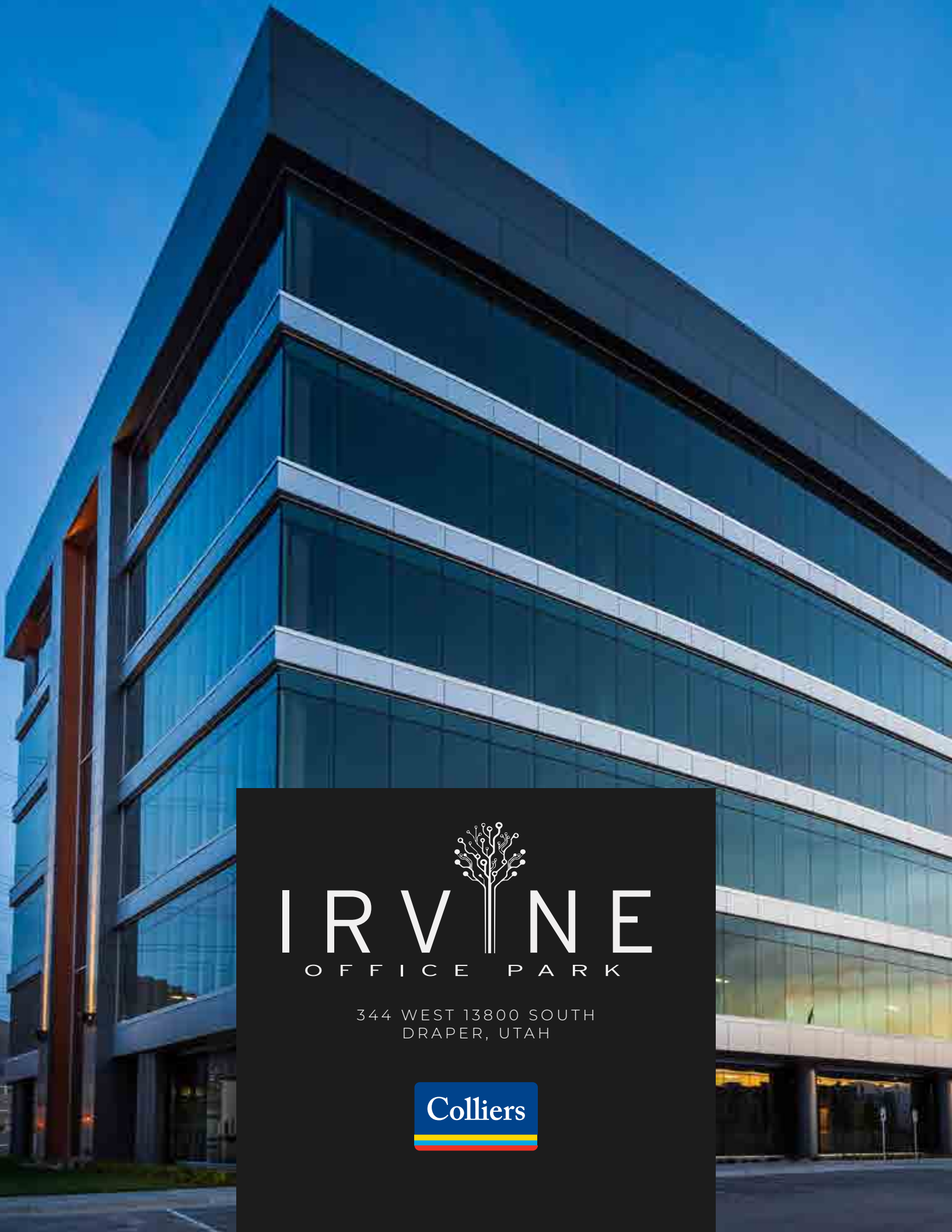


IRVINE

OFFICE PARK

344 WEST 13800 SOUTH
DRAPER, UTAH

Colliers

IRVINE
OFFICE PARK

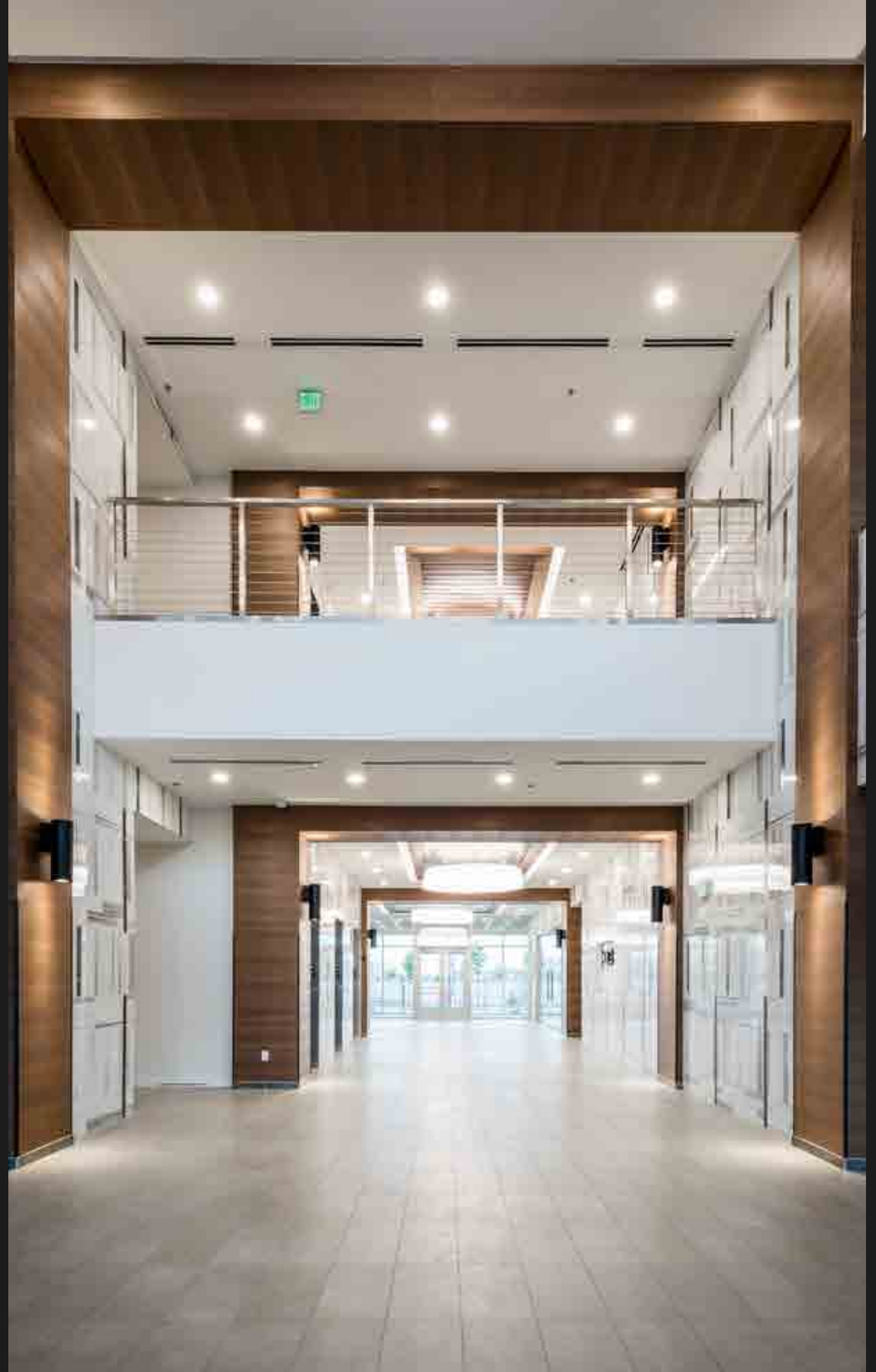
Irvine Office Park features unmatched visibility and prominence on Bangerter Hwy with over 45,745 cars per day. Offering easy freeway and arterial access, the location is also close to numerous amenities - including nearby restaurants, hotel rooms and other services.

Fiber optic connectivity, infrastructure for redundant power and upgraded shower/locker facilities combine to deliver the ideal facilities setting.

Architectural details include iconic building designs with expansive glass and distinctive contemporary finishes.

Nearby corporate tenants include

Academy Mortgage, 1-800-Contacts, Progressive, StorageCraft, DellEMC, eBay, Tesla, Jet.com, and Thumbtack.



/ HIGHLIGHTS

- Building 1: 18,431 sq. ft. available
- Progressive, contemporary design
- Lease rate: $28.50/ sq. ft. Full Service
- Generous tenant improvement allowance
- Expansive floor to ceiling glass
- Dedicated walking/jogging trail
- Onsite Fitness Center / Showers and lockers on main floor
- 6 story building with 30,000 sq. ft. floor plates
- 2 additional buildings with 180,000 square feet each planned
- Parking Ratio 5/1,000
- 30 Electric Vehicle charge stations
- Mass transit access with FrontRunner station nearby
- Planned outdoor common amenities



/ Amenities

Outdoor Pavilion & Pickleball Court

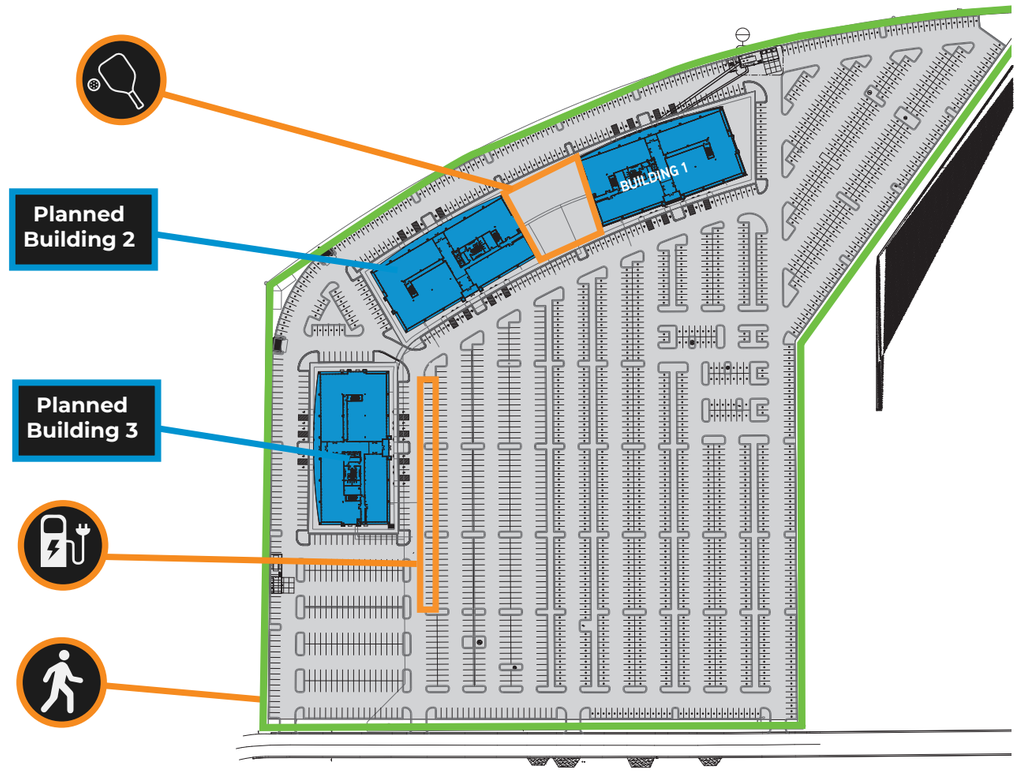
Paved Walking Trail

Onsite Fitness Center

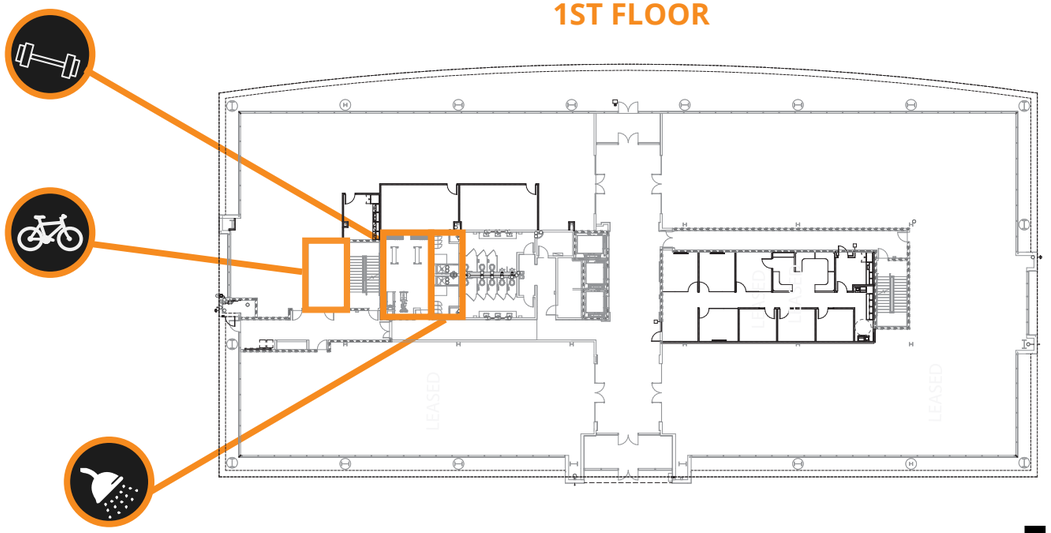
Shower/locker facilities

Secured Bike Storage

30 Electric Vehicle charge stations

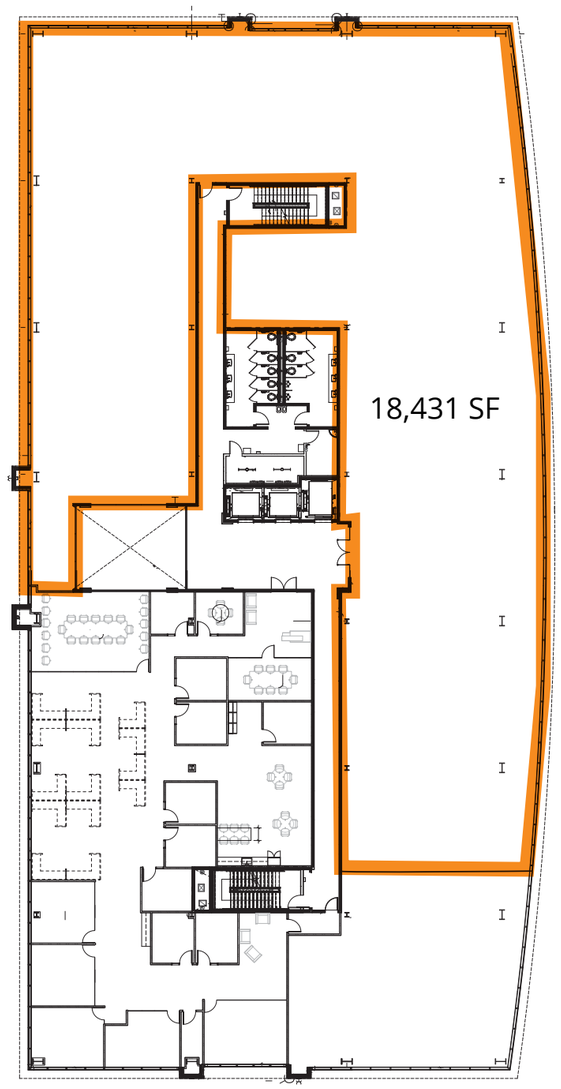


1ST FLOOR



/ FLOOR PLANS

2ND FLOOR









/ AMENITIES

HOTELS

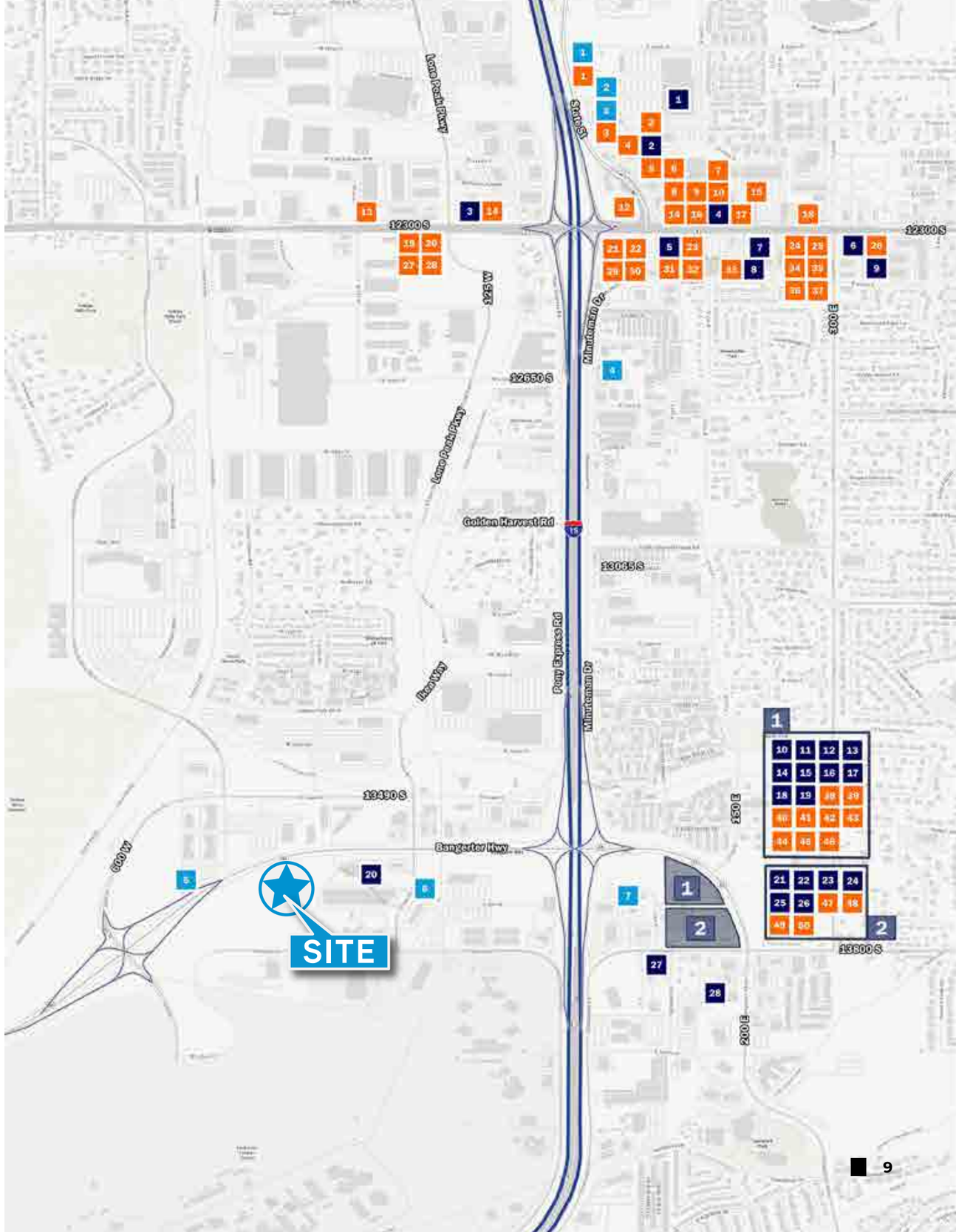
1. Quality Inn
2. Springhill Suites
3. Fairfield Inn
4. Ramada by Wyndham
5. Homewood Suites
6. Hampton Inn
7. TownPlace Suites

RESTAURANTS

1. Black Bear Diner
2. Mountain Mike's Pizza
3. Leatherheads Sports Bar & Grill
4. Café Zupas
5. Wasabi Sushi
6. WingNutz
7. FreshFin
8. Waffle Love
9. Goodwood Barbecue
10. Kung Fu Tea
11. Rancheritos
12. Starbucks
13. Thai Land
14. Cubby's
15. Great Harvest
16. Noodles and Company
17. Costa Vida
18. Dutch Brothers
19. Sushi Ya
20. LoLo Hawaiian BBQ
21. Spitz
22. Panda Express
23. Donkey Tails Cantina
24. Maize Tacos
25. Smash Burger
26. Leatherby's Family Creamery
27. Port of Subs
28. Nawabs Indian
29. Chuck A Rama
30. Cafe Rio
31. Guadalahonky's
32. Rumbi Island Grill
33. City Cake & Café
34. HashKitchen
35. Oh Mai
36. Teriyaki Grill
37. La Hacienda
38. Paradise Biryani Pointe
39. NY Pizza
40. Penny Ann's Cafe
41. Ivie Juice Bar
42. Beans & Brews
43. Water Moon
44. Wendy's
45. Subway:
46. Little Caesars:
47. Coming soon Chick Fil a
48. Coming soon Jurassic Tacos
49. Bigeye Poke Grill
50. Kneaders
51. Mo Bettahs:
52. Dirty Dough Cookies

SERVICES

1. VASA Fitness
2. Mountain America Credit Union
3. Brighton Bank
4. Hot Worx
5. UCCU
6. Wells Fargo
7. Chase Bank
8. US Bank
9. Key Bank
10. Trailside Cleaners:
11. Great Clips:
12. UPS Store
13. Edward Jones Investments
14. Luxury Nails & Spa:
15. Pretty Lash Studio:
16. The Showroom:
17. Neibaur Family Orthodontics:
18. Stay in Bloom:
19. Chase Bank
20. CrossFit OUR
21. Harmons Grocery Store:
22. Pro Do:
23. AMYS Martial Arts
24. CrossFit Draper
25. Cyprus Credit Union
26. Orange Theory
27. Hound & Cat: 129 13800 S
28. America First Credit Union



/ WHAT'S THE POINT?

Utah's Point of the Mountain also known as "Silicon Slopes" refers to the cluster of information technology, software development, hardware manufacturing and research firms that have emerged along the Wasatch Front. Utah is nationally recognized as a leading technology hub. In fact, the demand for workers among the growing list of tech companies is out-pacing the supply of the Utah workforce.

Utah is ranked #1 one in innovation and entrepreneurship, #2 in high-tech performance, and #3 in economic performance by the U.S. Chamber of Commerce Foundation.

Tech companies have flocked to Utah for its lower taxes, more flexible regulatory environment, and a well-educated, multilingual workforce. There is a strong mixture of local homegrown startups (Domo, Ancestry, Qualtrics, Pluralsight, etc.), as well as major Fortune 500 companies (Adobe, Microsoft, Oracle, Symantec, etc.)

THE POINT ACCOLADES:

- Forbes has ranked Utah as the Best State for Business 7 times since 2010
- Utah's tech workforce is fed by major technology and research universities: University of Utah, Brigham Young University, and Utah Valley University, all of which offer programs intended to develop young entrepreneurs
- Utah has high concentrations of Software Developers, Web Developers, Computer and Information Research Scientists, and many other IT related occupations
- Utah is one of the top states in the nation for software and information technology employment with an employee base of over 66,000 people
- According to Wallethub, Salt Lake City ranks 7th among the best U.S. cities for STEM (Science, Technology, Engineering, and Math) jobs, beating out Chicago, New York City, San Jose, and other prominent "tech forward" towns

NEARBY COMPANIES

Adobe, Texas Instruments, ancestry, Nav, sunrun, vivint., DELL EMC, VISA, wework, bill, ebay, pattern, acima, Dealertrack, PROPAY, MX, Young Living Essential Oils, TESLA, workfront, Podium, clearlink, ROUTE, weave, dōTERRA, LifeVantage, proofpoint., PLURALSIGHT, proofpoint, 1800contacts, Microsoft, XACTWARE, Verisk, ServiceTitan



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