MINUTEMAN OFFICE PLAZA 4

SUBLEASE



REDUCED LEASE RATE

13937 S SPRAGUE LANE | DRAPER, UTAH 84020

Colliers

MINUTEMAN OFFICE PLAZA 4

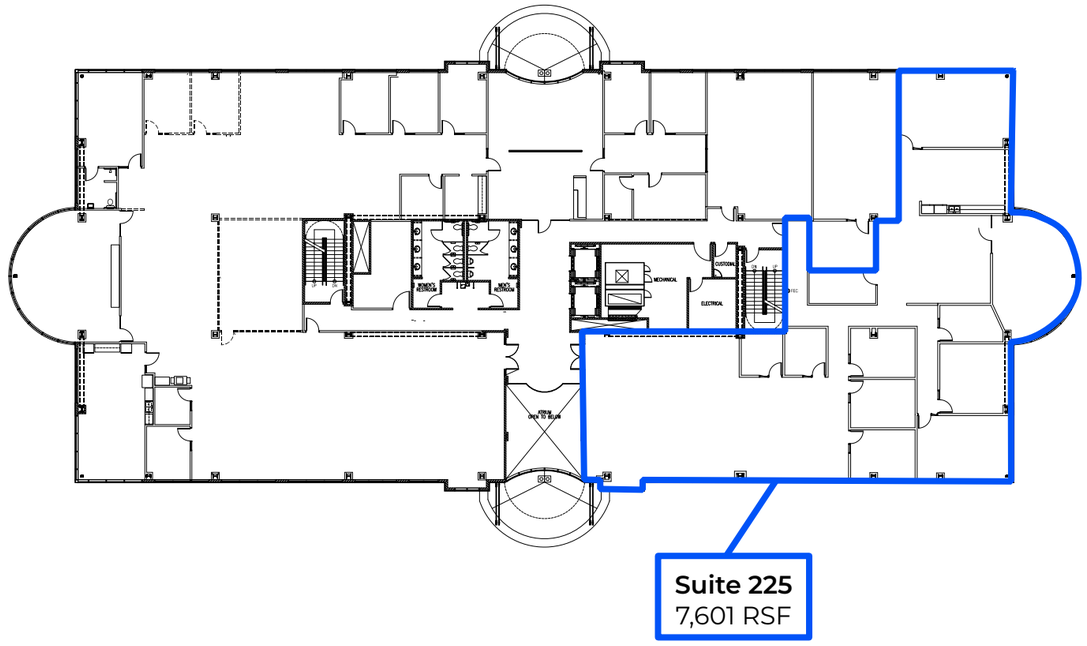
- Total Available: 7,601 Square Feet
- Lease Rate: $21.00 / Sq. Ft. Full Service
- Lease End Date: 4/30/2028
- Fully Furnished



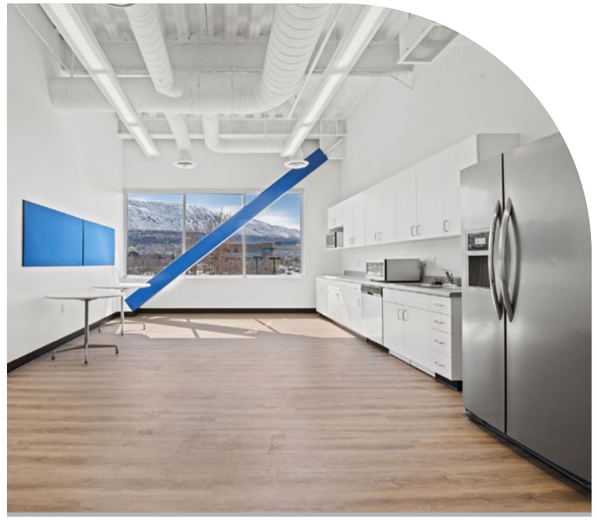
Fully Furnished Plug & Play Space

- Multiple fiber providers
- Shower & locker facility on site
- Lounge/gym coming soon
- 4/1,000 parking ratio
- Close proximity to multiple amenities and retail services
- State of the art mechanical systems
- Certified LEED Silver
- Energy Star Certified
- Central to I-15 Interchange and Bangerter Highway
- Ideal Draper location

SECOND FLOOR PLAN

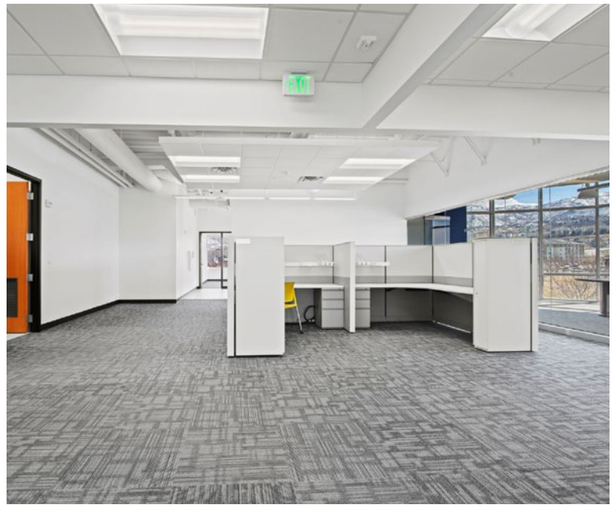


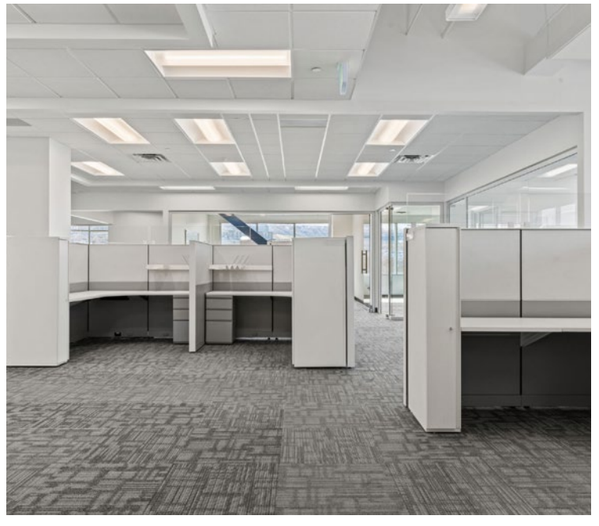














AMENITIES

HOTELS

1. TownePlace Suites
2. Fairfield Inn by Marriott

RESTAURANTS

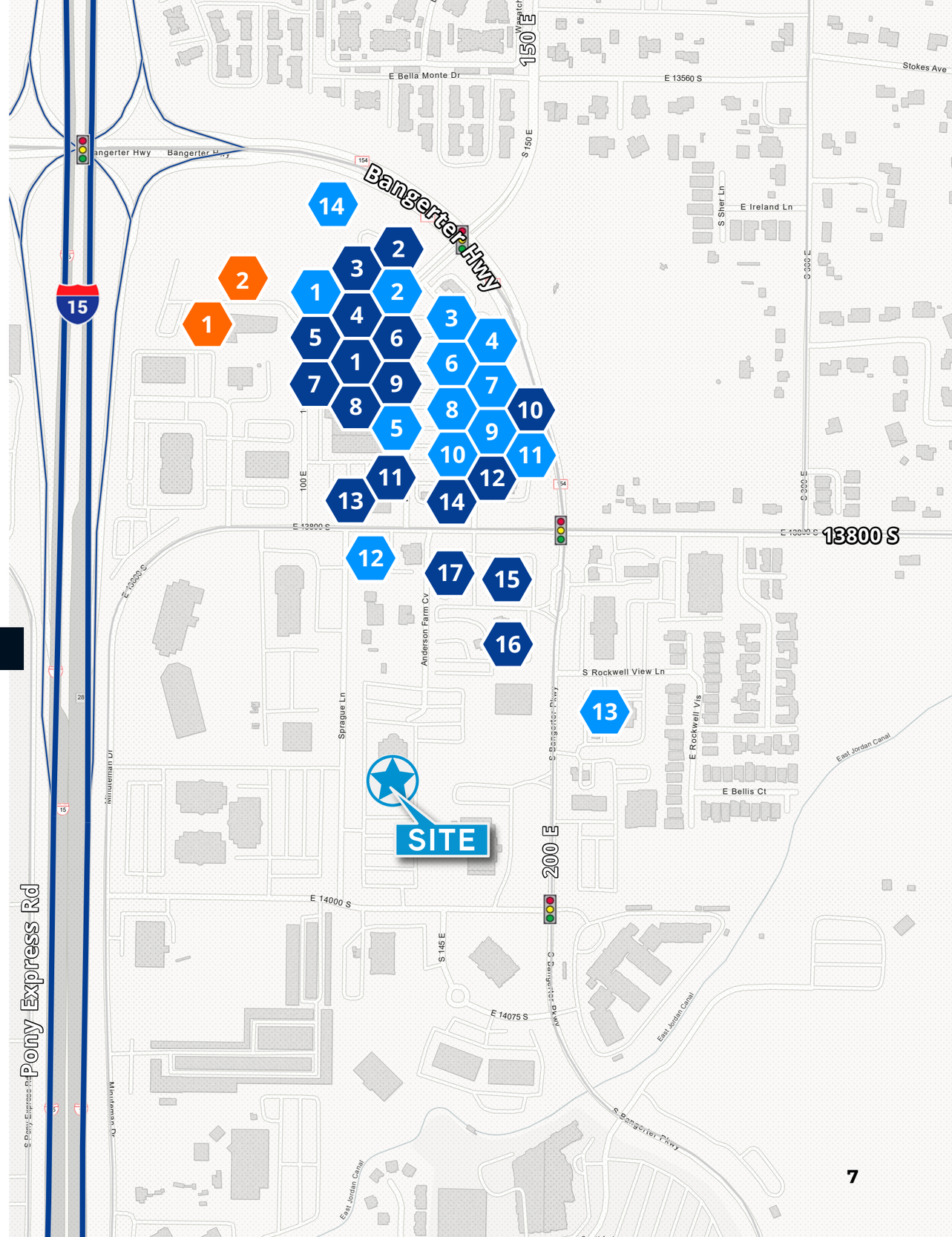
1. NY Pizza Patrol
2. Ivie Juice Bar
3. Wendy's
4. Beans & Brews
5. Water Moon Asian Fusion Restaurant
6. Subway
7. Mo' Bettahs
8. Little Caesars Pizza
9. Kneaders
10. Jurassic Tacos Draper
11. Bigeye Poke Grill Draper
12. La Barba Coffee
13. Jimmy Johns
14. Chick-Fil-A

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





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