

# 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  
BANGERTEER HIGHWAY

## EXCHANGE E:

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

## EXCHANGE F:

- ▶ Total available: 2,637 - 27,630 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





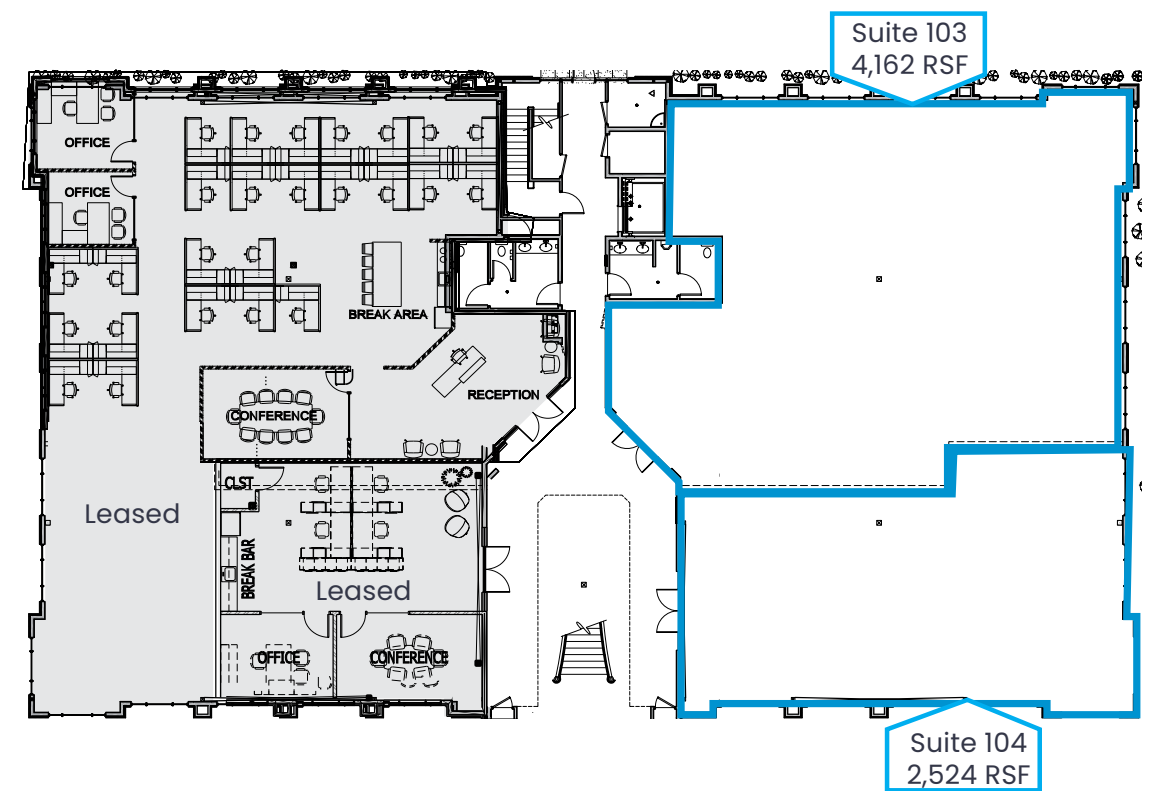


# Building E

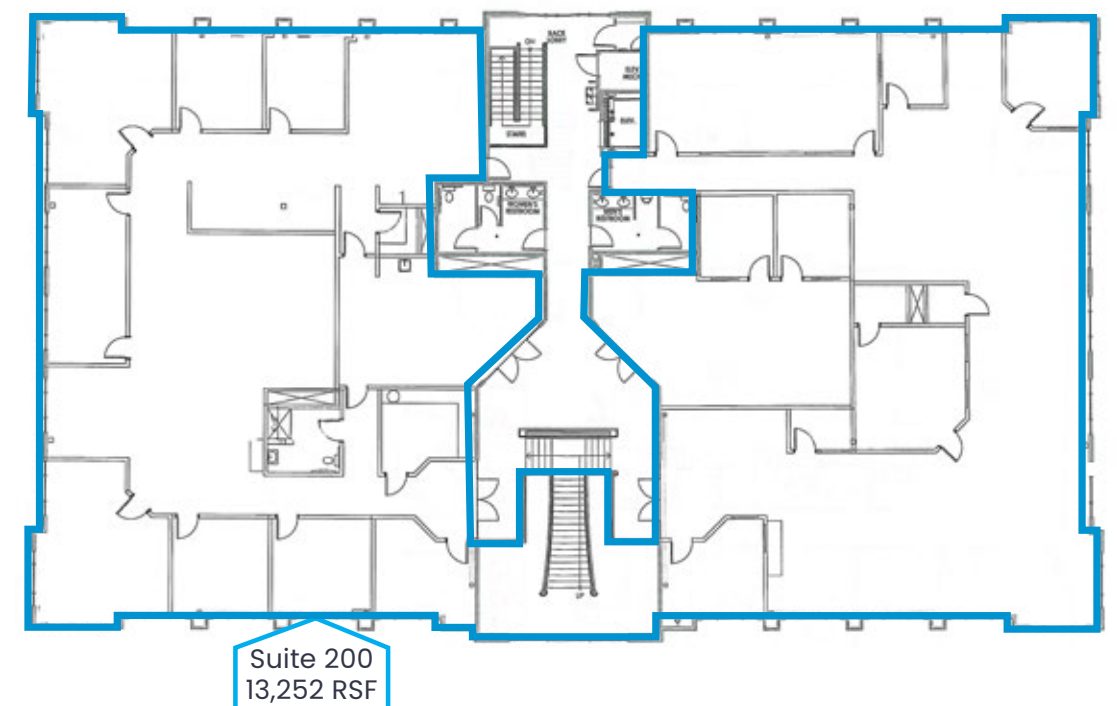
172 E 14075 S, Draper, UT



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



2nd Floor - 13,252 RSF

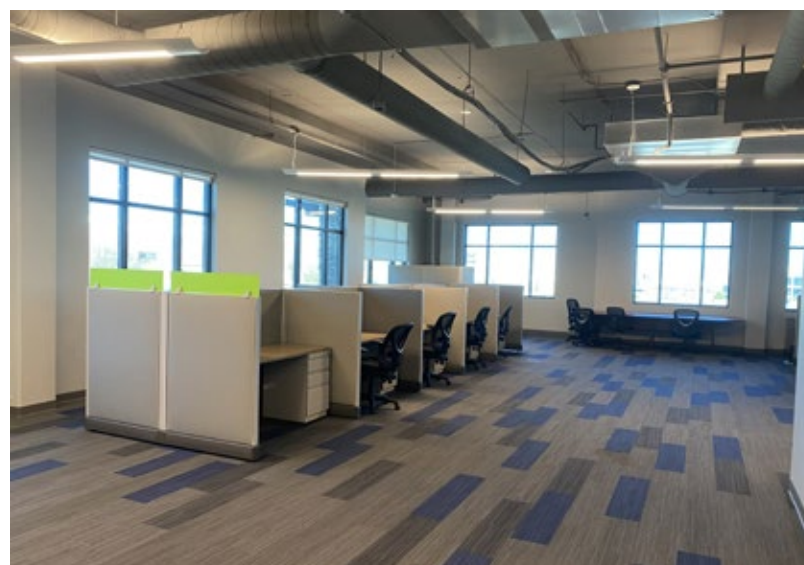




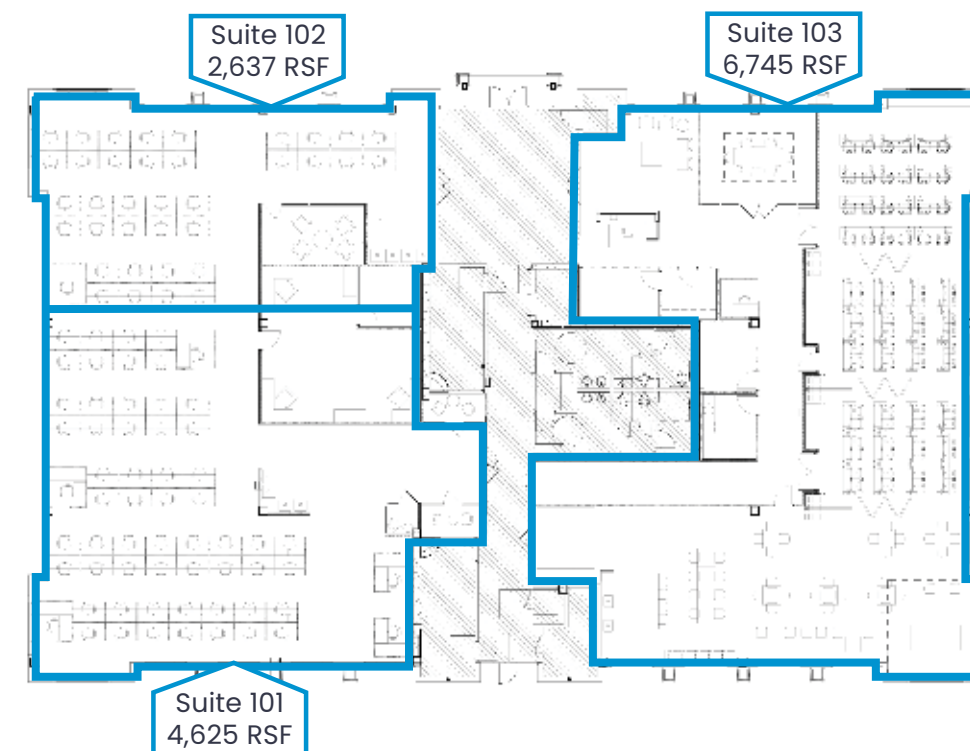


# Building F

132 E 14075 S, Draper, UT



1st Floor - 14,007 RSF  
(demised layout)



2nd Floor - 13,623 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

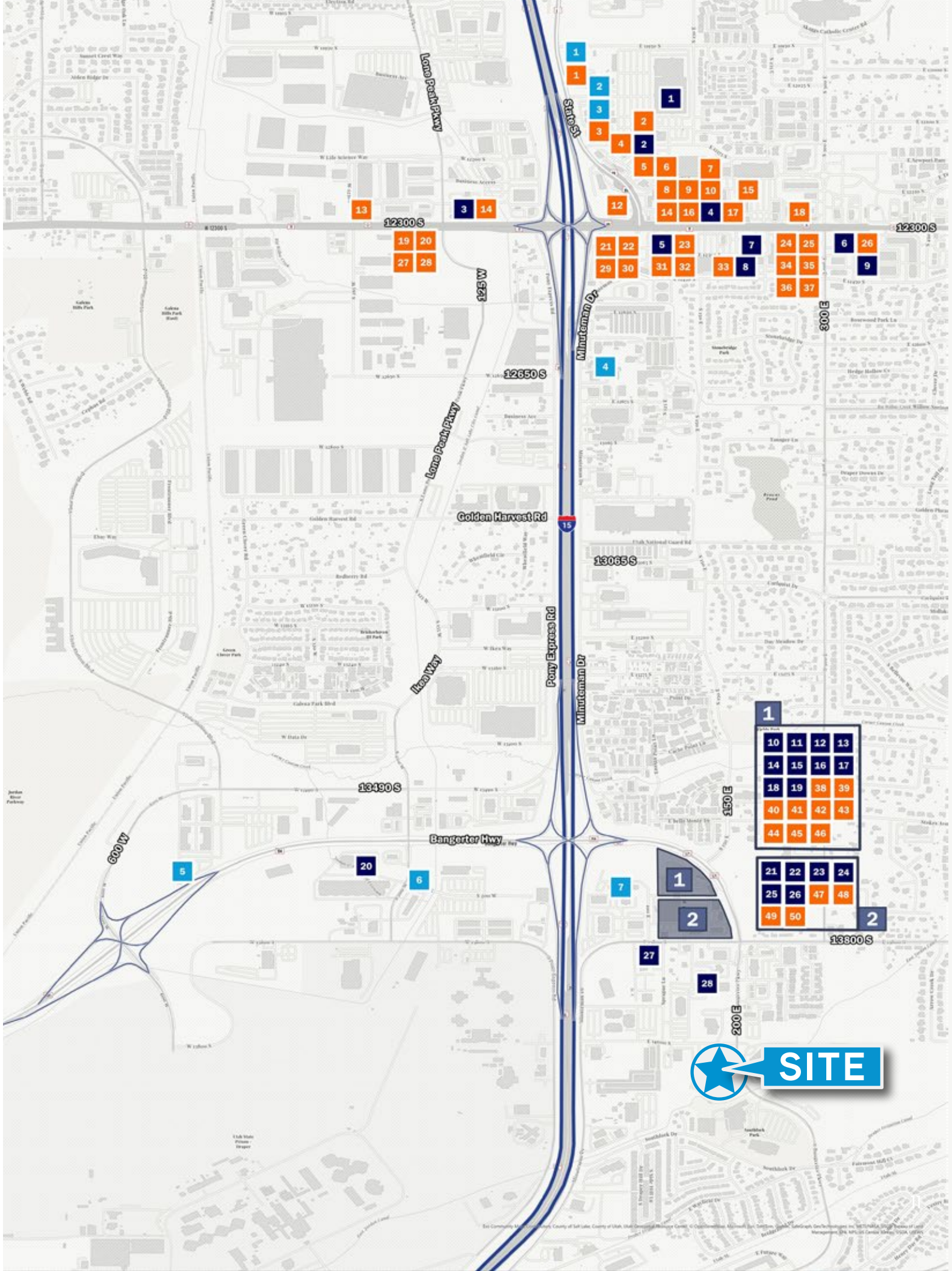
## RESTAURANTS

- 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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