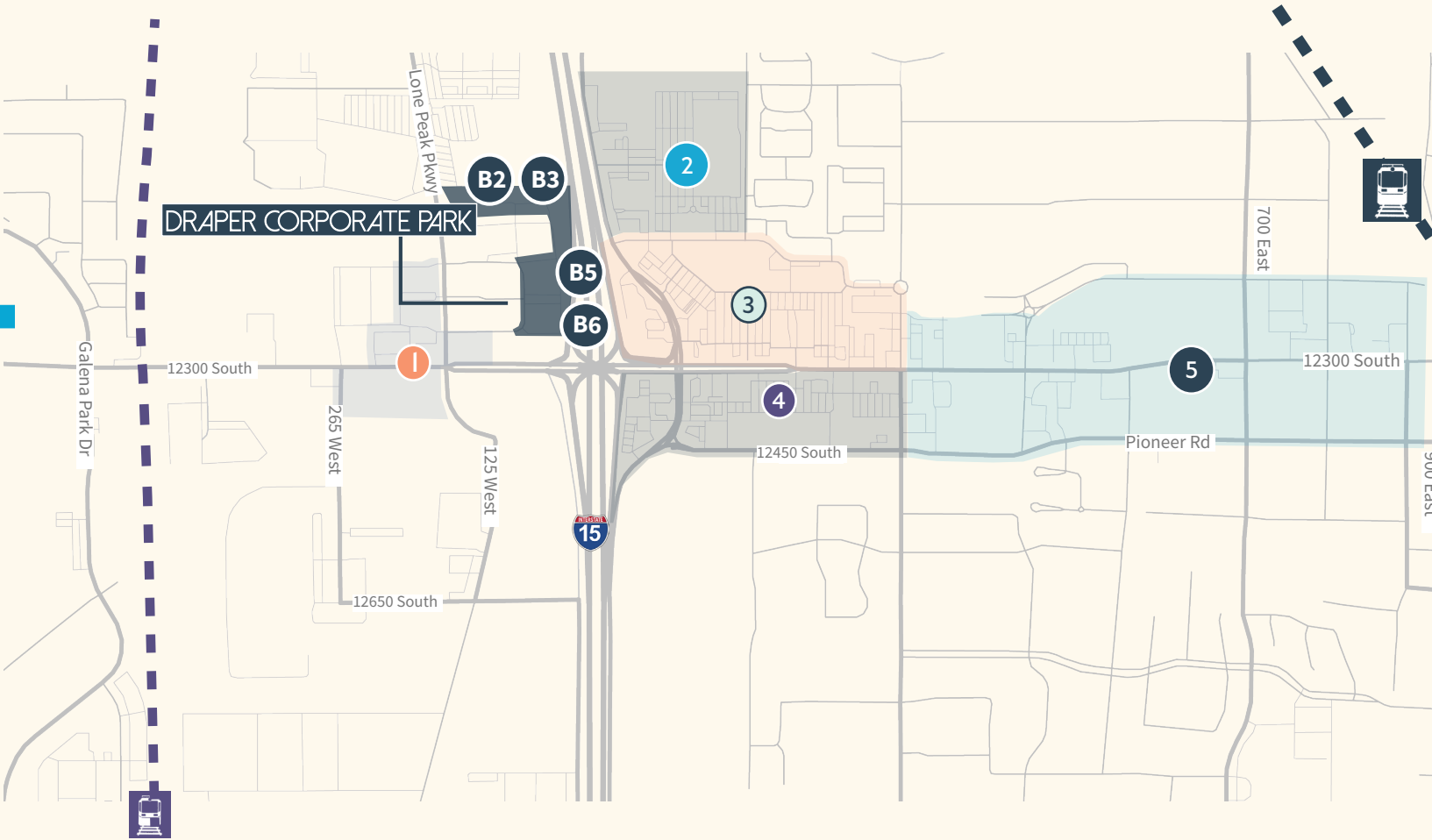


First Floor

Suite 120-130 | 5,929 RSF

Building OpEx:
\$9.42

B2 Internet Options:
Comcast
Utopia Fiber
Fibertel
Direct TV



- 1
- Swig
 - Subway
 - Thai Land
 - Sushi Ya
 - LoLo's Hawaiian

- 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
 - Penny Ann's Cafe

- 5
- Chick-fil-A
 - Jordan CU
 - Leatherby's
 - Swig n'Sweets
 - Five Guys
 - America First CU
 - O'Reilly
 - Shiny Shell Carwash
 - Ballard's Iceberg
 - Papa Johns
 - University CU



FOR MORE INFORMATION, PLEASE CONTACT:

DAVID NIXON

+1 801 456 9518

david.nixon@jll.com

LAURA DEHTEAR

+1 801 921 3467

laura.dehtear@jll.com

Jones Lang LaSalle Brokerage, Inc.

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