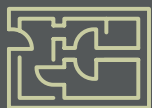


OFFICE SUBLEASE

12388 SOUTH 265 WEST
DRAPER, UT

JUSTIN BAILEY
DIRECTOR
+1 801 303 5493
justin.bailey@cushwake.com



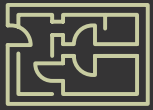
36,934 SF
CAN DEMISE TO 16,100 SF



PLUG & PLAY



HIGH-END FINISHES



36,934 SF
CAN DEMISE TO 16,100 SF



\$26.50 PSF, FULL SERVICE



PLUG-AND-PLAY
WITH FURNITURE



FULL BUILDING
AVAILABLE IMMEDIATELY



STANDALONE
CORPORATE HQ



HIGH-END FINISHES



4.8/1,000 PARKING RATIO



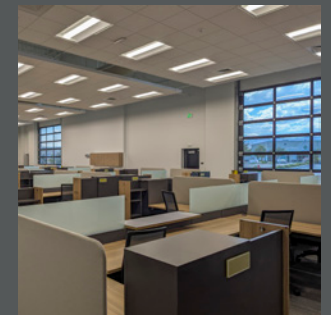
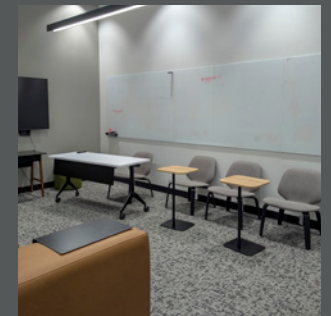
EV CHARGING STATIONS

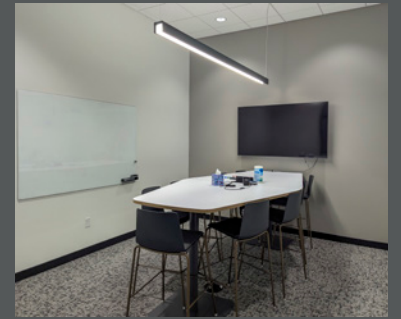


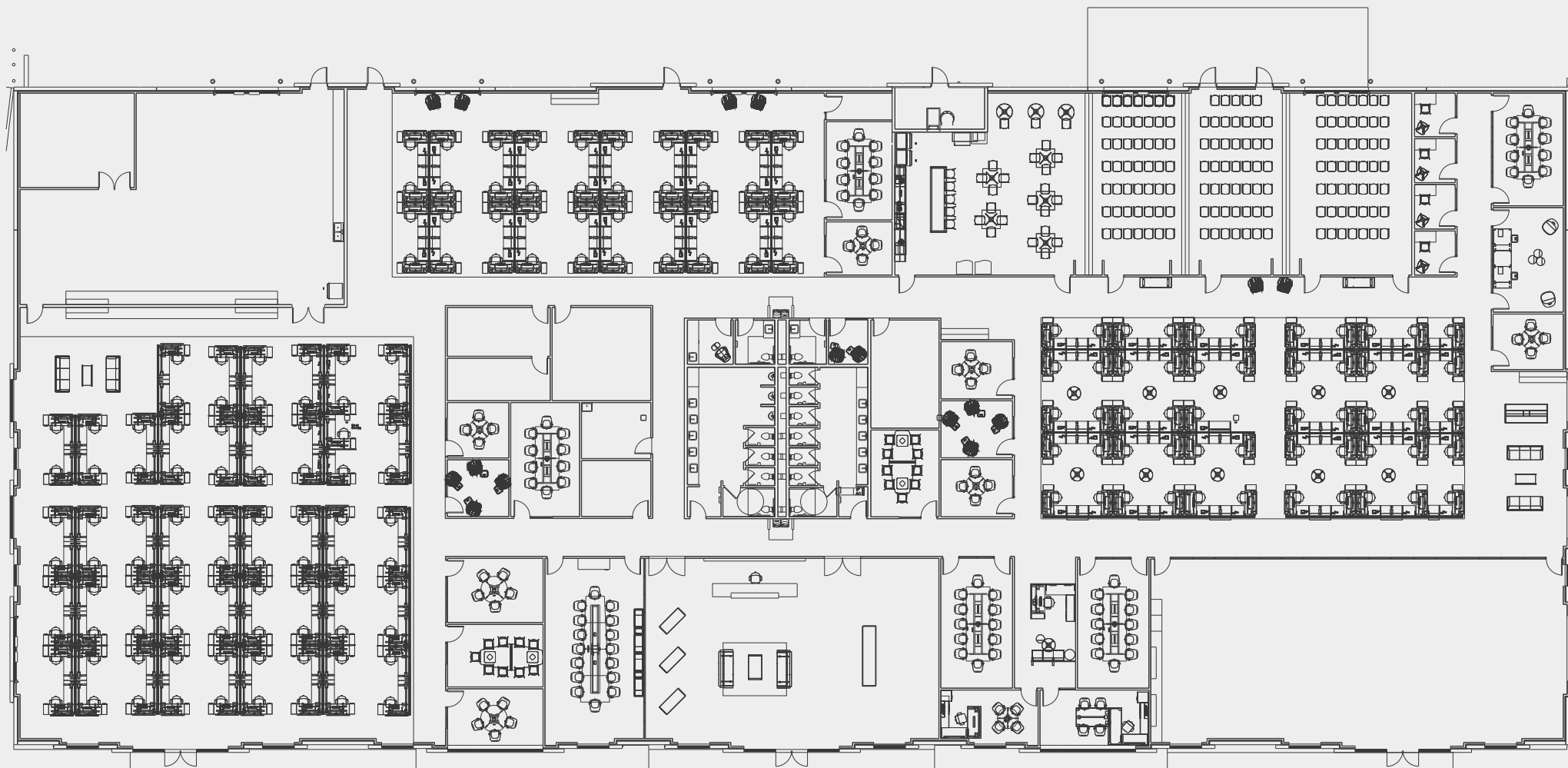
SUBLEASE EXPIRATION
OCTOBER 31, 2032



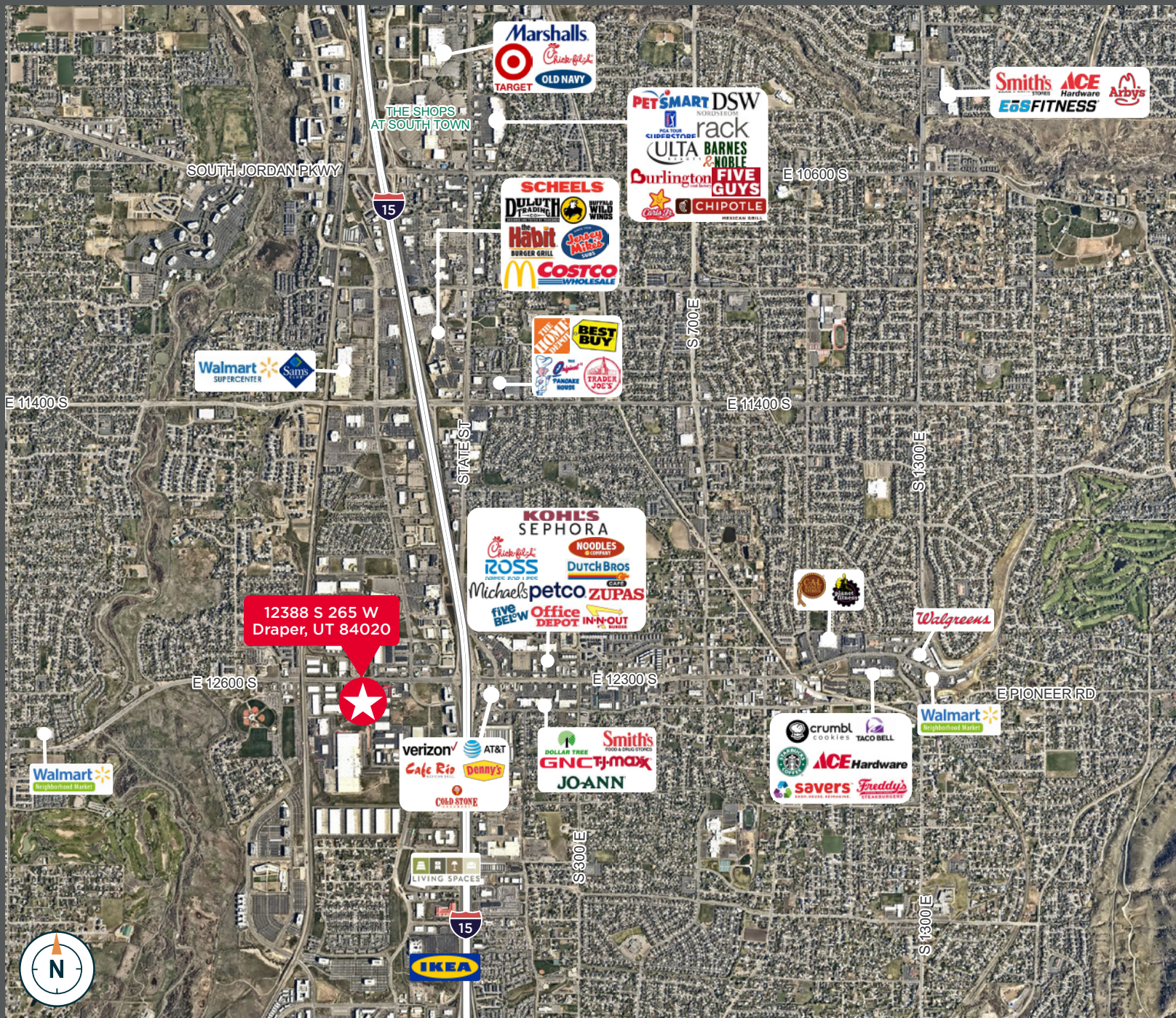
EASY FREEWAY ACCESS
ON 12300 SOUTH







36,934 SF PLUG-AND-PLAY WITH FURNITURE



0.5 Miles to I-15



**20 Minutes/
18 Miles
to Downtown
Salt Lake City**



**24 Minutes/
23 Miles
to Salt Lake City
International
Airport**

UTAH

#1

Best State to Move to

Utah

ConsumerAffairs, 2024

#2

Best Estate Economy

Utah Ranked #2

WalletHub, 2024

#1

Best State

Second Consecutive Year

U.S. News & World Report, 2024

#1

Best Economic Outlook

17th Consecutive Year

Rich States Poor States, 2024

#6

Most Affordable States

USA Today, 2024

#1

Best State to Start a Business

WalletHub, 2024



222 Days of Sunshine
in Salt Lake City

bestplaces.net



3,247 Trails
Hiking Trails in Utah

alltrails.com



15 Major Ski Resorts
In Utah

visitutah.com



Nine 13ers
(13,000+ foot mountains) in Utah

utah.com



POPULATION

3.451M



MEDIAN
HOUSEHOLD INCOME

\$86,833



MEDIAN PROPERTY VALUE

\$540,000



MEDIAN AGE

31.4



COLLEGE EDUCATED

24.59%

worldpopulationreview.com/states/utah, utah.gov



STATE CAPITAL
SALT LAKE CITY



METRO AREA
7,684
SQUARE MILES



COST OF LIVING INDEX

109.5

edcutah.org



GDP

\$225.5 B

U.S. Bureau of Economic Analysis



4,705 Miles

Mountain Biking Trails in Utah

mtbproject.com



80,000 Miles

OHV Trails in Utah

recreation.utah.gov



5 National Parks

in Utah

nps.gov



45 State Parks

in Utah

stateparks.utah.gov

OFFICE SUBLEASE

12388 SOUTH 265 WEST
DRAPER, UT

Justin Bailey

Director
Tenant Advisory Group
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