

SUBLEASE

IRVINE OFFICE PARK

344 WEST 13800 SOUTH
DRAPER | UT

FULLY FURNISHED,
FULL TOP FLOOR

NOW AVAILABLE FOR SUBLEASE

NEWMARK



LEVEL UP

TO THE FINEST WORKSPACE
IN SILICON SLOPES



TRIGGER REITAL
Executive Managing Director
t 801-578-5507
treital@newmarkmw.com

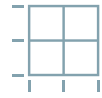
JEFF ROSSI
Executive Managing Director
t 801-578-5508
jrossi@newmarkmw.com

DIN HUREMOVIC
Brokerage Services Specialist
t 801-578-5506
dhuremovic@newmarkmw.com

SUBLEASE HIGHLIGHTS



Full 6th Floor
AVAILABLE



29,389 SF
SPACE SIZE



Available Now
AVAILABILITY



Through 7/31/2028
TERM



\$28.00/RSF/Year FS
ASKING RATE

Space Highlights

- Newly built, high-end hospitality inspired, creative build-out.
- Move in Ready: Fully furnished, equipped, and wired.
- Ideally configured for tech, call center, professional services, and hybrid work.
- Mountain views.
- Two (2) exclusive use outdoor patios.
- 5/1,000 SF Parking



BUILDING HIGHLIGHTS

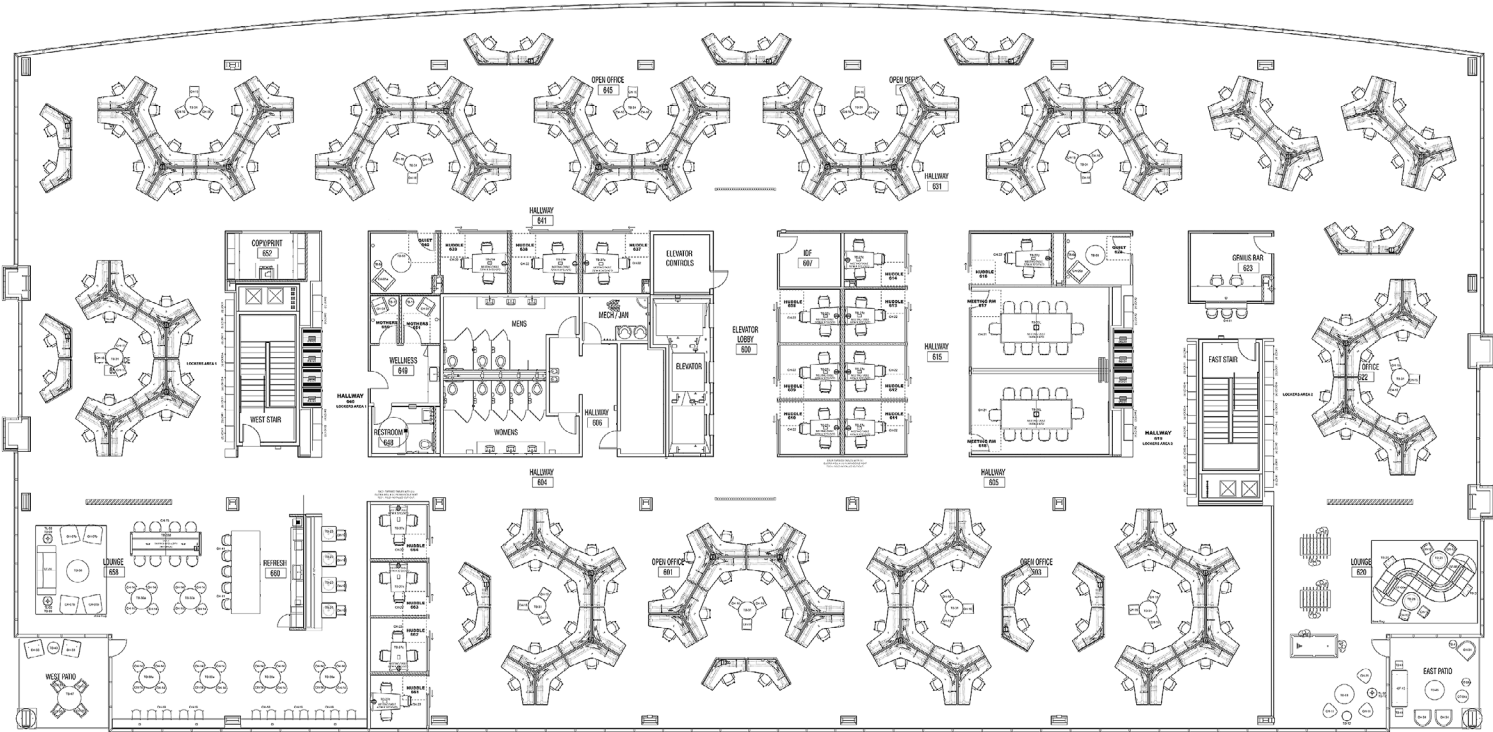
- Irvine Office Park: Newly constructed
- 180,000 SF, 6 story building
- Onsite Amenities:
 - Fitness Center / Showers
 - Outdoor Pickleball Court
 - Dedicated walking/jogging trail
- Unmatched Bangerter Highway visibility and access.
- FrontRunner Mass Transit Station nearby.
- Amenity rich surrounding area.



6TH FLOOR

29,389 RSF

Available Now | Expires 7/31/2028 | \$28.00/RSF/Month Full Service



18

Private Offices/
Small Meeting Rooms

2

Conference Rooms/
Meeting Rooms

164

Workstations

8

Phone Booths

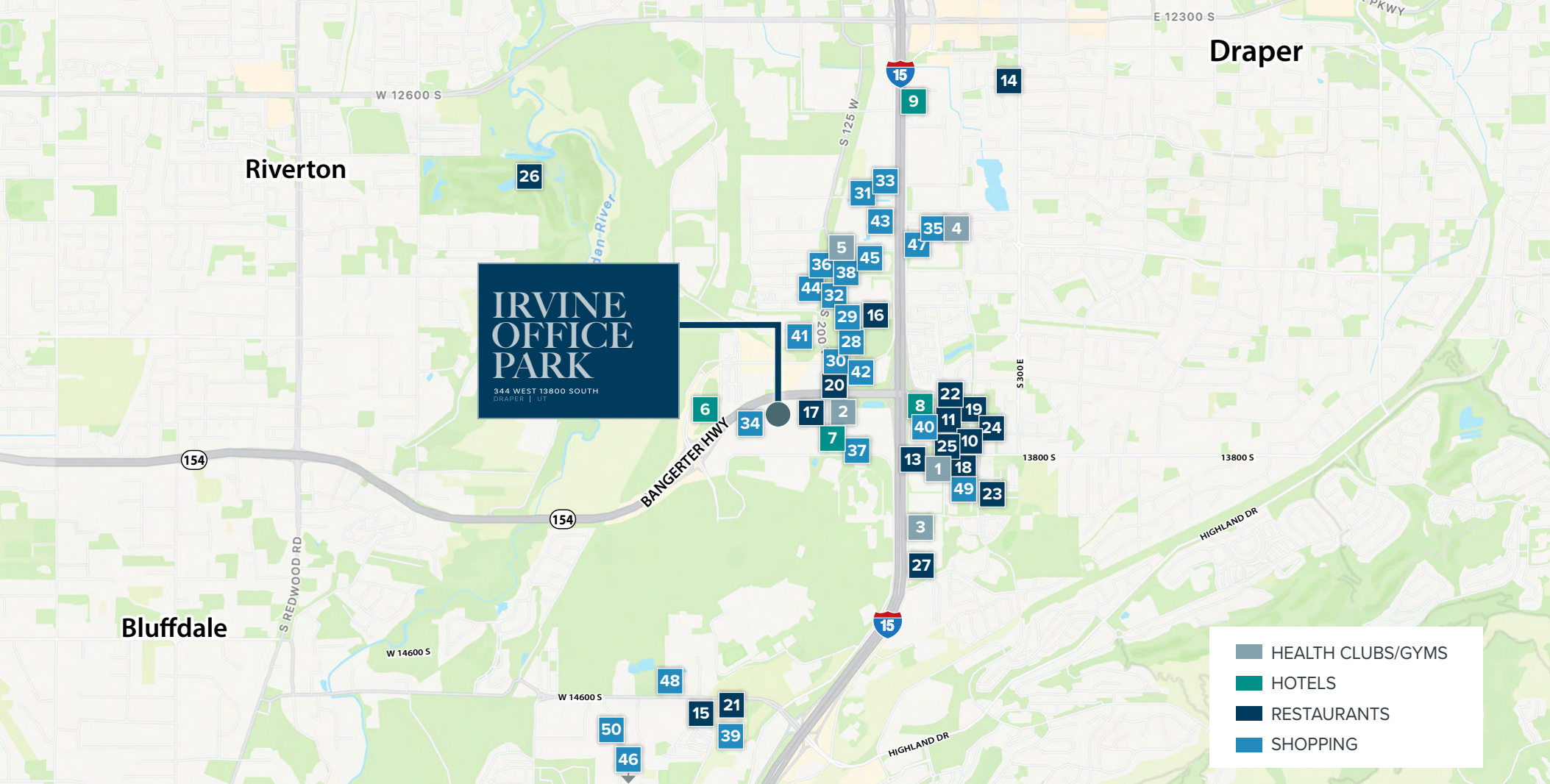
2

Mother's/Wellness
Rooms + All Gender
Restroom

2

Quiet Rooms





- | | | | |
|--|-----------------------------------|-------------------------------|--------------------------------|
| 1 Orangetheory Fitness Draper | 14 Oh Mai Sandwich Kitchen Draper | 27 Back Porch Grill | 40 Stay in Bloom |
| 2 Crossfit OUR | 15 Toro Ramen and Sushi | 28 Bridal Closet | 41 South Valley Optical |
| 3 Aerobacs Gym | 16 Ikea Restaurant | 29 IKEA | 42 Mattress Warehouse |
| 4 CrossFit Draper | 17 McDonald's | 30 Mattress Firm Draper | 43 Living Spaces |
| 5 Balie's Gymnastics | 18 Kneaders Bakery & Café | 31 Lotus | 44 Alice Lane Home collection |
| 6 Homewood Suites by Hilton | 19 Beans & Brews Coffeehouse | 32 RC Willey | 45 Denver Mattress |
| 7 Hampton Inn Draper Salt Lake City | 20 Maverik | 33 JellyFish Lighting | 46 1-2-3 Stitch |
| 8 TownPlace Suites Salt Lake City Draper | 21 Bout Time Pub & Grub | 34 Universal Athletic | 47 Camping World |
| 9 Ramada by Wyndham Draper | 22 Lile Caesars Pizza | 35 Lashbook Designs | 48 Bullfrog Spas Factory Store |
| 10 Bigeye Poke & Grill | 23 Jimmy John's | 36 Ashley Homestore | 49 Walgreens |
| 11 NY Pizza Patrol | 24 Subway | 37 Salt City Awards & Apparel | 50 The Cents of Style |
| 12 Chubby's Cafe | 25 Taco Time | 38 Furniture Row | |
| 13 Water Moon | 26 Riverbend | 39 JassaKae | |



SUBLEASE

IRVINE OFFICE PARK

344 WEST 13800 SOUTH
DRAPER | UT

FULLY FURNISHED,
FULL TOP FLOOR

NOW AVAILABLE FOR SUBLEASE

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK

 MOUNTAIN WEST

LEVEL UP

TO THE FINEST WORKSPACE
IN SILICON SLOPES

TRIGGER REITAL
Executive Managing Director
t 801-578-5507
treital@newmarkmw.com

JEFF ROSSI
Executive Managing Director
t 801-578-5508
jrossi@newmarkmw.com

DIN HUREMOVIC
Brokerage Services Specialist
t 801-578-5506
dhuremovic@newmarkmw.com

newmarkmw.com