

MINUTEMAN OFFICE PLAZA IV

13937 S SPRAGUE LANE | DRAPER, UTAH 84020





110,646
SQUARE FOOT
5 STORY
BUILDING

Class A
Office

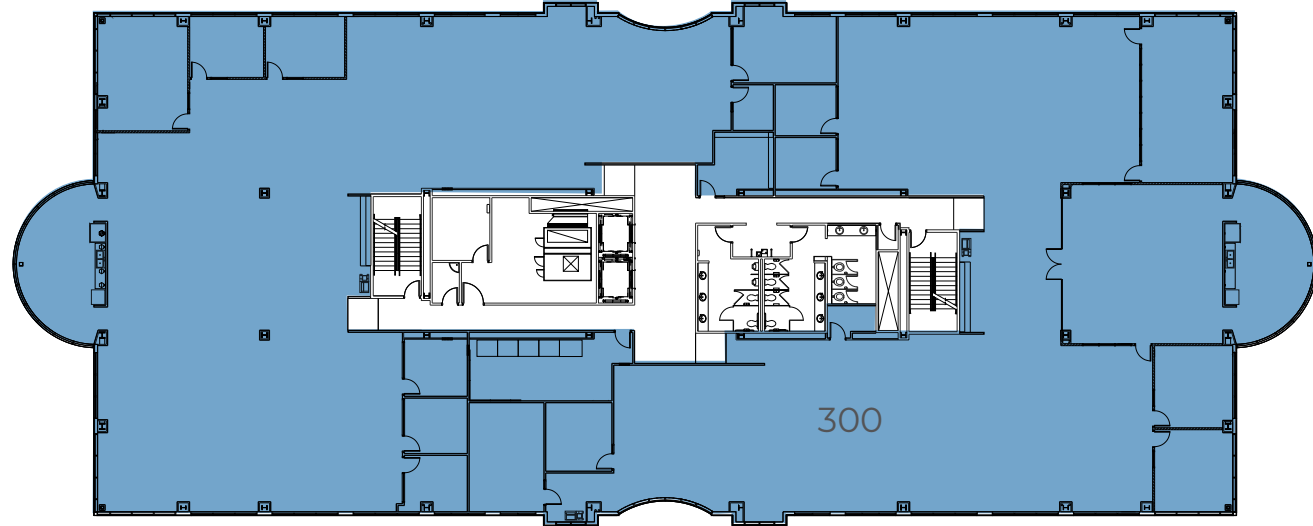


MINUTEMAN OFFICE PLAZA IV

- ▶ Lease rate: \$27.50 Per Sq. Ft. Full Service
- ▶ 30,348 square feet available
- ▶ Furniture available
- ▶ Generous 5.5/1,000 parking ratio
- ▶ Multiple fiber providers
- ▶ Shower & locker facility on site
- ▶ Close proximity to multiple amenities and retail services
- ▶ State of the art mechanical systems
- ▶ Certified LEED Silver
- ▶ Energy Star Certified
- ▶ Central to I-15 Interchange and Bangerter Highway
- ▶ Ideal Draper location
- ▶ Excellent freeway visibility with over 228,000 vehicles per day
- ▶ Close proximity to multiple amenities and retail services within Bangerter Crossing Retail Center

FLOOR 3

Availability:
Suite 300: 22,902 sq. ft.



Third Floor



Third Floor



Third Floor



Third Floor

FLOOR 4

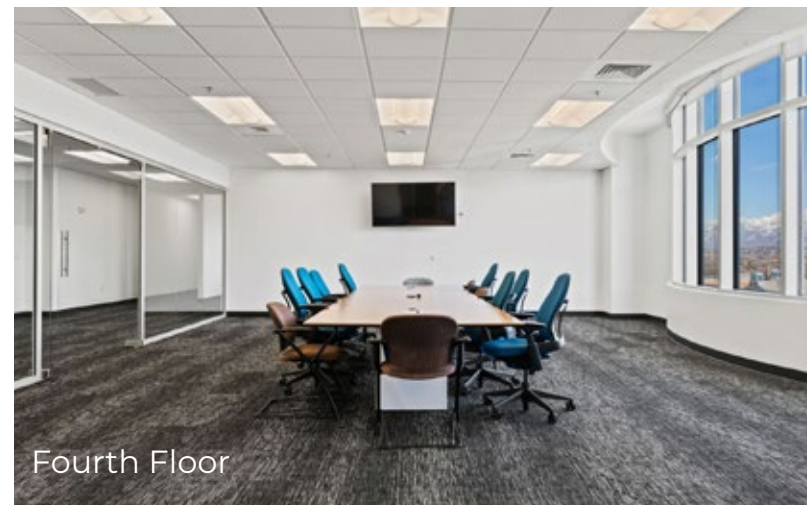
Availability:
Suite 425: 7,446 sq. ft.



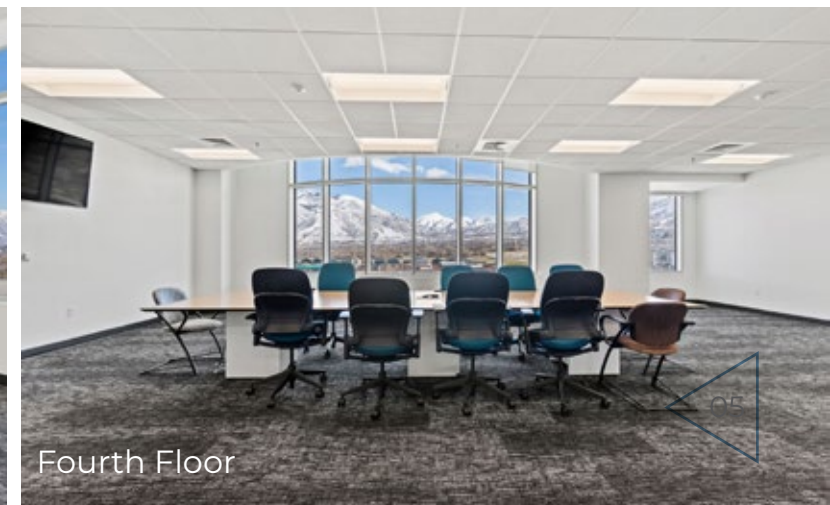
Fourth Floor



Fourth Floor



Fourth Floor



Fourth Floor

MINUTEMAN PLAZA

Minuteman Office Plaza offers over 575,000 square feet of high quality office space within six buildings under the same ownership. The project is ideally located at the Point of the Mountain, offering a truly strategic location with unmatched access to both Salt Lake and Utah County.

Positioned with immediate freeway access and panoramic mountain and valley views, Minuteman Plaza presents a superior location for companies to recruit and retain key employees from multiple demographic areas.

SPRAGUE DRIVE

MINUTEMAN DRIVE

228,000 ADT



VI

V

IV

III

II

I

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

NEARBY COMPANIES



AMENITIES

HOTELS

1. Quality Inn
2. Springhill Suites
3. Fairfield Inn
4. Ramada by Wyndham
5. Homewood Suites
6. Hampton Inn
7. TownPlace Suites

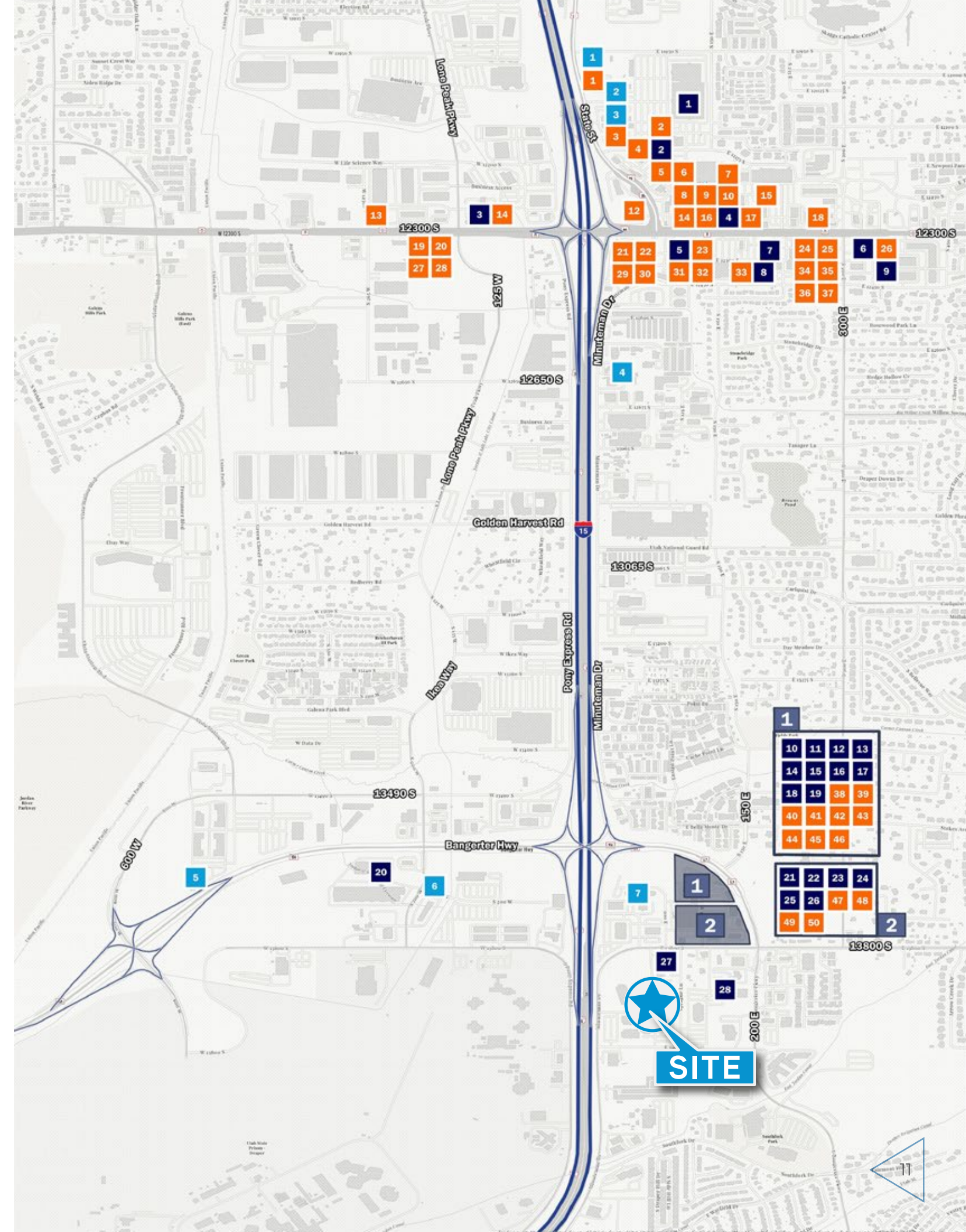
RESTAURANTS

1. Black Bear Diner
2. Leatherheads Sports Bar & Grill
3. Mountain Mike's Pizza
4. Café Zupas
5. WingNutz
6. Great Harvest
7. Wasabi Sushi
8. Rancheritos
9. FreshFin
10. Thai Land
11. Dutch Brothers
12. Starbucks
13. Goodwood Barbecue
14. Cubby's
15. Waffle Love
16. Noodles and Company
17. Kung Fu Tea
18. Costa Vida
19. Maize Tacos
20. LoLo Hawaiian BBQ
21. Spitz
22. Guadalhonky's
23. Smash Burger
24. Panda Express
25. Leatherby's Family Creamery
26. Teriyaki Grill
27. Donkey Tails Cantina
28. Nawabs Indian
29. Rumbi Island Grill
30. Sushi Ya
31. Chuck A Rama
32. Port of Subs
33. City Cake & Café
34. Oh Mai

35. Paradise Biryani Pointe
36. Penny Ann's Cafe
37. La Hacienda
38. NY Pizza
39. Beans & Brews
40. Ivie Juice Bar
41. Water Moon
42. Bigeye Poke Grill
43. Kneaders
44. Wendy's
45. Mo Bettahs
46. Subway
47. Little Caesars
48. Dirty Dough Cookies
49. Chick Fil a (Coming soon)
50. Jurassic Tacos (Coming soon)

SERVICES

1. Harmons Grocery Store
2. Pro Do
3. Great Clips
4. Trailside Cleaners
5. UPS Store
6. Edward Jones Investments
7. Amy's Martial Arts
8. Luxury Nails & Spa
9. Pretty Lash Studio
10. The Showroom
11. Hound & Cat
12. Neibaur Family Orthodontics
13. Stay in Bloom
14. VASA Fitness
15. Mountain America Credit Union
16. Brighton Bank
17. Hot Worx
18. Chase Bank
19. Wells Fargo
20. UCCU
21. Key Bank
22. US Bank
23. CrossFit Draper
24. CrossFit OUR
25. Chase Bank
26. Cyprus Credit Union
27. Orange Theory Fitness
28. America First Credit Union



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