



IRVINE

OFFICE PARK

344 WEST 13800 SOUTH
DRAPER, UTAH

Colliers



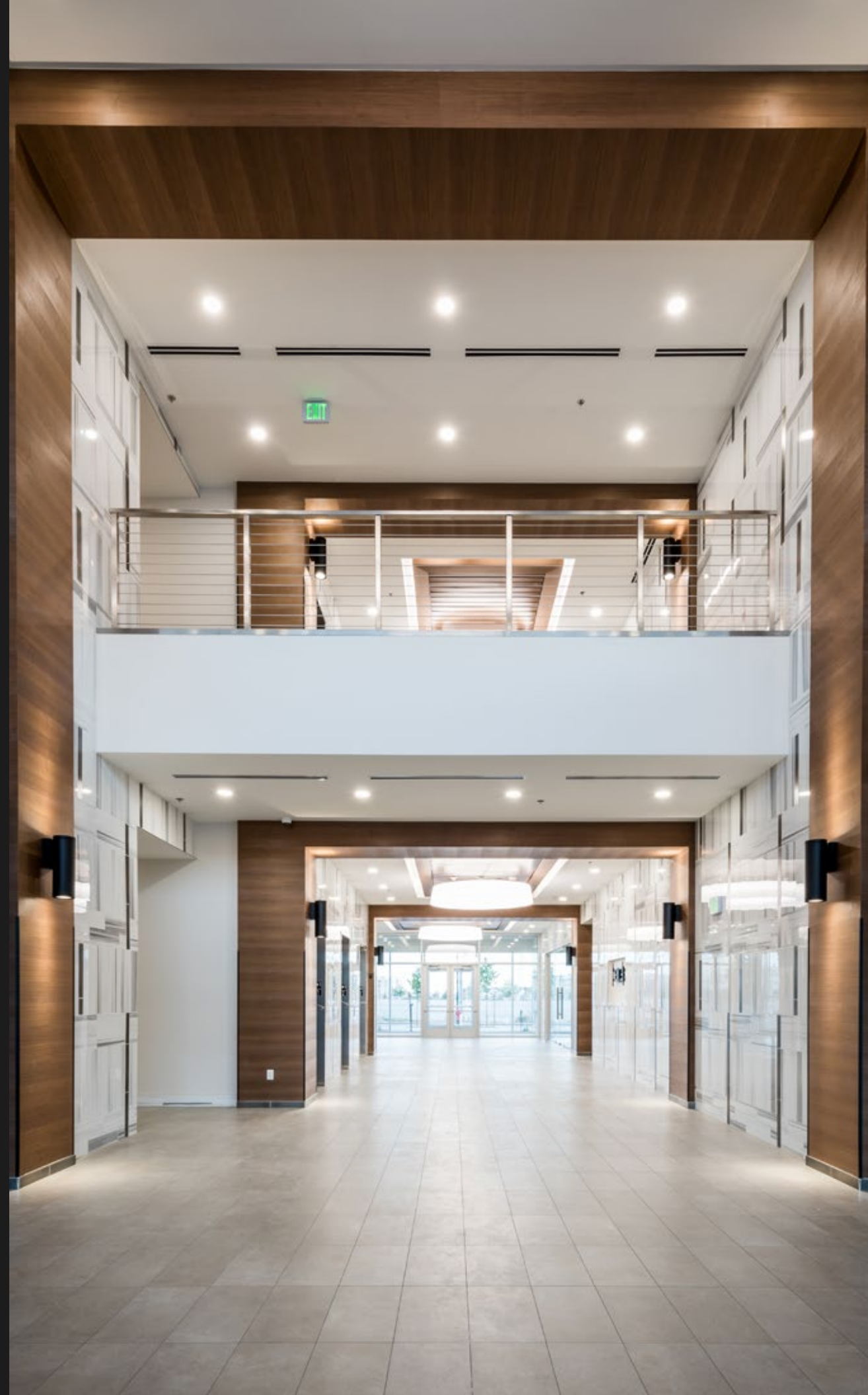
Irvine Office Park features unmatched visibility and prominence on Bangerter Hwy with over 45,745 cars per day. Offering easy freeway and arterial access, the location is also close to numerous amenities - including nearby restaurants, hotel rooms and other services.

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: 21,322 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



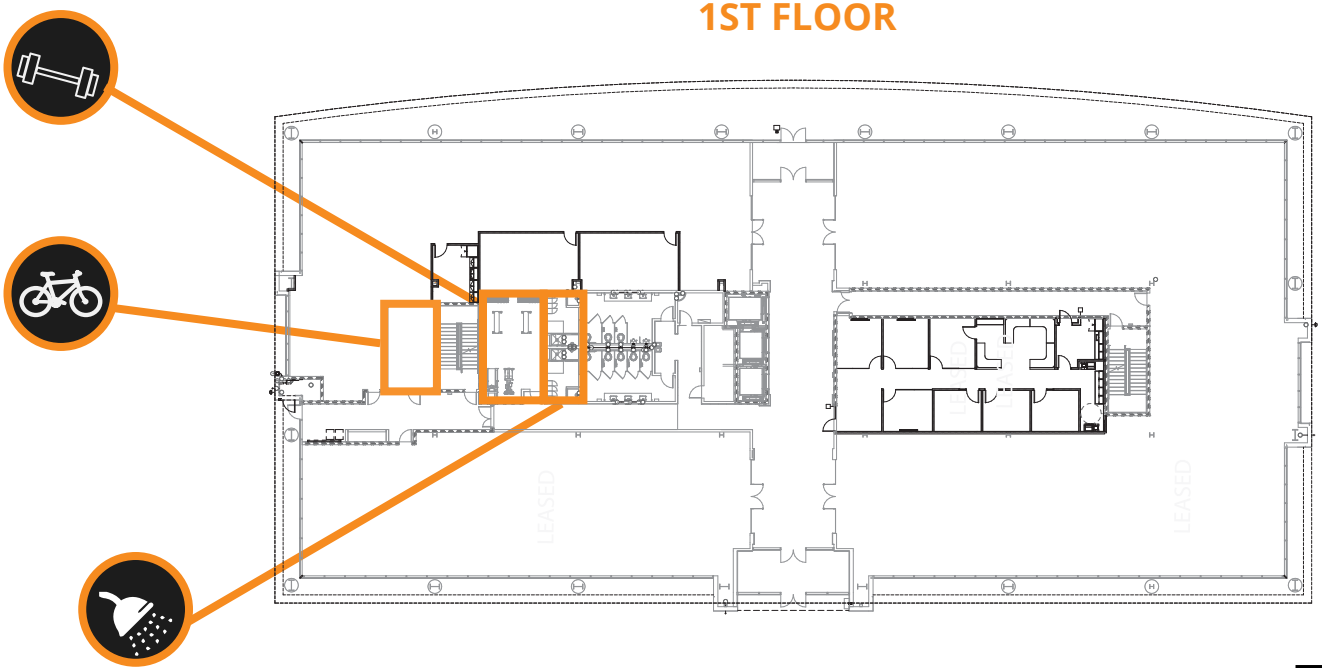
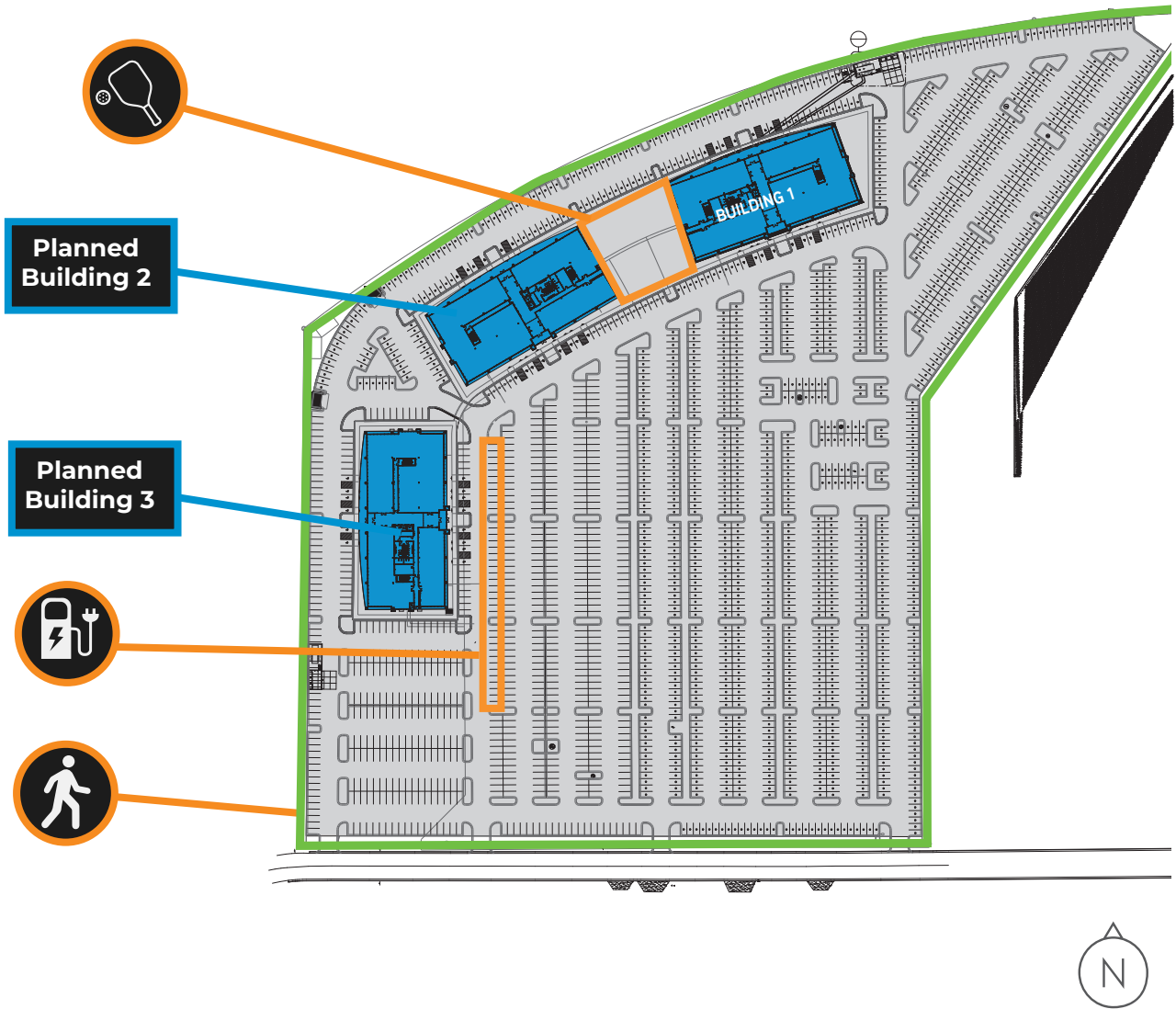
Shower/locker facilities



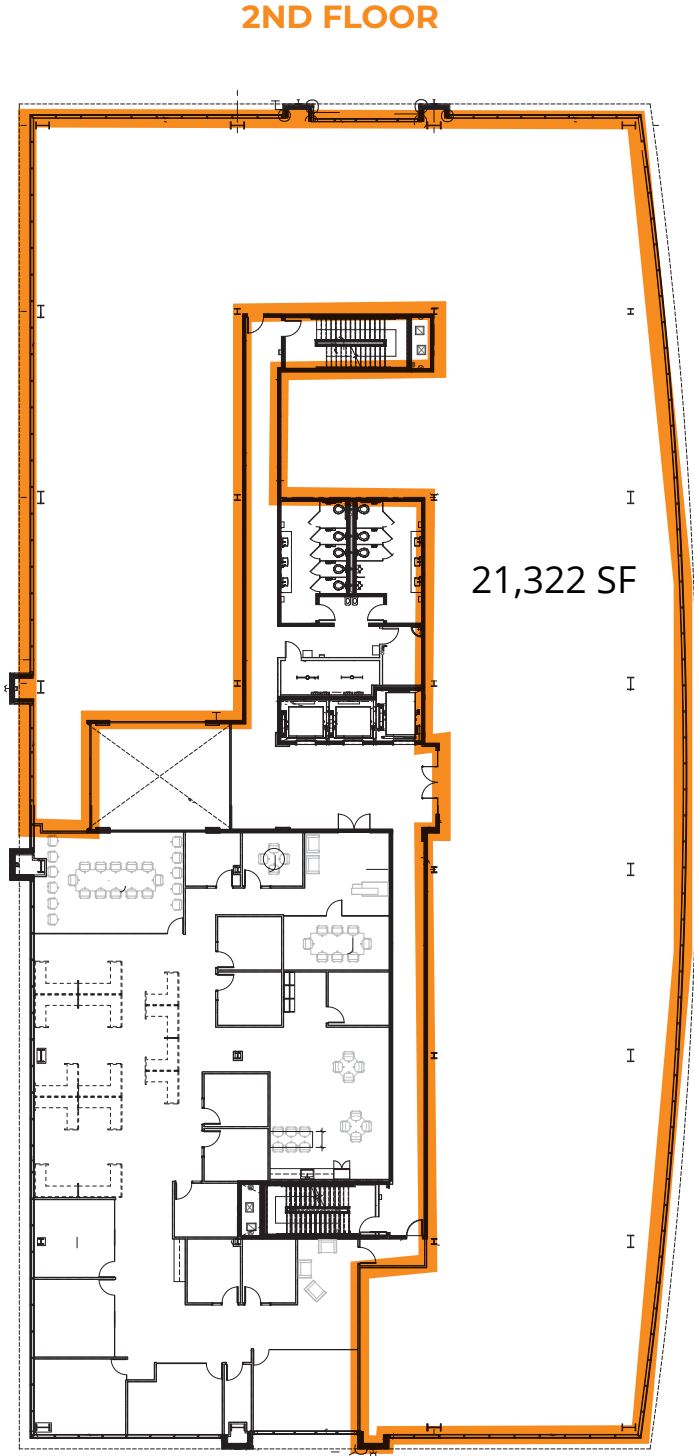
Secured Bike Storage



30 Electric Vehicle charge stations



/ FLOOR PLANS



/ AMENITIES

RESTAURANTS

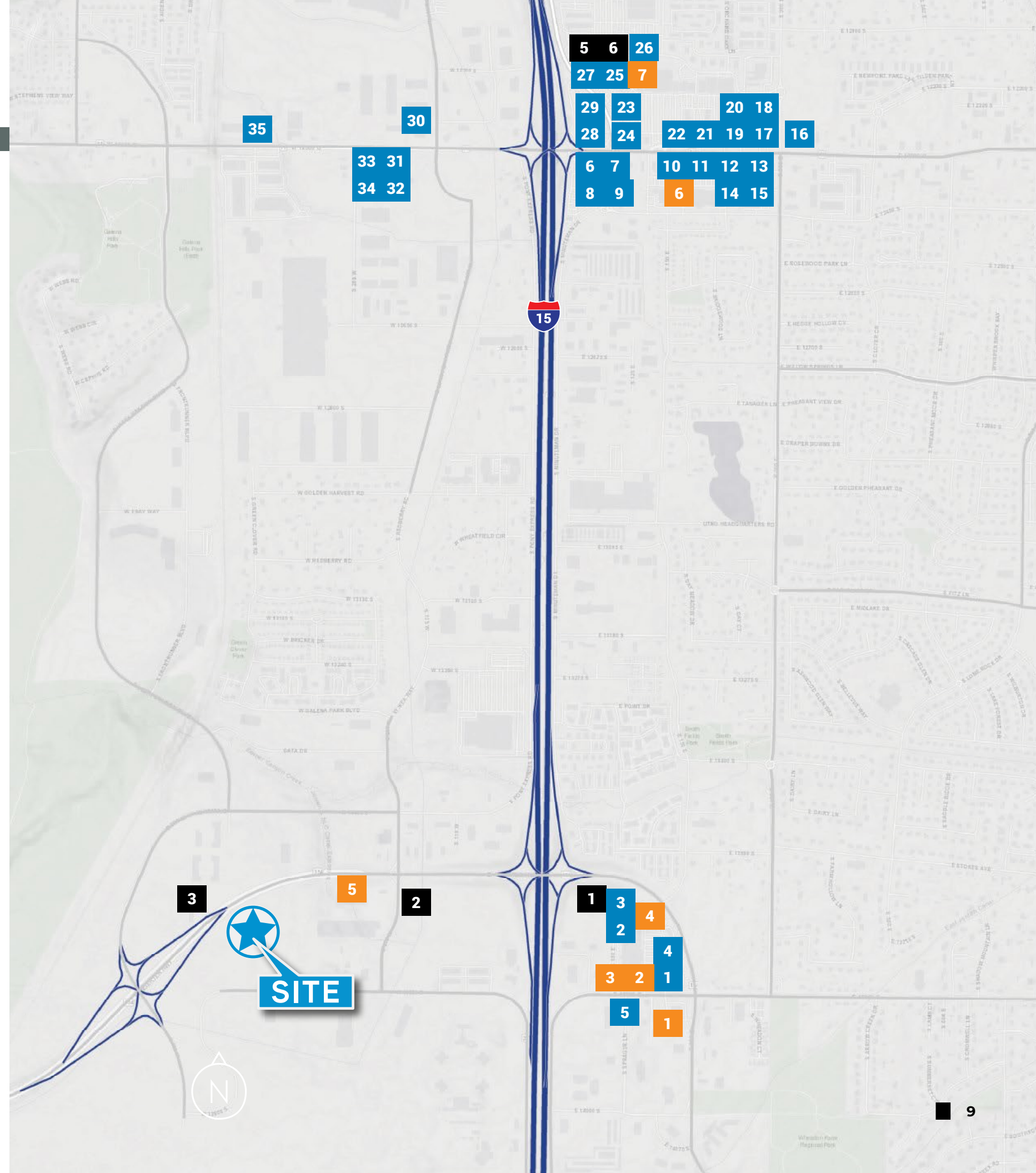
1. Kneaders
2. NY Pizza
3. Water Moon
4. Bigeye Poke Grill
5. LaBarba Coffee
6. Spitz
7. Panda Express
8. LaHacienda
9. Chuck A Rama
10. Donkey Tails Cantina
11. City Cake & Café
12. Teriyaki Grill
13. Maize Tacos
14. Smash Burger
15. Penny Ann's
16. Dutch Brothers
17. Great Harvest
18. Costa Vida
19. Kung Fu Tea
20. Noodles and Company
21. FreshFin
22. Goodwood Barbecue
23. Cubby's
24. Waffle Love
25. WingNutz
26. Black Bear Diner
27. Wasabi Sushi
28. Rancheritos
29. Café Zupas
30. Thai Land
31. LoLo Hawaiian BBQ
32. Nawabs Indian
33. Sushi Ya
34. Port of Subs
35. Starbucks

HOTELS

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

SERVICES

1. America First Credit Union
2. Cyprus Credit Union
3. Orange Theory
4. Chase Bank
5. CrossFit
6. US Bank
7. Mountain America 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





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