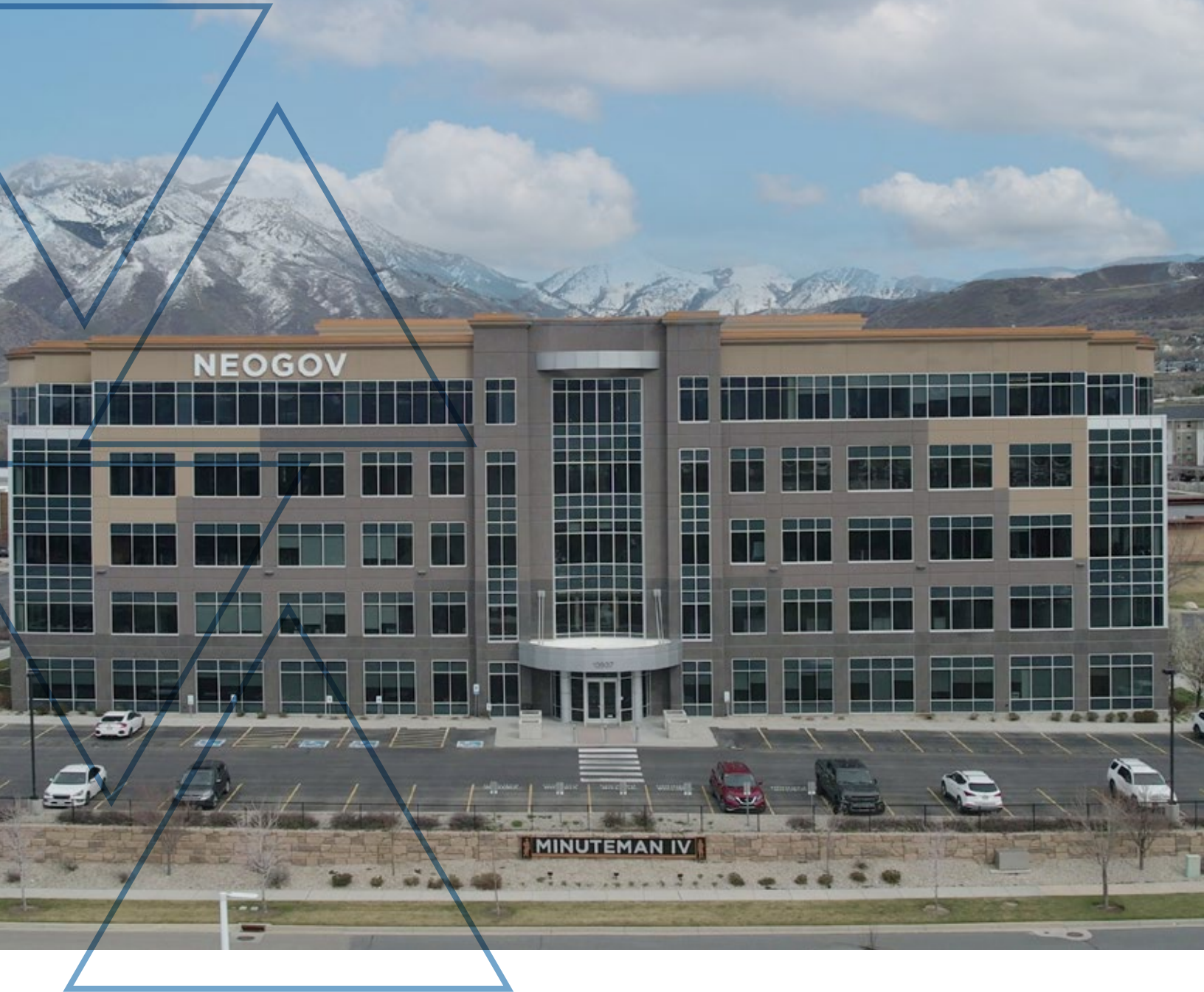


MINUTEMAN OFFICE PLAZA IV

13937 S SPRAGUE LANE | DRAPER, UTAH 84020



Colliers



110,646
SQUARE FOOT
5 STORY
BUILDING

Class A
Office

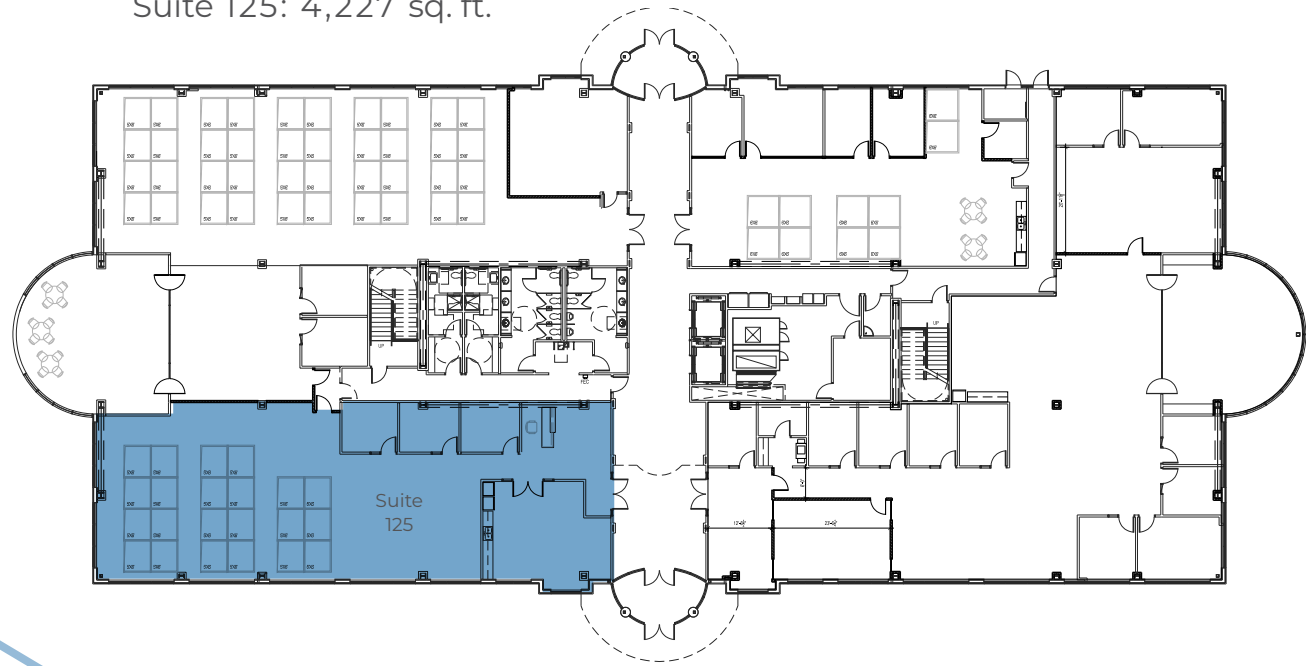


MINUTEMAN OFFICE PLAZA IV

- ▶ Lease Rate: \$27.50 – \$29.50 Per Sq. Ft. / Full Service
- ▶ Available space:
 - ▶ Suite 125: 4,227 square feet
 - ▶ Suite 300: 22,902 square feet
- ▶ Furniture available
- ▶ 5/1,000 parking ratio
- ▶ Multiple fiber providers
- ▶ Shower & locker facility on site
- ▶ Lounge/gym coming soon
- ▶ 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
- ▶ Excellent freeway visibility with over 228,000 vehicles per day
- ▶ Close proximity to multiple amenities and retail services within Bangerter Crossing Retail Center

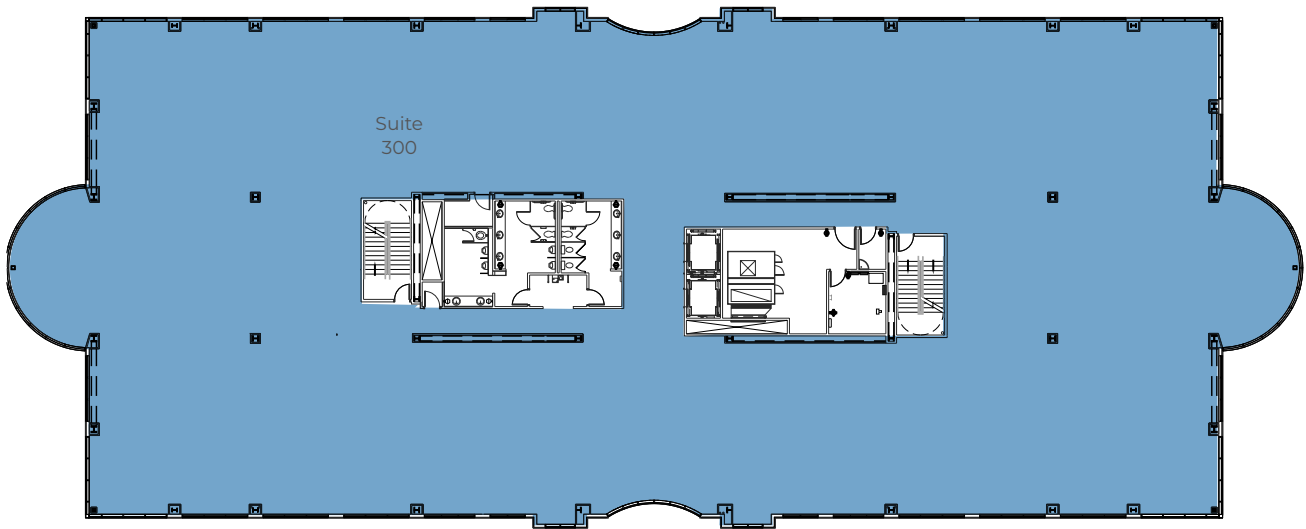
FLOOR 1

Availability:
Suite 125: 4,227 sq. ft.



FLOOR 3

Availability:
Suite 300: 22,902 sq. ft.



3RD FLOOR



DESIGN YOUR OWN SPACE
TO FIT YOUR BUSINESS NEEDS

MINUTEMAN PLAZA

Minuteman Office Plaza offers over 575,000 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.

SPRAGUE DRIVE

MINUTEMAN DRIVE



228,000 ADT

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



AMENITIES

HOTELS

1. TownePlace Suites

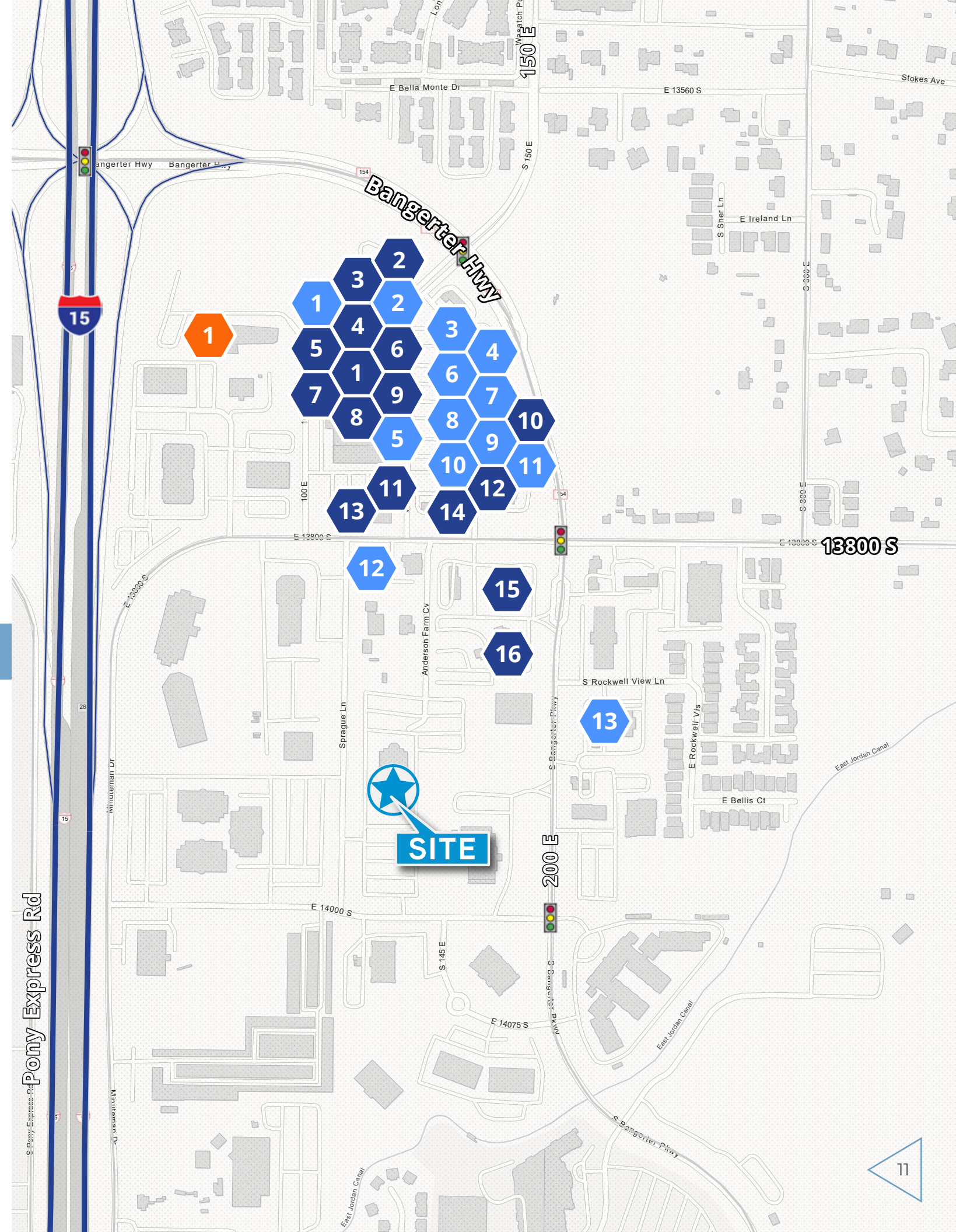
RESTAURANTS

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

SERVICES

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

BANGERTE CROSSING RETAIL



Brandon Fugal

+1 801 947 8300

brandon.fugal@colliers.com

Josh Smith

+1 801 947 8300

josh.smith@colliers.com

Angela Kroneberger

+1 801 947 8300

angela.kroneberger@colliers.com

Colliers



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved.

Colliers

6440 S. Millrock Dr., Suite 500

Salt Lake City, UT 84121

Main: +1 801 947 8300

colliers.com