



OFFICE SUITE FOR LEASE

12481 S FORT STREET - SUITE 150 - DRAPER, UT 84020



Property Description

Beautiful office space located in mid-town Draper. Suite 150, is 2,156 SF and consists of six (6) offices, two of which are large enough for multiple users or small conference rooms, a large conference room, a break room and great reception area and exit areas. Perfect space for Med-Spa or medical users, as well as many other uses. The Parry Building provides beautiful interiors, common areas, and ample parking. Information provided as a courtesy, Tenant to verify all information

Property Highlights

- Perfect for Med-Spa, General Office, or MedicalFully
- 2,156 SF - Newly Renovated Suite
- Ground Level
- Includes Six(6) Office, Reception, Open Area/Conference Room, and Kitchenette

Offering Summary

Lease Rate	\$6,500 per month (Full Service)
Number of Units	1
Building SF	18,868 SF
Parking Ratio	4.0

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,130	23,874	60,031
Total Population	10,103	72,815	177,406
Average HH Income	\$181,808	\$159,152	\$147,326

CHRISTIE DAUGHERTY, CCIM

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Building Name	Parry Place - Paramount Tax Building
Property Type	Office
Property Subtype	Office Building
Building Size	18,868 SF
Lot Size	0.78 Acres
Building Class	B
Year Built	2016
Year Last Renovated	2025
Parking Spaces	60
Construction Status	Existing
Number of Buildings	1

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- Available July 1, 2026

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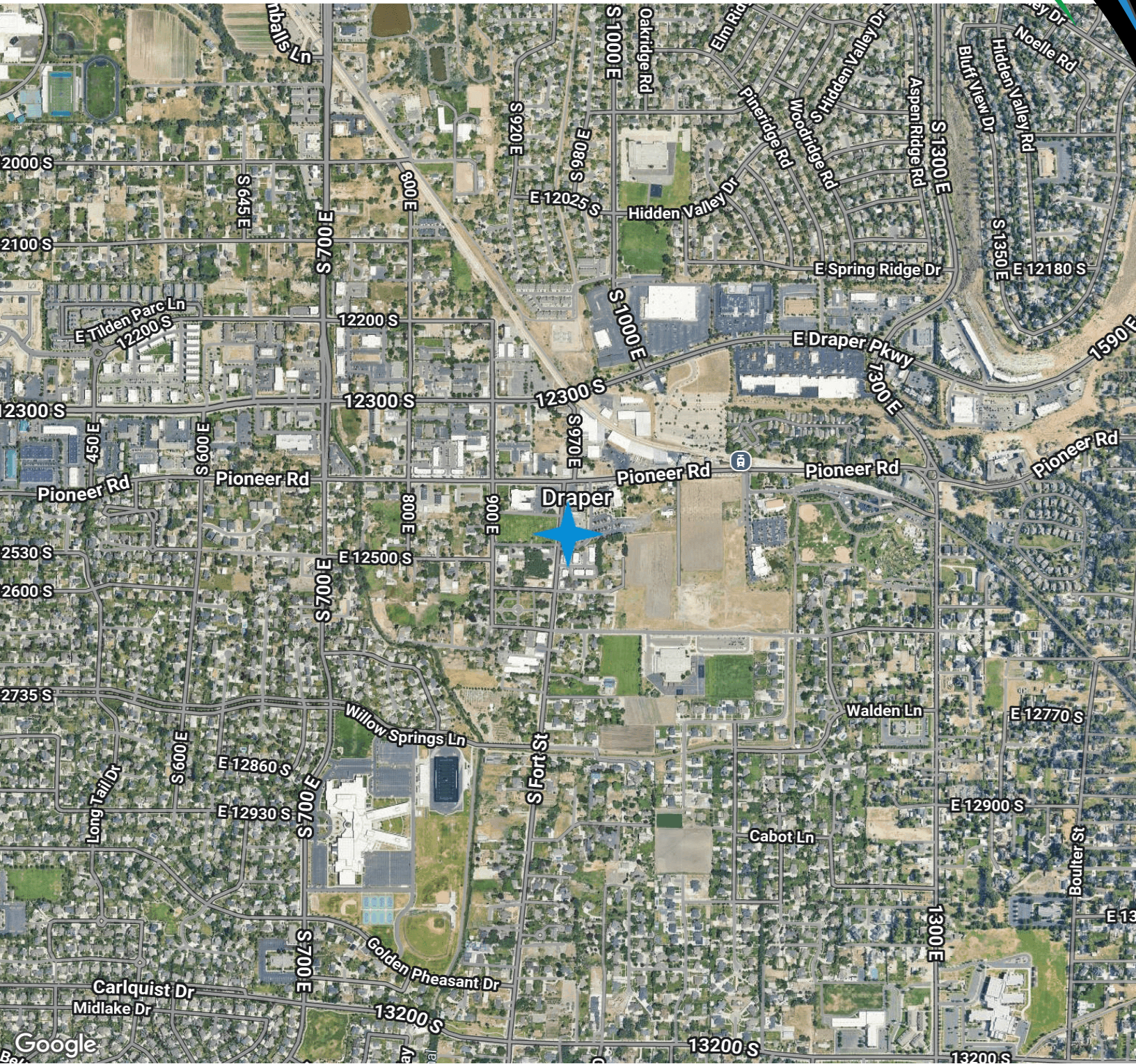
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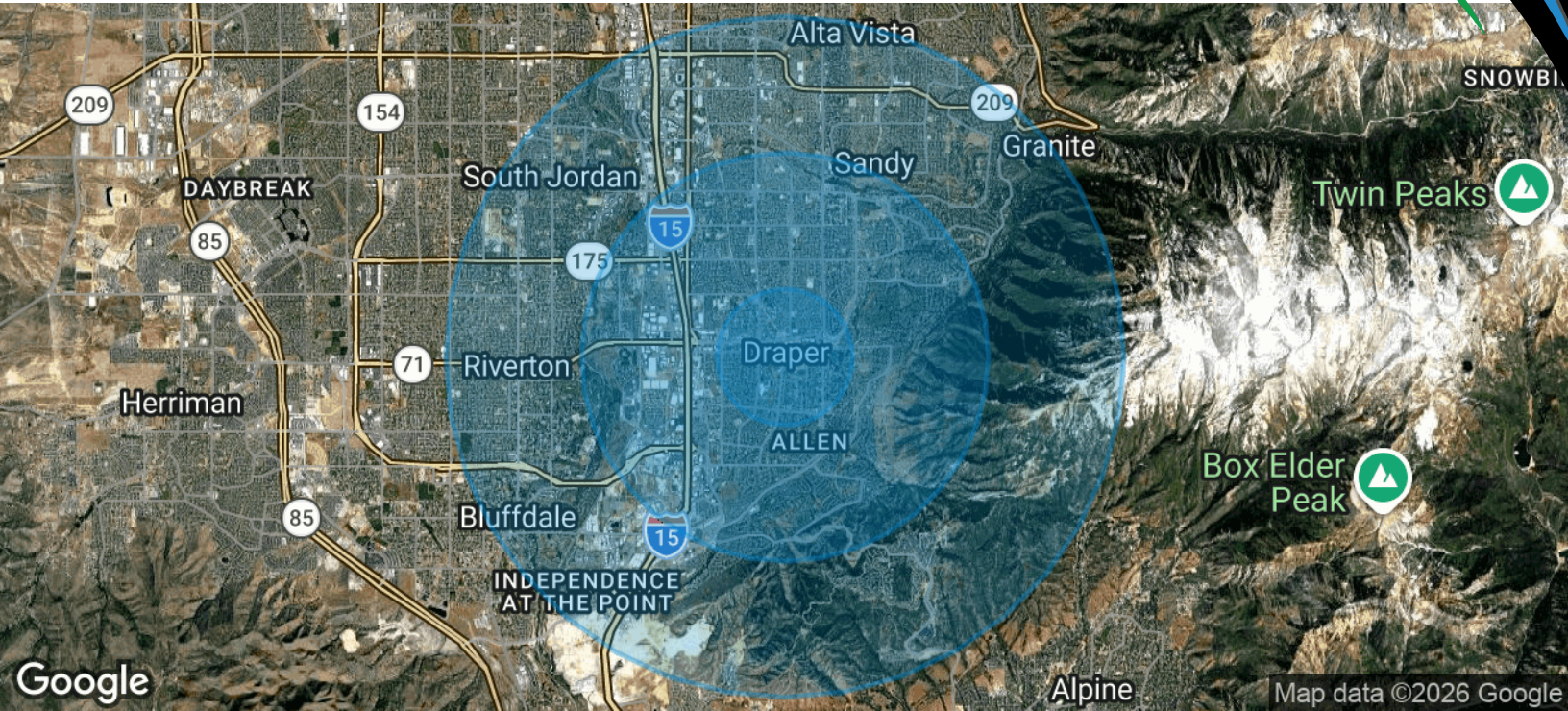
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Population

	1 Mile	3 Miles	5 Miles
Total Population	10,103	72,815	177,406
Average Age	37.4	36.3	37.1
Average Age (Male)	36.1	35.1	35.8
Average Age (Female)	38.3	37.5	38.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,130	23,874	60,031
# of Persons per HH	3.2	3.0	3.0
Average HH Income	\$181,808	\$159,152	\$147,326
Average House Value	\$814,268	\$859,343	\$710,398

2023 American Community Survey (ACS)

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