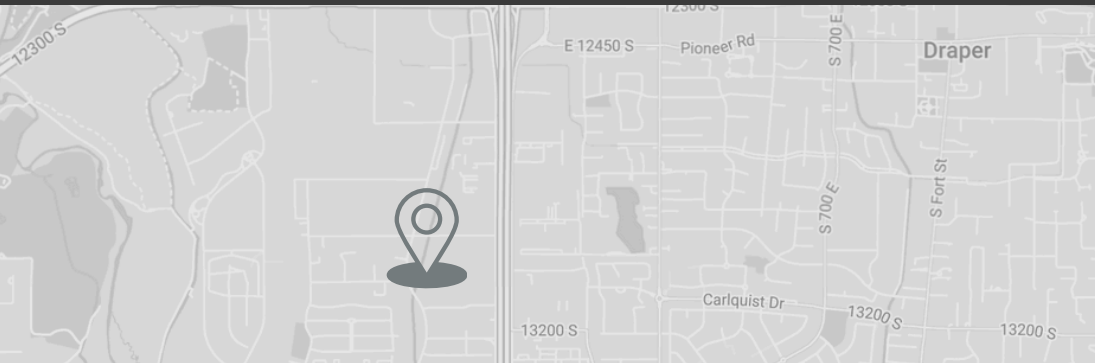


LONE PEAK PARKWAY

134 WEST 13100 SOUTH
DRAPER, UTAH 84020



7,477 RSF - READY FOR OCCUPANCY
\$30/SF FSG LEASE RATE



CONTACT

Bryan Norton
Triple Net Management
(801) 572-5759
bnorton@trplnet.com

PROPERTY HIGHLIGHTS

- Built to impress – grand atrium entry, top-tier building systems, fast and reliable fiber internet, and a designer building aesthetic
- Prime central Draper location with easy access to I-15, Bangerter Highway, and public transportation
- First floor premier office suite with private restrooms and expansive break room
- High quality stone, quartz, stainless steel, and glass finishes throughout
- Amenity rich area with abundant restaurants, services, and retail shopping

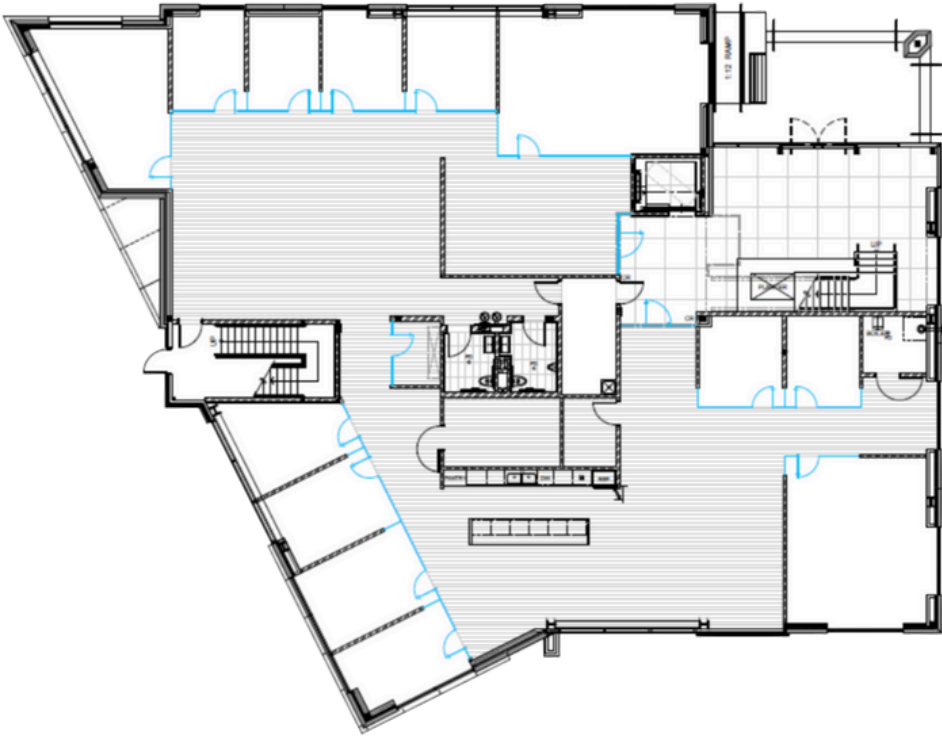


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FLOOR PLAN



- 11 glass-front, private offices
- Large glass-front conference room
- Large glass-front training room/flex space
- Spacious break room
- Reception/Lobby Space
- Storage Room
- Private Restrooms
- Abundant space for cubicles or open work area





CLOSE PROXIMITY TO THE POINT:

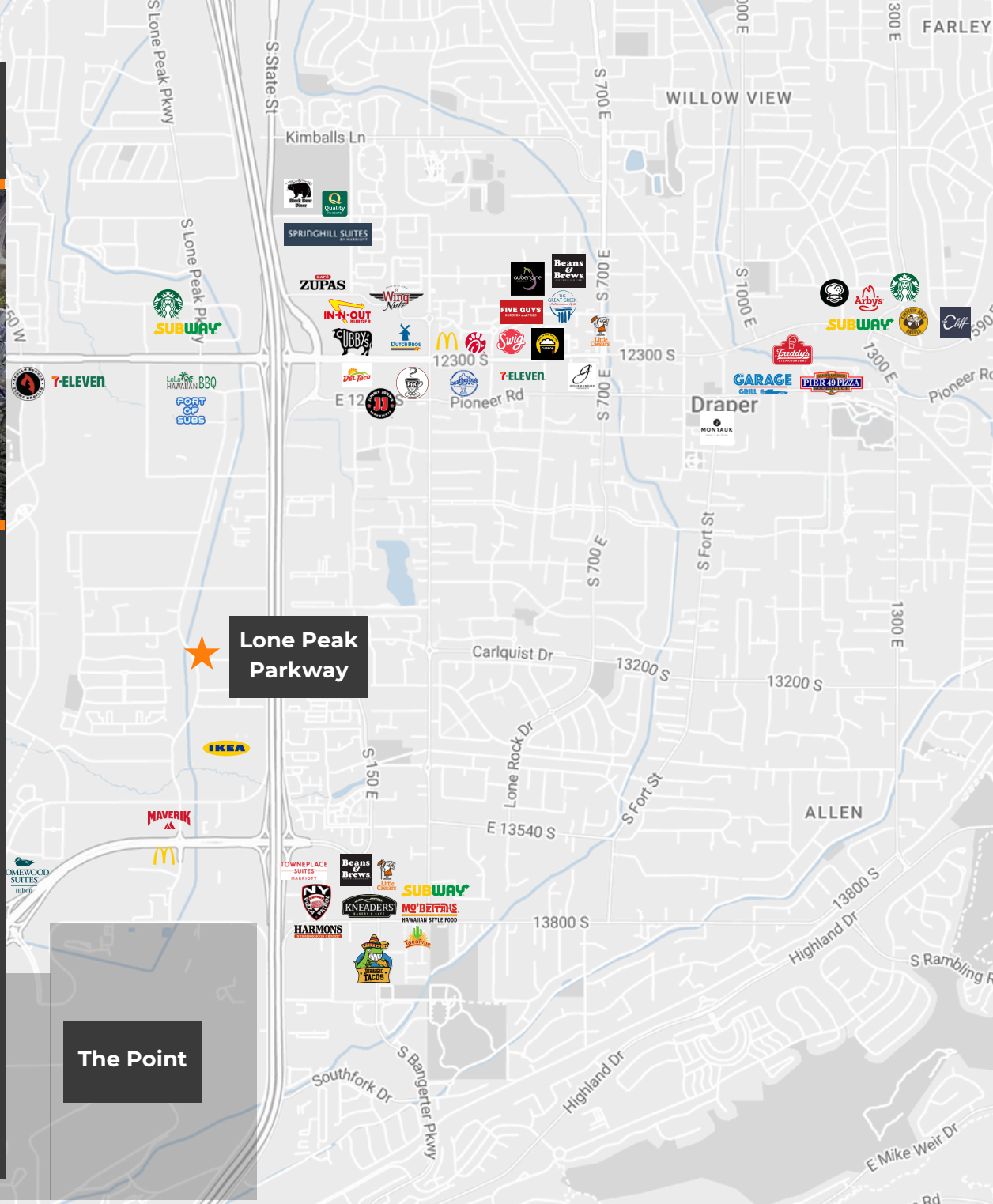
Utah's Premiere Business Hub



The Point is widely recognized as one of the most significant economic opportunities in Utah's history, spanning 600 acres of state-owned land set to become the epicenter of the state's innovation and technological growth. Designed to foster forward-thinking development, The Point will feature a blend of cutting-edge amenities, extensive green spaces, and unparalleled opportunities for businesses to thrive.

Strategically located in the heart of this emerging community, your office space will be at the forefront of Utah's future, offering prime access to a pedestrian-friendly urban core, a Central Park, regional trail systems, and transit-oriented development. The vibrant surroundings will include a dynamic mix of jobs, housing, retail, and entertainment options—all designed to support economic growth and improve the quality of life for Utahns.

Position your business in a space that embodies innovation, community, and opportunity in the heart of Utah's future!



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