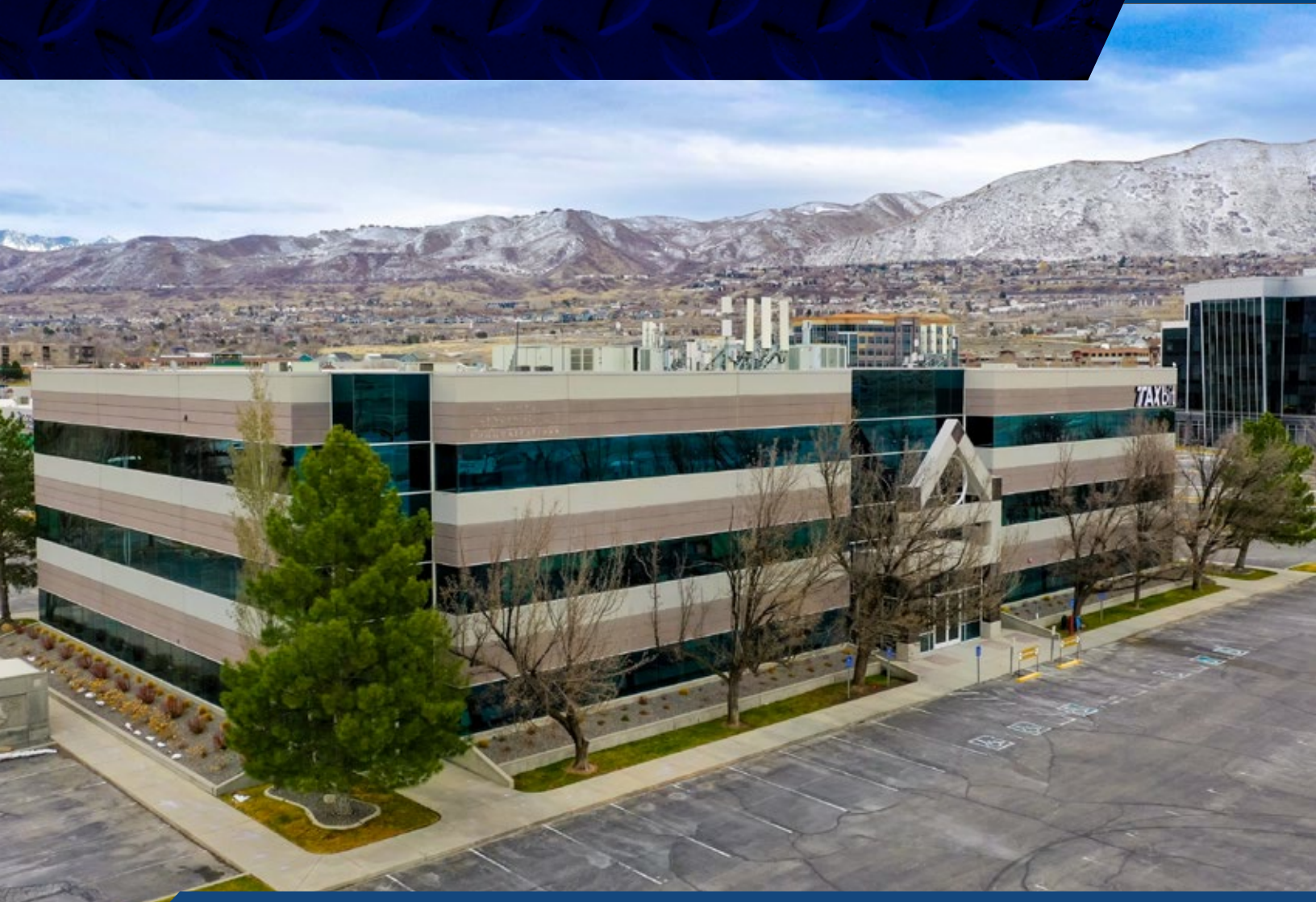


WADSWORTH BUSINESS PARK



66 Wadsworth Park Drive | Draper, UT, 84020





WADSWORTH BUSINESS PARK

The Wadsworth Business Park is powerfully oriented on the border of Salt Lake and Utah Counties – providing access to the entire Wasatch Front demographic. Offering unmatched freeway visibility and leveraging expansive mountain views, this 67,000 square foot building is the ideal destination for expansion and future growth.

The city of Draper presents a dynamic address for large corporate users, research & development and a host of other commercial requirements. Located in close proximity to the Exchange at 140th and Minuteman Office Plaza, Wadsworth Business Park has the unique ability to accommodate both corporate headquarters and back-office operations, while providing on-site retail & hospitality opportunities.



67,000
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
BANGERTE HIGHWAY



66 E WADSWORTH PARK DRIVE

- ▶ Total Available: 4,346 – 61,267 Square Feet
- ▶ Lease Rate: \$27.00 Per Sq. Ft. / Full Service
- ▶ Spec Suites under construction with anticipated delivery set for summer 2025.
- ▶ Generous 5/1000 parking ratio
- ▶ Fiber optic connectivity
- ▶ Enhanced Employee Recruitment and Retention
- ▶ 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
- ▶ Common Area currently undergoing full-scale renovations aimed at blending modern and the traditional, incorporating Class A aesthetics throughout. These upgrades are meant to spark innovation and drive professionals back into the re-imagined world of creative office space.



66 E Wadsworth Park Drive, Draper, UT, 84020

The floor plan shows three large suites and several common areas. Suite 120 is at the top left, Suite 130 is at the top right, and Suite 110 is at the bottom. Common areas are located in the center and right-center of the floor. Suite 120 is 5,281 RSF, Suite 130 is 4,346 RSF, and Suite 110 is 4,620 RSF.

Suite	Area	Size (RSF)
Suite 120	Suite	5,281
Suite 130	Suite	4,346
Suite 110	Suite	4,620

Common Areas:

- ELECTRICAL
- DATA
- STOR
- ELEV #1
- ELEV #2
- MENS
- WOMENS
- MOTHERS
- STAIR

The floor plan illustrates the layout of the second floor, featuring a central corridor (334) that provides access to various functional areas. On the left side, there are offices (321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000). The plan also shows a central corridor (334) and various restrooms (322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435,



SITE

BANGARTER HIGHWAY

15

IKEA

TownePlace
SUITES
Marriott

Quick Quack
CAR WASH
Don't Drive Dirty.com

Walgreens
DRUG STORES

13800 SOUTH

AMERICA FIRST
CREDIT UNION

BANGARTER HIGHWAY

GREASE
MONKEY

HARMONS
NEIGHBORHOOD GROCER

KNEADERS
BAKERY & CAFE

Beans
& Brews
COFFEE HOUSE

MO' BETTANS
HAWAIIAN STYLE FOOD

Wendy's

Orangetheory
FITNESS

CYPRUS
CREDIT UNION

CHASE

Wendy's

WATER MOON
Fine Asian Fusion Dining

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 POINTE 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

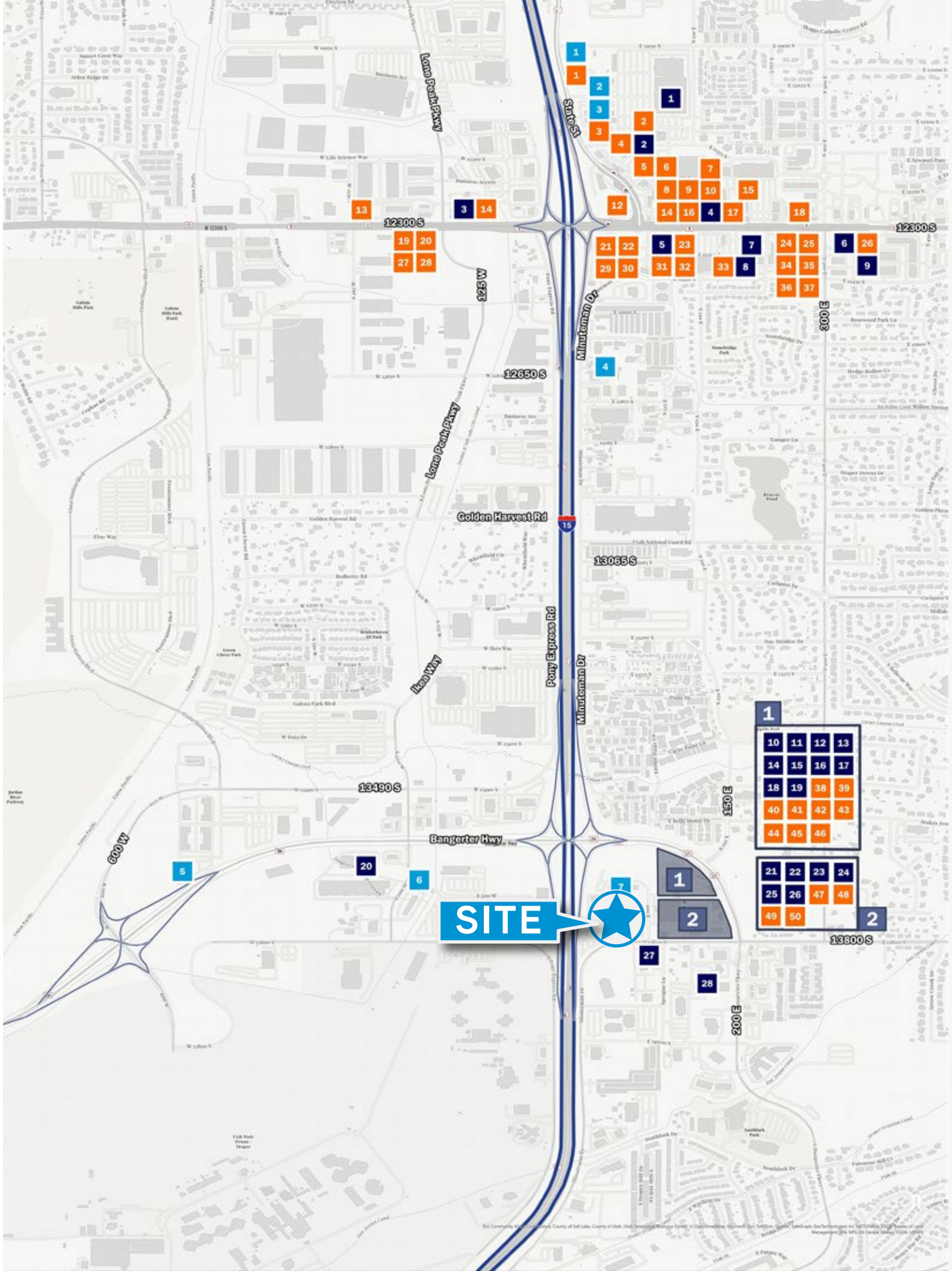
RESTAURANTS

1. Black Bear Diner
2. 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. Guadalahonky's
23. White Tomato Artisan Pasta
24. Panda Express
25. Leatherby's Family Creamery
26. Teriyaki Grill
27. Donkey Tails Cantina
28. Nawabs Indian
29. Rumbi Island Grill
30. Cafe Rio
31. Sushi Ya
32. Chuck A Rama
33. Port of Subs
34. Hash Kitchen
35. City Cake & Café
36. Oh Mai

37. Paradise Biryani Pointe
38. Penny Ann's Cafe
39. La Hacienda
40. NY Pizza
41. Beans & Brews
42. Ivie Juice Bar
43. Water Moon
44. Bigeye Poke Grill
45. Kneaders
46. Wendy's
47. Mo Bettahs
48. Subway
49. Little Caesars
50. Dirty Dough Cookies
51. Chick Fil a (Coming soon)
52. 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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