

SUBLEASE

IRVINE OFFICE PARK

344 WEST 13800 SOUTH
DRAPER | UT

PARTIAL GROUND FLOOR,
STATEMENT SPACE

NOW AVAILABLE FOR SUBLEASE

NEWMARK

 MOUNTAIN WEST

LEVEL UP
TO THE FINEST WORKSPACE
IN SILICON SLOPES

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SUBLEASE HIGHLIGHTS



Partial Ground Floor

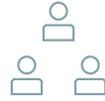
AVAILABLE



9,970 SF

SPACE SIZE

+ bonus outdoor patio



Available Now

AVAILABILITY



Through 7/31/2028

TERM

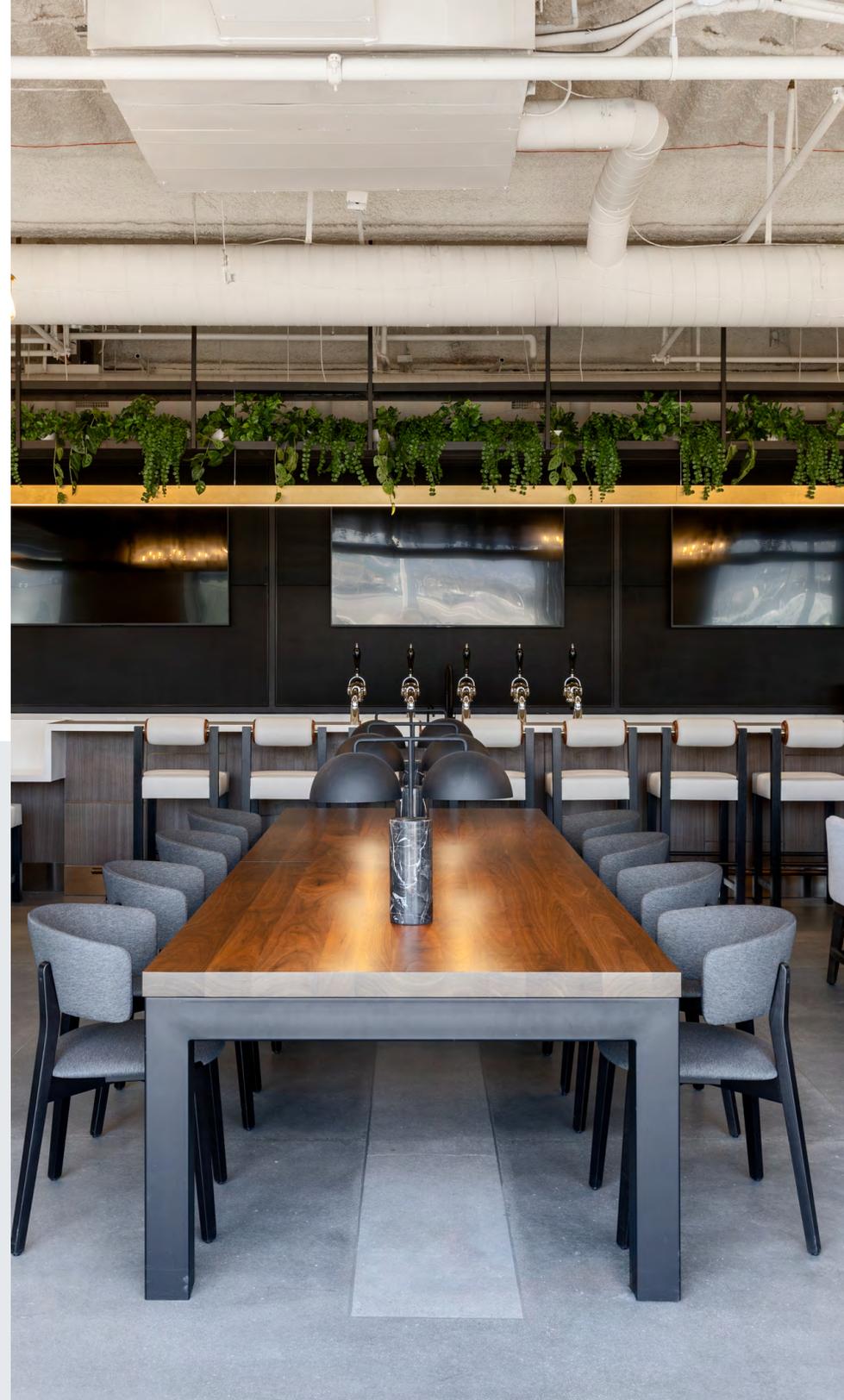


\$26.00/RSF/Year FS

ASKING RATE

Space Highlights

- Statement Space: Newly built, high-end, hospitality-inspired corporate training and event space
- Move in Ready: Fully furnished, equipped, and wired
- Ideally configured to support tech and professional services hybrid drop-in work, all-hands events, and recruiting activities
- Mountain views
- Large ground-floor exclusive use outdoor patio
- 5/1,000 SF Parking



BUILDING HIGHLIGHTS

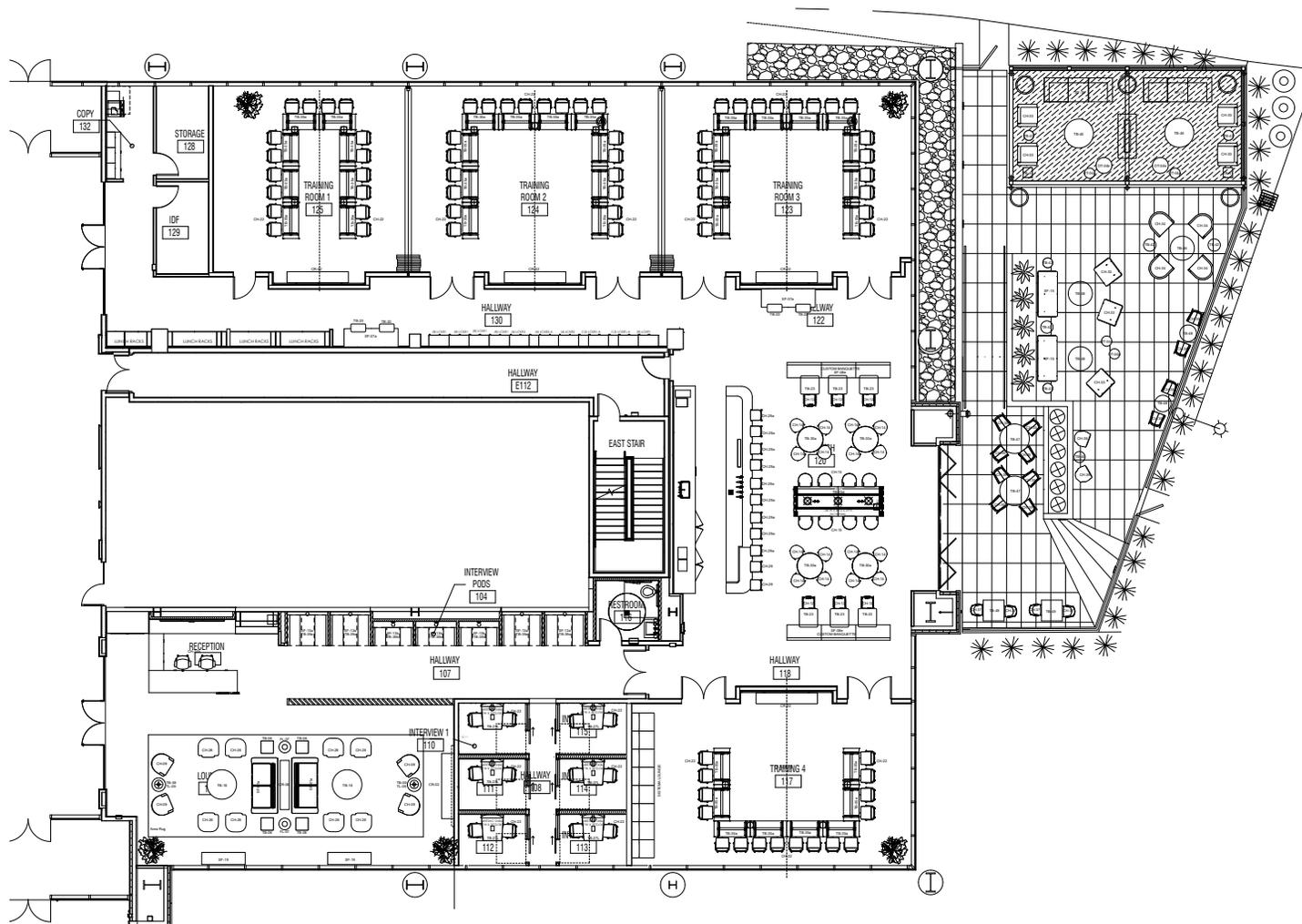
- Irvine Office Park: Newly constructed
- 180,000 SF, 6 story building
- Onsite Amenities:
 - Fitness Center / Showers
 - Outdoor Pickleball Court
 - Dedicated walking/jogging trail
- Unmatched Bangerter Highway visibility and access
- FrontRunner Mass Transit Station nearby
- Amenity rich surrounding area



PARTIAL GROUND FLOOR

9,970 SF

Available Now | Expires 7/31/2028 | \$26.00/RSF/Month Full Service



6

Meeting/Private Office
Conversion Rooms

4

Training Rooms

2

Lounge/Open Work
Areas

7

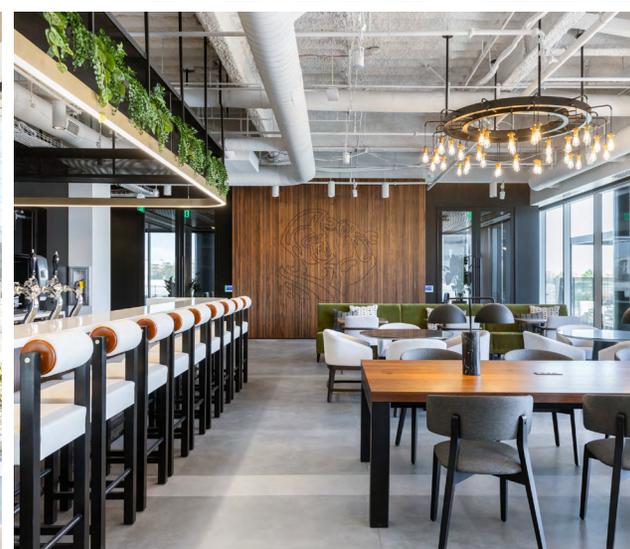
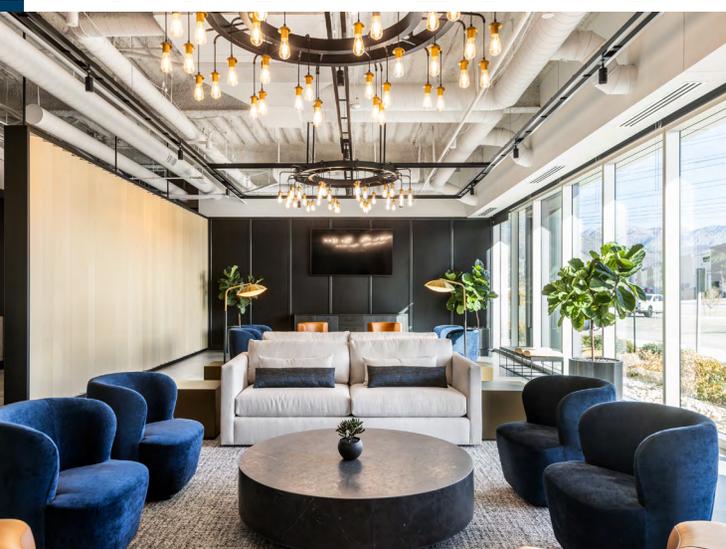
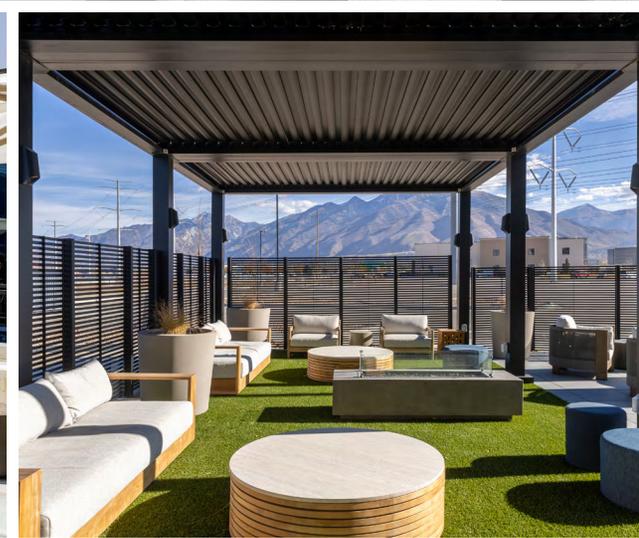
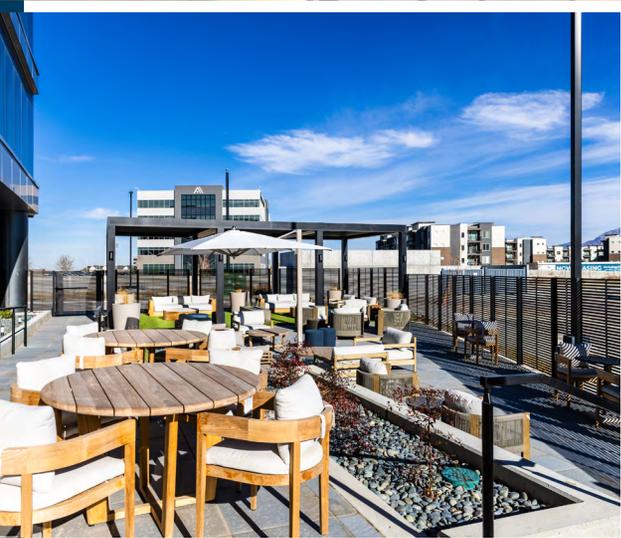
Interview Pods

1

Private Restroom

1

Exclusive Use Outdoor
Patio





- 1 Orangetheory Fitness Draper
- 2 Crossfit OUR
- 3 Aerobacs Gym
- 4 CrossFit Draper
- 5 Balie's Gymnastics
- 6 Homewood Suites by Hilton
- 7 Hampton Inn Draper Salt Lake City
- 8 TownPlace Suites Salt Lake City Draper
- 9 Ramada by Wyndham Draper
- 10 Bigeye Poke & Grill
- 11 NY Pizza Patrol
- 12 Chubby's Cafe
- 13 Water Moon

- 14 Oh Mai Sandwich Kitchen Draper
- 15 Toro Ramen and Sushi
- 16 Ikea Restaurant
- 17 McDonald's
- 18 Kneaders Bakery & Café
- 19 Beans & Brews Coffeehouse
- 20 Maverik
- 21 Bout Time Pub & Grub
- 22 Lile Caesars Pizza
- 23 Jimmy John's
- 24 Subway
- 25 Taco Time
- 26 Riverbend

- 27 Back Porch Grill
- 28 Bridal Closet
- 29 IKEA
- 30 Mattress Firm Draper
- 31 Lotus
- 32 RC Willey
- 33 JellyFish Lighting
- 34 Universal Athletic
- 35 Lashbook Designs
- 36 Ashley Homestore
- 37 Salt City Awards & Apparel
- 38 Furniture Row
- 39 JassaKae

- 40 Stay in Bloom
- 41 South Valley Optical
- 42 Mattress Warehouse
- 43 Living Spaces
- 44 Alice Lane Home collection
- 45 Denver Mattress
- 46 1-2-3 Stitch
- 47 Camping World
- 48 Bullfrog Spas Factory Store
- 49 Walgreens
- 50 The Cents of Style

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