

173 W

Election Road, Draper, UT 84020

FOR SALE | 75,400 SF



OWNER / USER OPPORTUNITY

173 W Election Road in Draper.

A 75,400 SF two-story Class B office building for sale. Built in 1998 and situated on 5.4 acres, the building features large, efficient floor plates of approximately 37,700 square feet per floor and abundant natural light. The building was previously occupied and institutionally maintained by a single corporate publicly traded Fortune 500 company.

The property is ideally situated in the Silicon Slopes, a crossroads of deep tech talent and easy access for both Salt Lake and Utah Counties.



Ideal owner user building priced well-below replacement cost



Parcel numbers: 27-25-227-006-4001 and 27-25-227-006-4002



Convenient access off I-15 between two freeway interchanges



\$12,800,000 (\$170/sf)



Furniture included



Fitness facility with showers and lockers



Vacant and available immediately



Surrounded by retail amenities

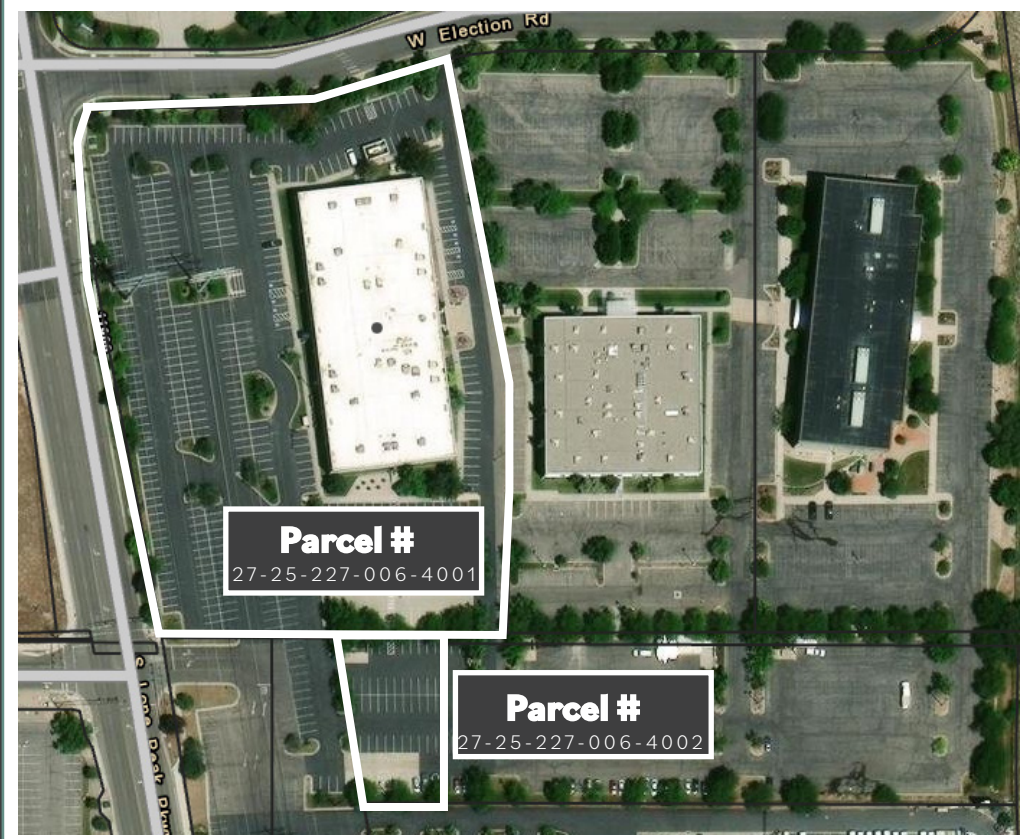


Parking: 412 Stalls (5.5/1000)



Zoning: CBP.

Typical uses in this zone include offices, clean indoor manufacturing facilities, service retail, restaurants, athletic clubs, personal service shops, medical offices, office/warehouse buildings, and research facilities



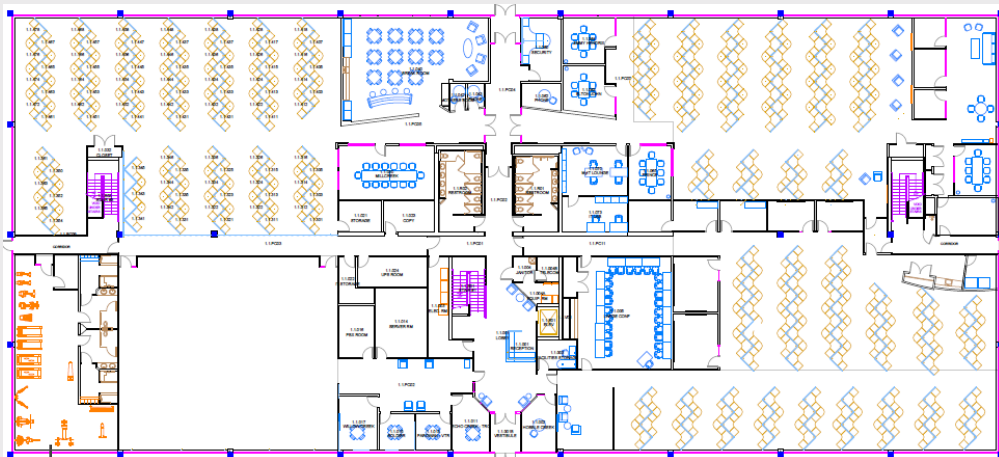


PLUG & PLAY SPACE

Floor Plans

37,700 RSF | Floor One

- 227 workstations
- 5 conference rooms
- 1 training rooms
- Server & UPS rooms
- Large fitness center with showers and lockers
- 8 private offices
- 2 mothers rooms
- Multiple collaboration areas
- Storage

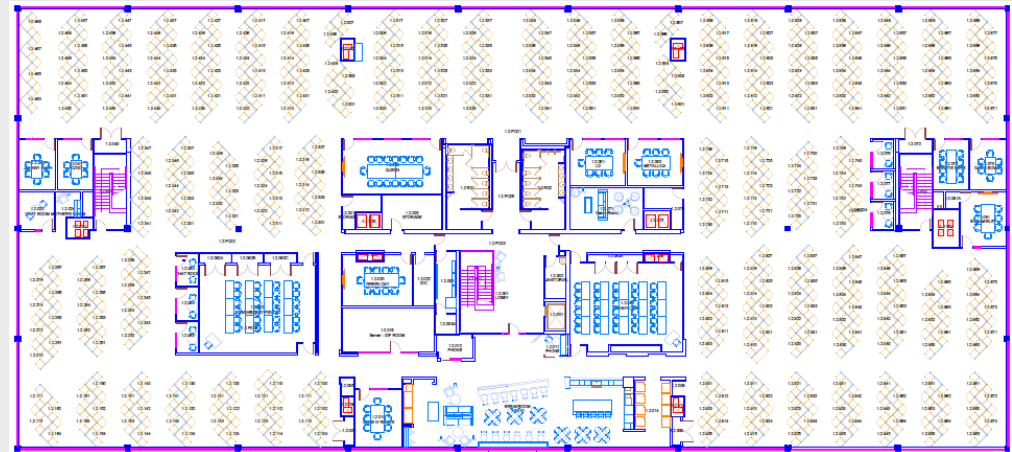


Fitness Center



37,700 RSF | Floor Two

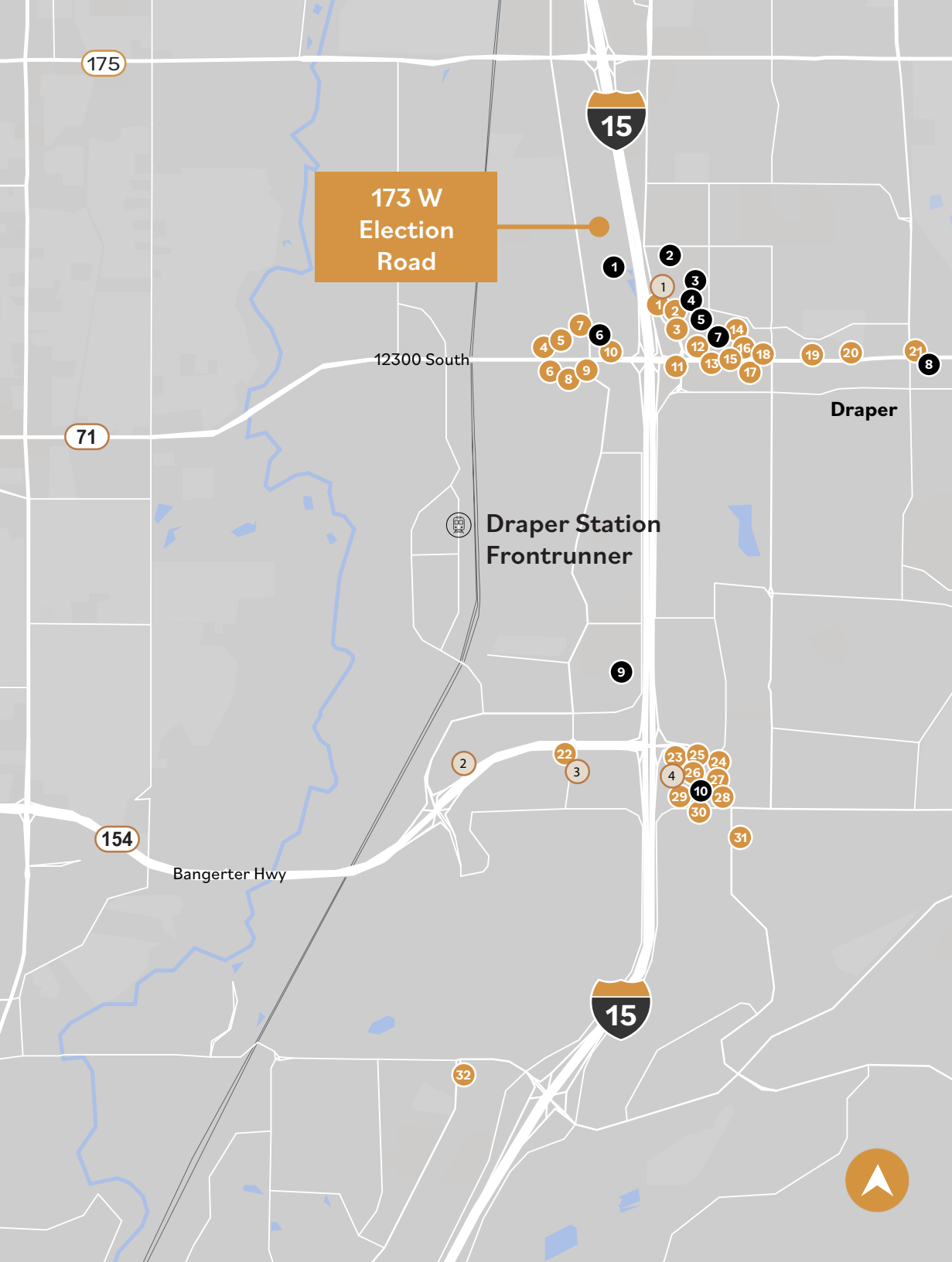
- 329 workstations
- 9 conference rooms
- 2 training rooms
- Server room
- 7 private offices
- 1 mothers room
- 1 game room
- Storage





BUILDING AMENITIES





LOCATION



Eateries & Bars

- | | |
|---|----------------------------------|
| 1. Leatherheads Sports Bar & Grill | 17. Hash Kitchen |
| 2. Mountain Mike's Pizza | 18. Dutch Bros Coffee |
| 3. In-N-Out Burger | 19. Swig |
| 4. Starbucks | 20. Cupbop - Korean BBQ in a Cup |
| 5. Swig | 21. Gourmandise |
| 6. Daily Espresso | 22. McDonald's |
| 7. sushi bomb | 23. NY Pizza Patrol |
| 8. Port of Subs | 24. Ivie Juice Bar Draper |
| 9. NAWABS INDIAN RESTAURANT | 25. Water Moon |
| 10. Thai Land | 26. Beans & Brews Coffeehouse |
| 11. Panda Express | 27. Bigeye Poke Grill Draper |
| 12. Goodwood Barbecue Company | 28. Kneaders Bakery & Cafe |
| 13. Noodles and Company | 29. La fogata |
| 14. Great Harvest Bread Co. Bakery & Cafe | 30. La Barba Coffee |
| 15. Costa Vida | 31. Jimmy John's |
| 16. Astro Burgers | 32. Toro Ramen and Sushi |



Shops & Entertainment

- | | |
|------------------------------------|--------------------------------|
| 1. Loveland Living Planet Aquarium | 6. Draper Indoor Golf Club |
| 2. Cowabunga Bay WaterPark | 7. Shirlyn's Natural Foods |
| 3. Impact Golf Center | 8. HANGAR 15 Bicycles - Draper |
| 4. Cinemark Draper and XD | 9. IKEA |
| 5. Sephora | 10. Harmons Grocery |



Hotels

- | | |
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| 1. SpringHill Suites Salt Lake City Draper | 3. Hampton Inn Draper Salt Lake City |
| 2. Homewood Suites by Hilton Salt Lake City Draper | 4. TownePlace Suites Salt Lake City Draper |





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FOR MORE INFORMATION, CONTACT

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