

136 CENTER

BUILDING 3

NEW TROPHY OFFICE DEVELOPMENT

13697 South 200 West| Draper, Utah 84020

Colliers ARDEN GROUP VESTA REALTY PARTNERS



136 CENTER
BUILDING 3

136 Center is ideally situated in the heart of Draper. This central location is oriented on the border of Salt Lake and Utah Counties - providing access to recruit and retain talent from the entire Wasatch Front. The striking 6 story, Class A office destination combines modern architecture and sophistication matched with the finest Class A finishes in the market.

- Available: 180,000 square feet
- Lease rate available upon request
- Generous tenant improvement allowance
- Fitness Center with shower/locker facilities
- Pickleball and covered dining
- Parking: 5/1,000 - Including EV charging stations
- I-15 visible crown signage potential
- Floor-to-Ceiling glass with incredible valley views
- Hotel service located on-site
- Walking access to food and service offerings

FEATURED TENANTS AT 136 CENTER

Dealertrack by Cox Automotive

bill.com

Summit | Sotheby's INTERNATIONAL REALTY

STUDIO McGEE

136 CENTER SITE PLAN

KEY NOTES

1. 136 CENTER BUILDING III
2. EXISTING 6-STORY OFFICE BUILDING
3. PARKING STRUCTURE - 1,052 STALLS
4. PICKLEBALL AND COVERED DINING
5. COVERED WALKWAY

BUILDING 3 FEATURES

6-STORIES

180,000 SF GROSS

15’ FLOOR TO FLOOR 1ST

14’ FLOOR TO FLOOR 2-6

EXTERIOR AMENITIES

IMMEDIATE FREEWAY ACCESS

PARKING AT 4.5 STALLS / 1000 SF



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.com · ebay · pattern · acima · Dealertrack · PROPAY · MX · Young Living Essential Oils · TESLA · workfront · Podium · clearlink · ROUTE · weave · dōTERRA · LifeVantage · proofpoint · PLURALSIGHT · proofpoint · 1800contacts · entrata · Microsoft · XACTWARE · Verisk · ServiceTitan

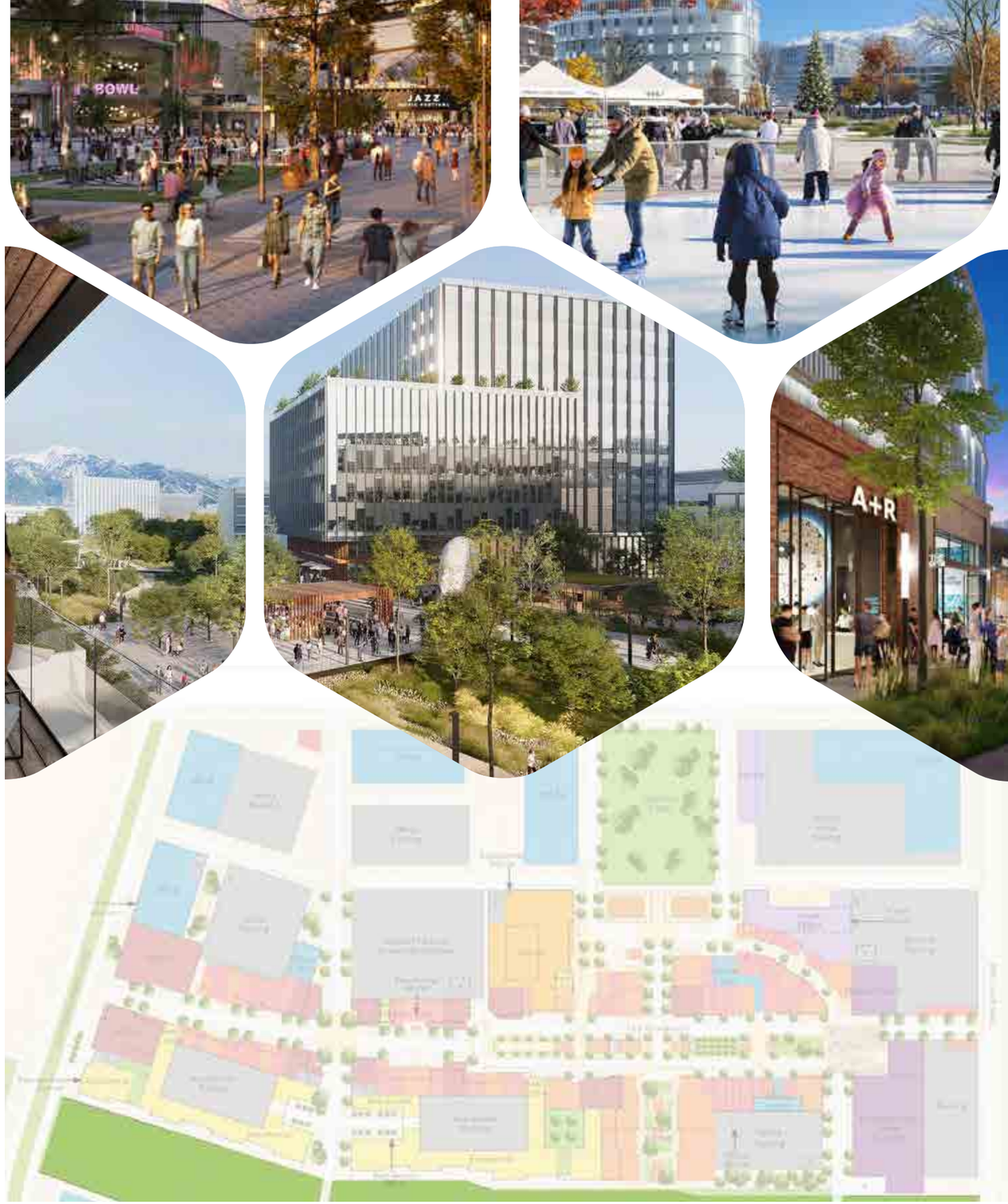
The POINT

UTAH'S INNOVATION COMMUNITY

Widely recognized as one of the most important economic opportunities in state history, The Point consists of 600 acres of state-owned land that will be built into Utah's Innovation Community. The new community will foster innovation and technological advancement, provide parks and open space, support economic growth and enhance Utahns' quality of life.

The first phase of development will serve as a catalyst for the site. Located at the heart of the site, it is reflective of Utahns' vision. It includes a pedestrian-priority area, a Central Park, regional trail connections, transit-oriented development, a balanced mix of jobs, housing, retail, shopping, entertainment, and so much more.





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

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

HOTELS

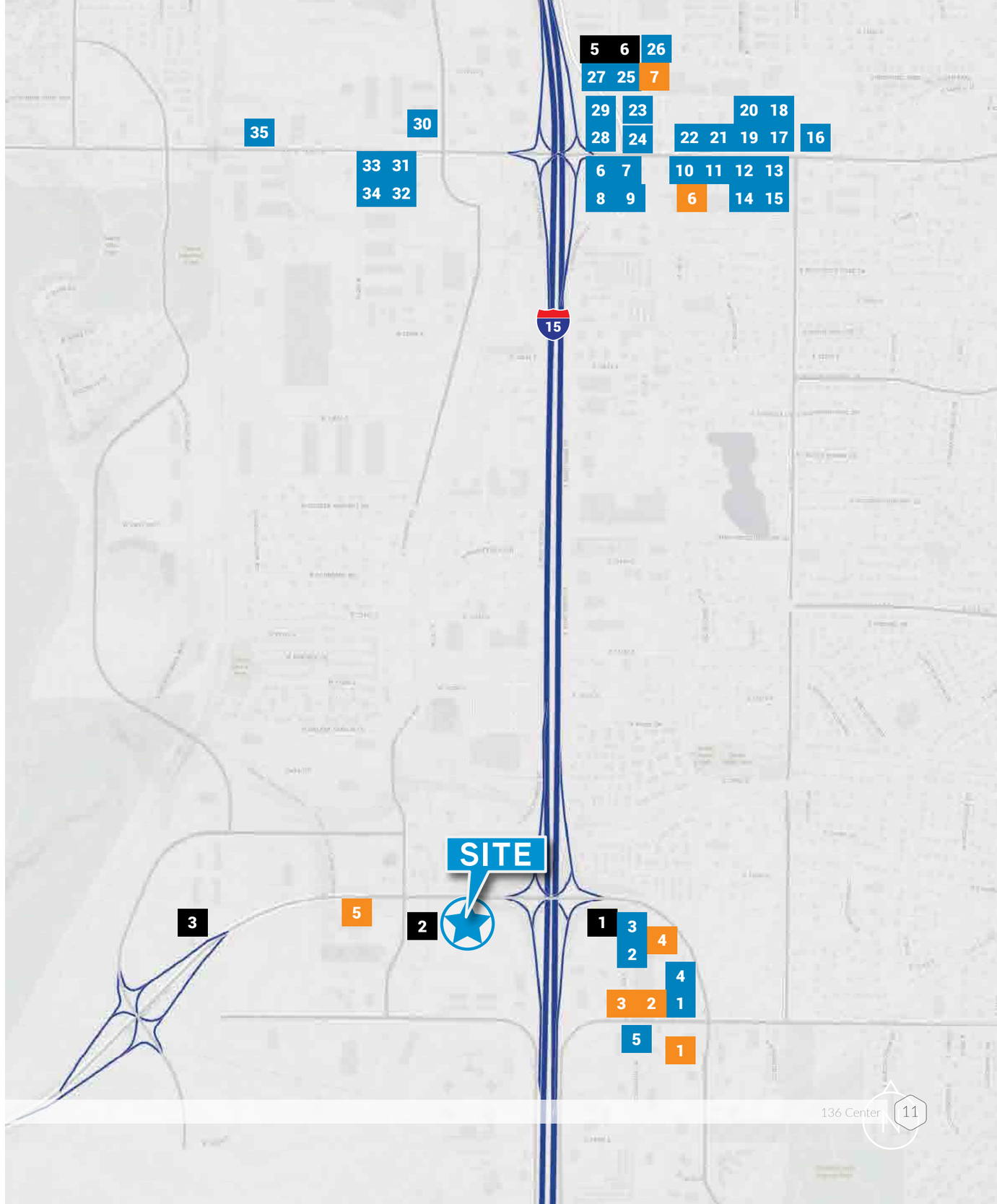
1. TownPlace Suites
2. Hampton Inn
3. Homewood Suites
4. Ramada by Wyndham
5. Fairfield Inn
6. Springhill Suites

POINT OF THE MOUNTAIN
5 MINUTES

DOWNTOWN SLC
30 MINUTES

UNIVERSITY OF UTAH & UTAH VALLEY UNIVERSITY
30 MINUTES

INTERNATIONAL AIRPORT
30 MINUTES





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