MINUTEMAN OFFICE PLAZA

DRAPER, UTAH



Colliers

MINUTEMAN OFFICE PLAZA II & III

- Furniture available for a plug and play option
- 4/1,000 parking ratio
- Multiple fiber providers
- Class A finishes / 3 story building
- Backup power generation
- Panoramic view of the mountains
- Secure bike lockers
- Gym and Tenant Amenity Lounge
- Central to I-15 Interchange and Bangerter Highway
- Ideal Draper location
- Excellent freeway visibility with over 228,000 vehicles per day
- Close proximity to multiple amenities and retail services within Bangerter Crossing Retail Center

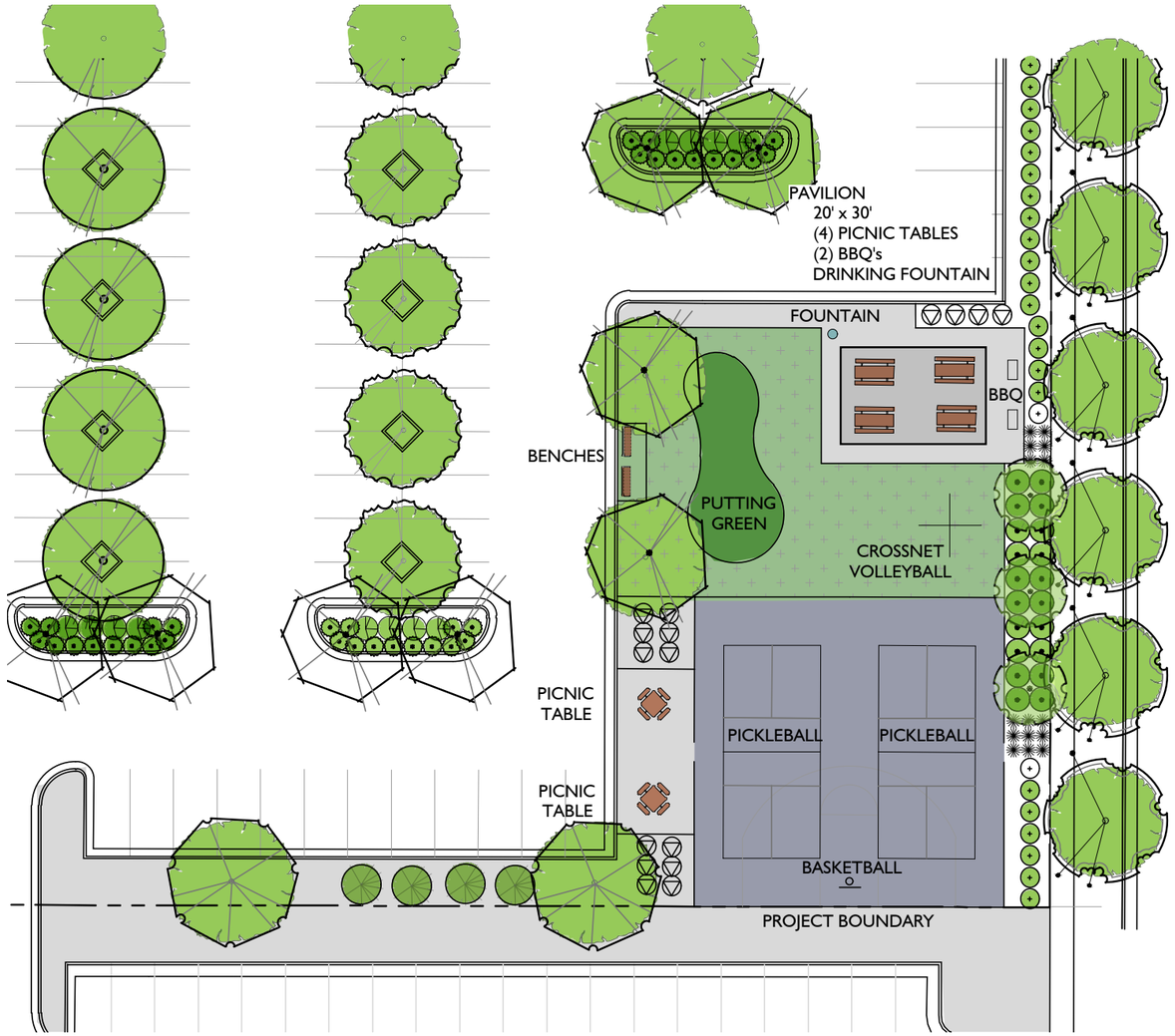




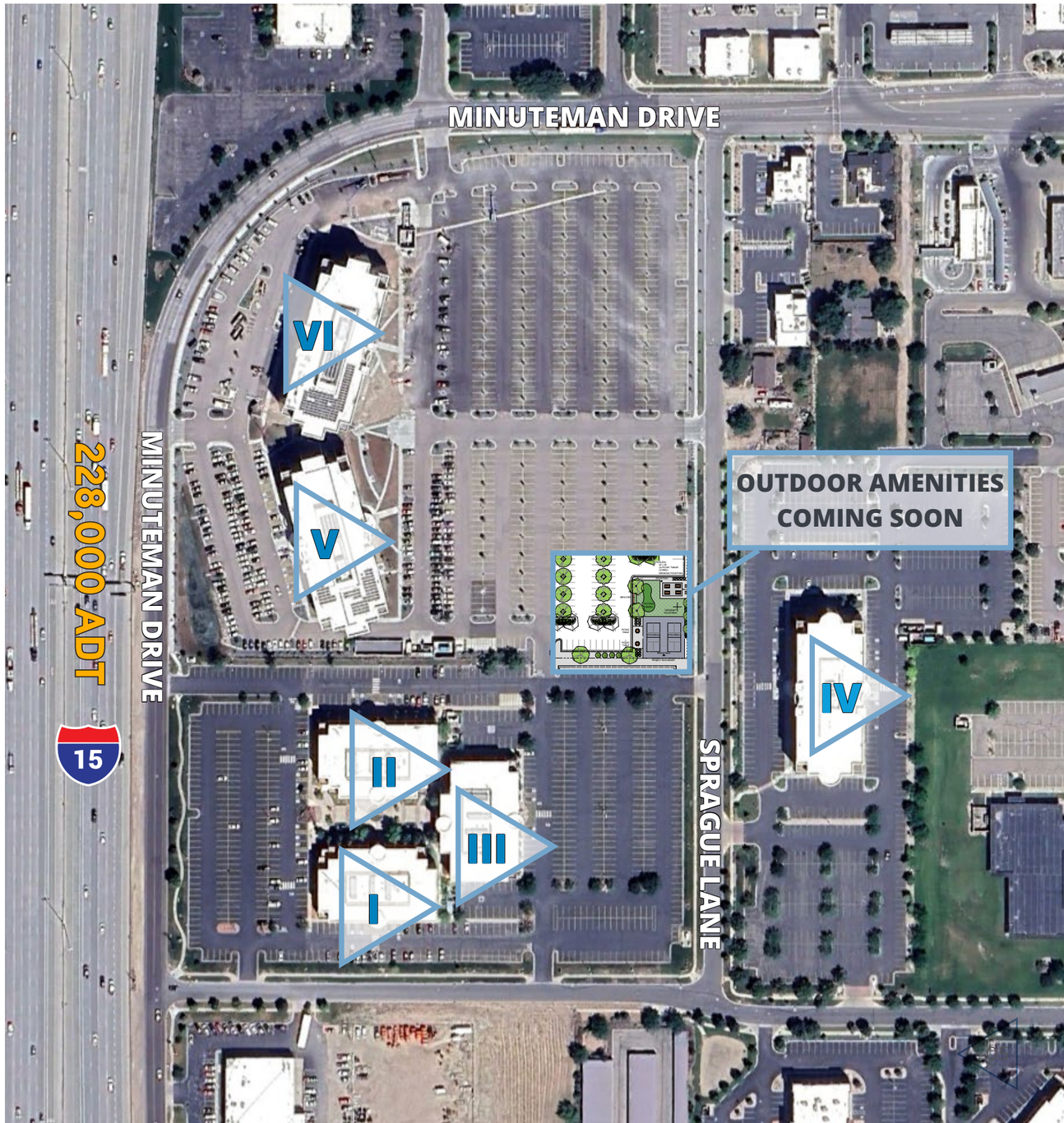


AMENITIES

New amenities coming soon..



MINUTEMAN OFFICE PLAZA



BUILDING II

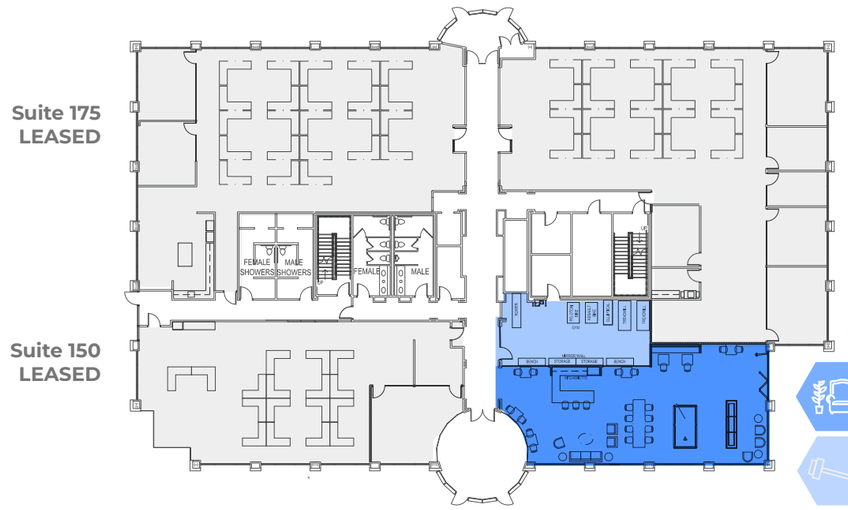
13947 S Minuteman Drive
Draper, Utah 84020

- Space available:
  - Suite 250: 9,813 Sq. Ft.
- Lease rate: $27.50 Per Sq. Ft. / Full Service
- Furniture available for a plug and play option
- 4/1,000 parking ratio
- Multiple fiber providers
- 3 story building
- Backup power generation
- Panoramic view of the mountains
- Secure bike lockers
- Gym and Tenant Amenity Lounge
- Excellent freeway visibility with over 228,000 vehicles per day
- Close proximity to multiple amenities and retail services within Bangerter Crossing Retail Center

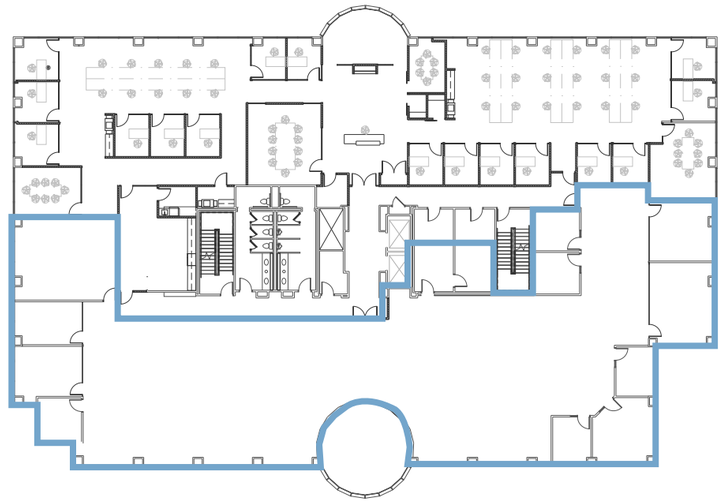




1ST FLOOR - AMENITIES



2ND FLOOR

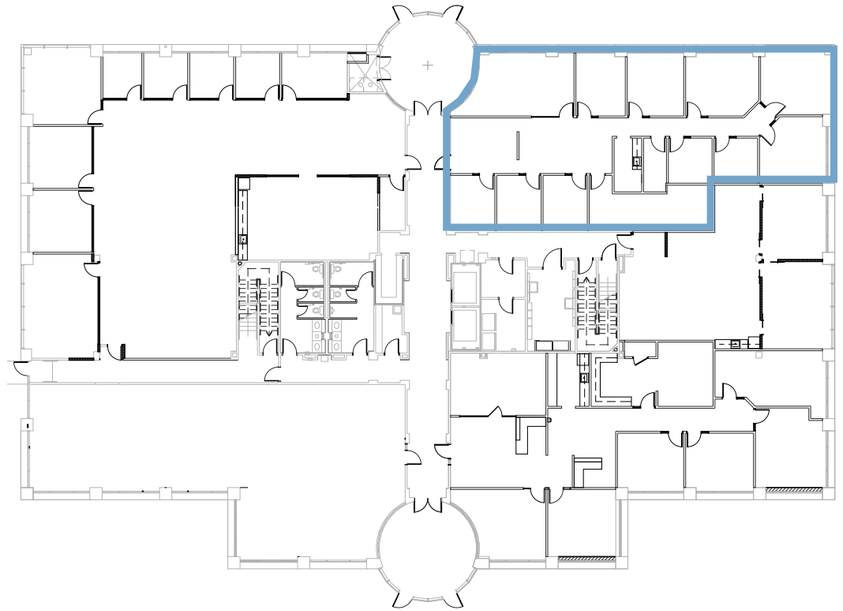


BUILDING III

13961 S Minuteman Drive
Draper, Utah 84020

- Space available:
  - Suite 101: 3,475 Sq. Ft.
- Lease rate: $27.50 Per Sq. Ft. / Full Service
- 4/1,000 parking ratio
- Multiple fiber providers
- 3 story building
- Backup power generation
- Panoramic view of the mountains
- Secure bike lockers
- Excellent freeway visibility with over 228,000 vehicles per day
- Close proximity to multiple amenities and retail services within Bangerter Crossing Retail Center

1ST FLOOR



Suite 101
3,475 RSF





MINUTEMAN PLAZA

Minuteman Office Plaza offers over 530,000 square feet of high quality office space within six buildings under the same ownership. The project is ideally located at the Point of the Mountain, offering a truly strategic location with unmatched access to both Salt Lake and Utah County.

Positioned with immediate freeway access and panoramic mountain and valley views, Minuteman Plaza presents a superior location for companies to recruit and retain key employees from multiple demographic areas.



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
PLURALSIGHT
1800contacts
Microsoft
XACTWARE
Verisk
ServiceTitan

AMENITIES

HOTELS

1. TownePlace Suites
2. Fairfield Inn by Marriott

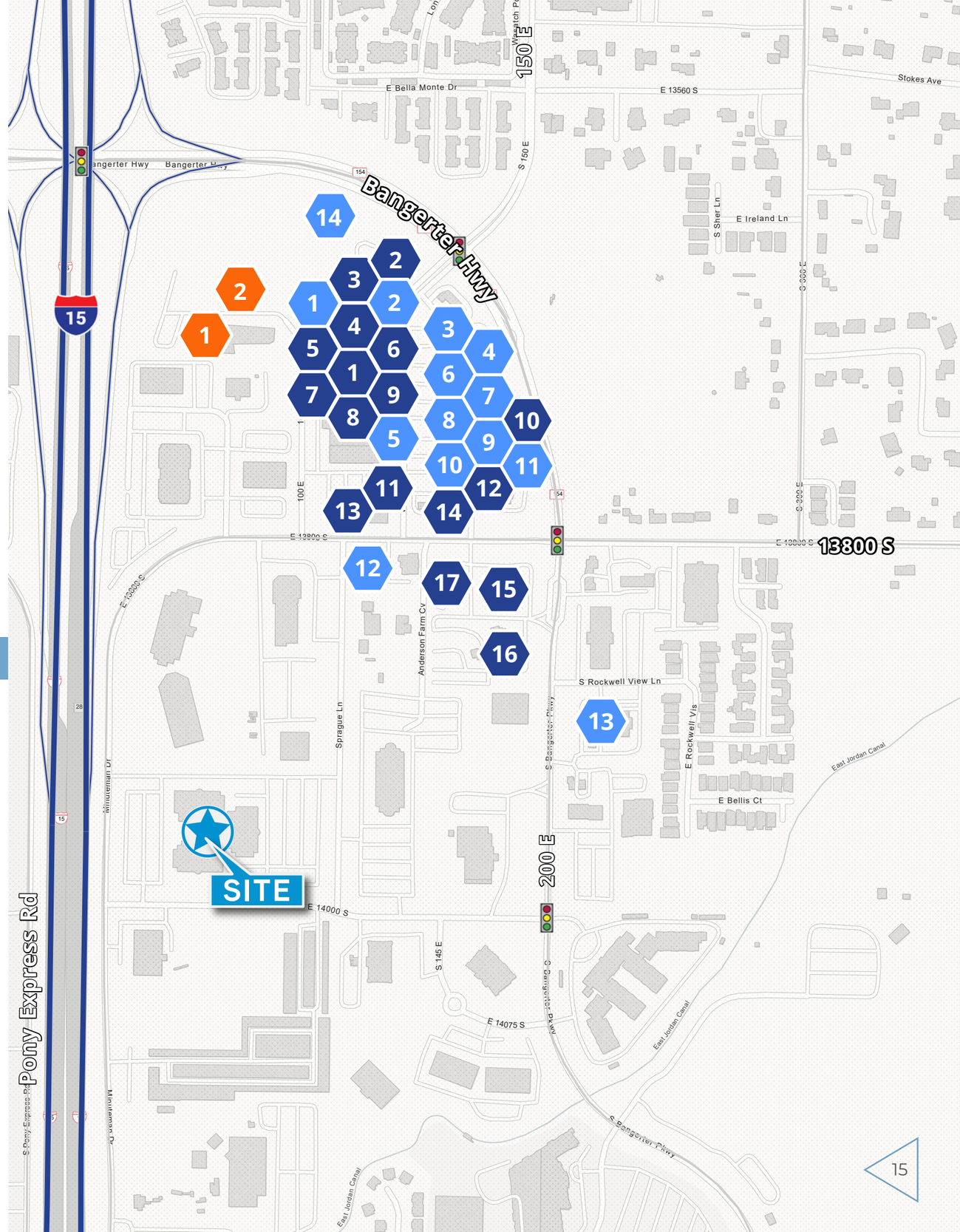
RESTAURANTS

1. NY Pizza Patrol
2. Ivie Juice Bar
3. Wendy's
4. Beans & Brews
5. Water Moon Asian Fusion Restaurant
6. Subway
7. Mo' Bettahs
8. Little Caesars Pizza
9. Kneaders
10. Jurassic Tacos Draper
11. Bigeye Poke Grill Draper
12. La Barba Coffee
13. Jimmy Johns
14. Chick-Fil-A

SERVICES

1. Harmons Grocery Store
2. Chase Bank
3. Pretty Lash
4. The UPS Store
5. Galaxy Nails & Spa
6. Trailside Dry Cleaning
7. Great Clips
8. Drift Reflexology
9. Edward Jones Investments
10. Neibaur Orthodontics
11. AMYS Martial Arts
12. Cyprus Credit Union
13. Orangetheory Fitness
14. Pro Do
15. Walgreens
16. America First Credit Union
17. Quick Quack Car Wash

BANGERTER CROSSING RETAIL



Brandon Fugal
+1 801 947 8300
brandon.fugal@colliers.com

Josh Smith
+1 801 947 8300
josh.smith@colliers.com



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Colliers
6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com