

THE EXCHANGE@140TH LAND



14068 South 145 East, Draper, UT, 84020

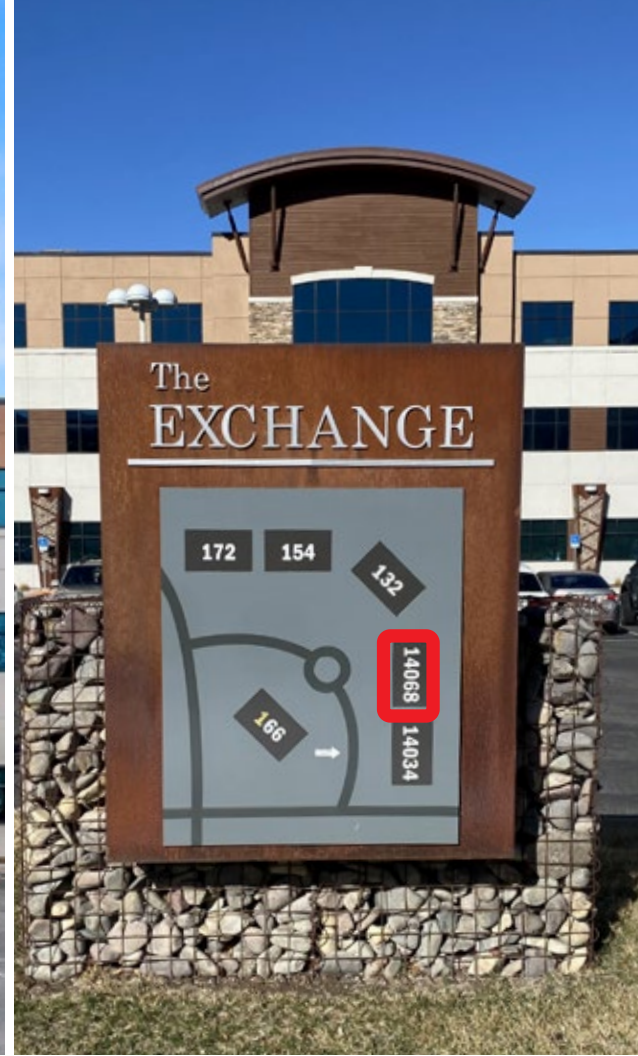




THE EXCHANGE@ 140TH LAND



PROPOSED BUILDING C



PRIME DEVELOPMENT OPPORTUNITY

Now available: a fully improved, pad-ready site located just east of I-15 at the highly visible and rapidly growing Point of the Mountain in Draper.

Featuring prominent frontage and direct driveway access off the east arterial of Bangerter Highway, this site offers exceptional visibility and accessibility—an unmatched location for your next project.


EXCHANGE C LAND:

- ▶ Site: 2.15 Acres
- ▶ Located in a high-income, growth-oriented market
- ▶ Surrounded by established residential and commercial developments
- ▶ Ideal for office or medical use
- ▶ Build-to-suit or JV opportunity with experienced developer
- ▶ Excellent access, visibility, and market exposure
- ▶ **Opportunities available for Joint Venture, Build-to-Suit, or Custom Lease arrangements**
- ▶ **Flexible terms available**
- ▶ **Ready for immediate development**


PROPOSED FLOOR PLAN

AVERAGE FLOOR PLATE 12,550 RSF






37,650
SQUARE FEET
PROPOSED OFFICE SPACE



UNOBSTRUCTED
PANORAMIC
MOUNTAIN VIEWS



CENTRAL
WASATCH FRONT LOCATION
ACCESS TO LABOR POOLS FROM
TWO METRO AREAS



DIRECT ACCESS
TO I-15 INTERCHANGE AND
BANGERTEH HIGHWAY



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

Amenities:

HOTELS

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

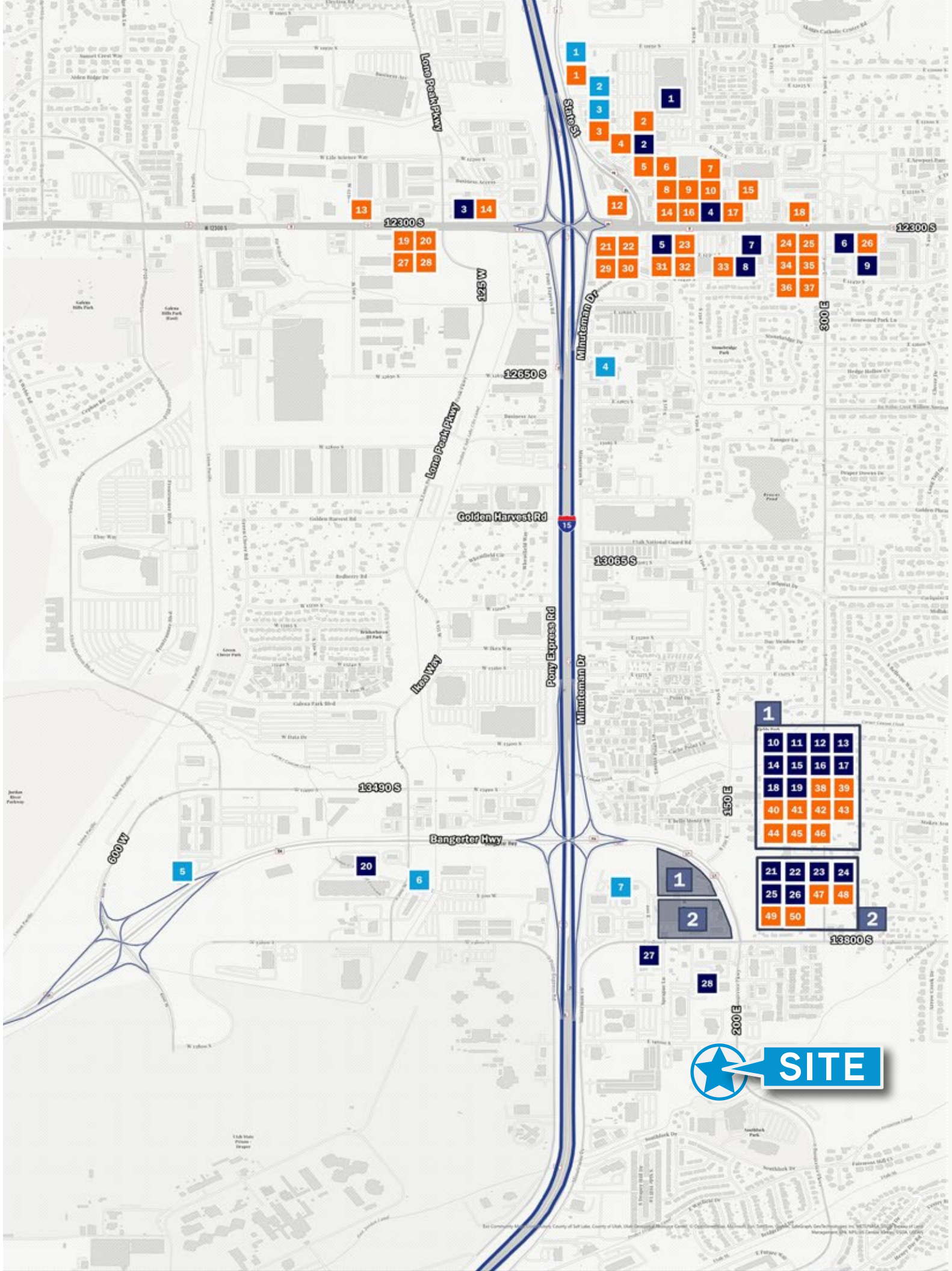
RESTAURANTS

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

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

SERVICES

- 1. VASA Fitness
- 2. Mountain America Credit Union
- 3. Brighton Bank
- 4. Hot Worx
- 5. UCCU
- 6. Wells Fargo
- 7. Chase Bank
- 8. US Bank
- 9. Key Bank
- 10. Trailside Cleaners
- 11. Great Clips
- 12. UPS Store
- 13. Edward Jones Investments
- 14. Luxury Nails & Spa
- 15. Pretty Lash Studio
- 16. Drift Reflexology
- 17. Neibaur Family Orthodontics
- 18. Stay in Bloom
- 19. Chase Bank
- 20. CrossFit OUR
- 21. Harmons Grocery Store
- 22. Pro Do
- 23. AMYS Martial Arts
- 24. CrossFit Draper
- 25. Cyprus Credit Union
- 26. Orange Theory
- 27. Hound & Cat 129 13800 S
- 28. America First Credit Union





THE EXCHANGE @140TH

Draper, UTAH

Andrew Whitworth
+1 801 580 3895
andrew.whitworth@colliers.com

Brandon Fugal
+1 801 947 8300
brandon.fugal@colliers.com



6440 S MILLROCK PARK DRIVE | SUITE 500
SALT LAKE CITY, UTAH 84121
801 947 8300

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