

THE EXCHANGE @140TH



Draper, UTAH





THE EXCHANGE @ 140TH

Located in the heart of Draper's prestigious submarket, The Exchange is a premier office complex designed to inspire creativity and drive productivity. This multi-building development spans 178,000 square feet of modern office space, featuring distinctive brick, stone, and copper architecture, along with expansive windows that frame breathtaking views.

Tenants benefit from top-tier amenities, ample surface parking, and a collaborative atmosphere that fosters innovation. Whether you're looking for a dynamic workspace to scale your business or the perfect setting to bring your vision to life, The Exchange provides the ideal foundation for success.



178,000
SQUARE FEET
OFFICE SPACE



CENTRAL
WASATCH FRONT LOCATION
ACCESS TO LABOR POOLS FROM
TWO METRO AREAS



UNOBSTRUCTED
PANORAMIC
MOUNTAIN VIEWS



DIRECT ACCESS
TO I-15 INTERCHANGE AND
BANGERTE HIGHWAY

EXCHANGE E:

- ▶ Total available: 2,524 - 19,938 square feet

THE EXCHANGE:

- ▶ Lease rate: \$28.00-\$29.00 per sq. ft. / full service
- ▶ Enhanced employee recruitment and retention
- ▶ Excellent parking (4/1,000 ratio)
- ▶ Fiber optic connectivity
- ▶ Generous tenant improvement allowance
- ▶ Situated within the designated trade area of the top five cities for population growth in the United States.
- ▶ Close proximity to multiple amenities and retail services within Bangerter Crossing Retail Center

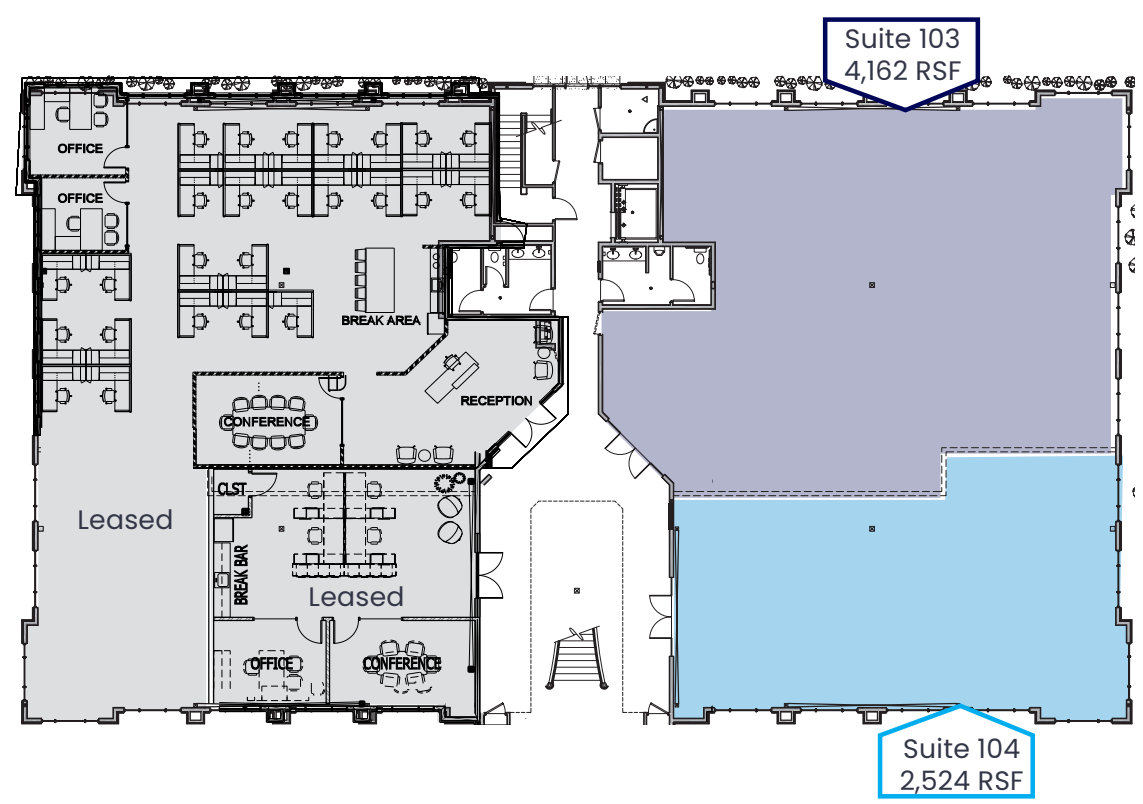




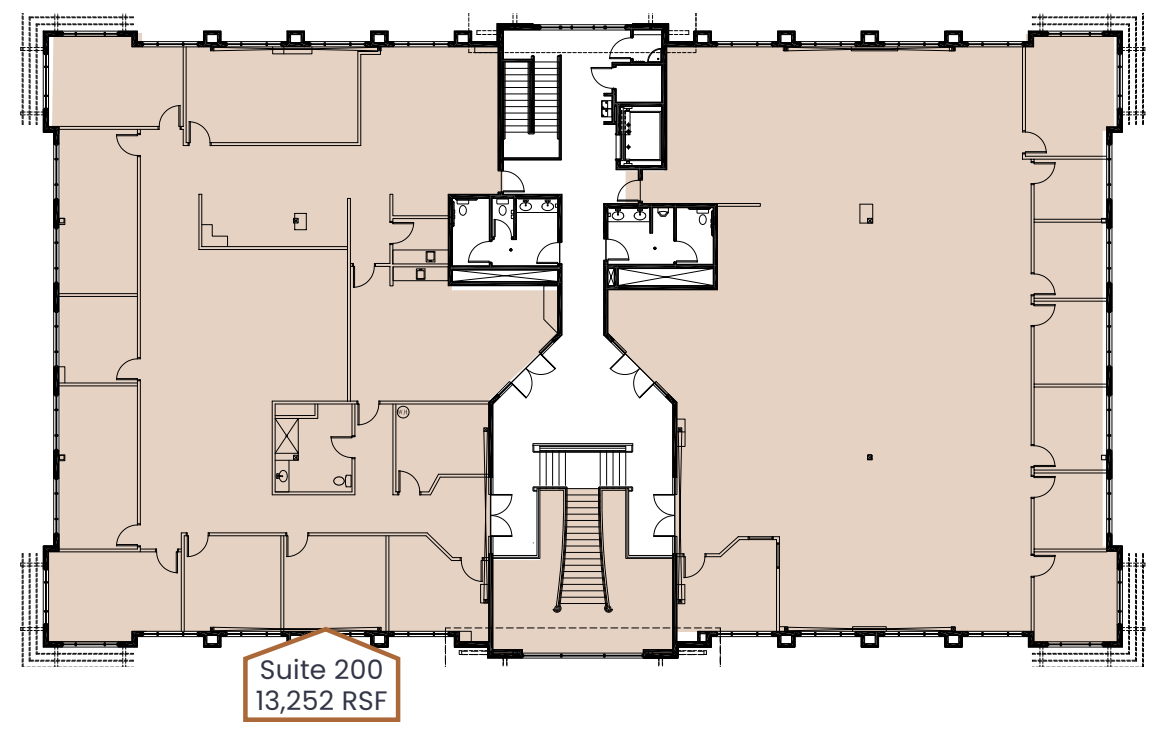
Building E
172 E 14075 S, Draper, UT



1st Floor - 6,686 RSF
(proposed layout)



2nd Floor - 13,252 RSF



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

Amenities:

HOTELS

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

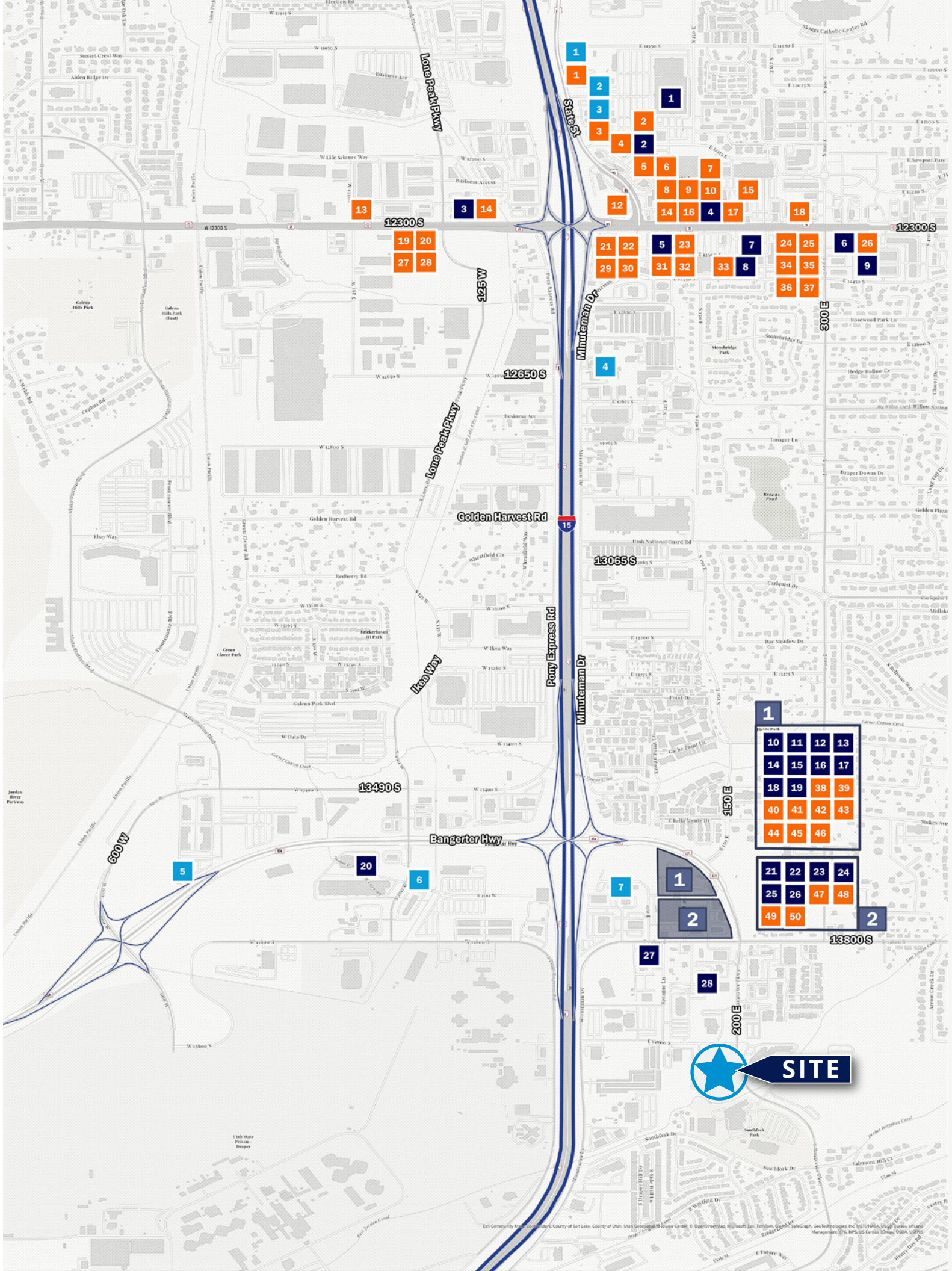
RESTAURANTS

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. Chick Fil a
48. Jurassic Tacos
49. Bigeye Poke Grill
50. Kneaders
51. Mo Bettahs
52. Crispy Cone

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. Drift Reflexology
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





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