



OFFICE FOR SUBLEASE

4,494 SF
3rd Floor
Suite 325

CONTACT US

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

Jared Booth, SIOR, CCIM
Executive Vice President
+1 801 573 5959
jared.booth@colliers.com



6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

13961 S. Minuteman Dr.

Draper, UT 84020

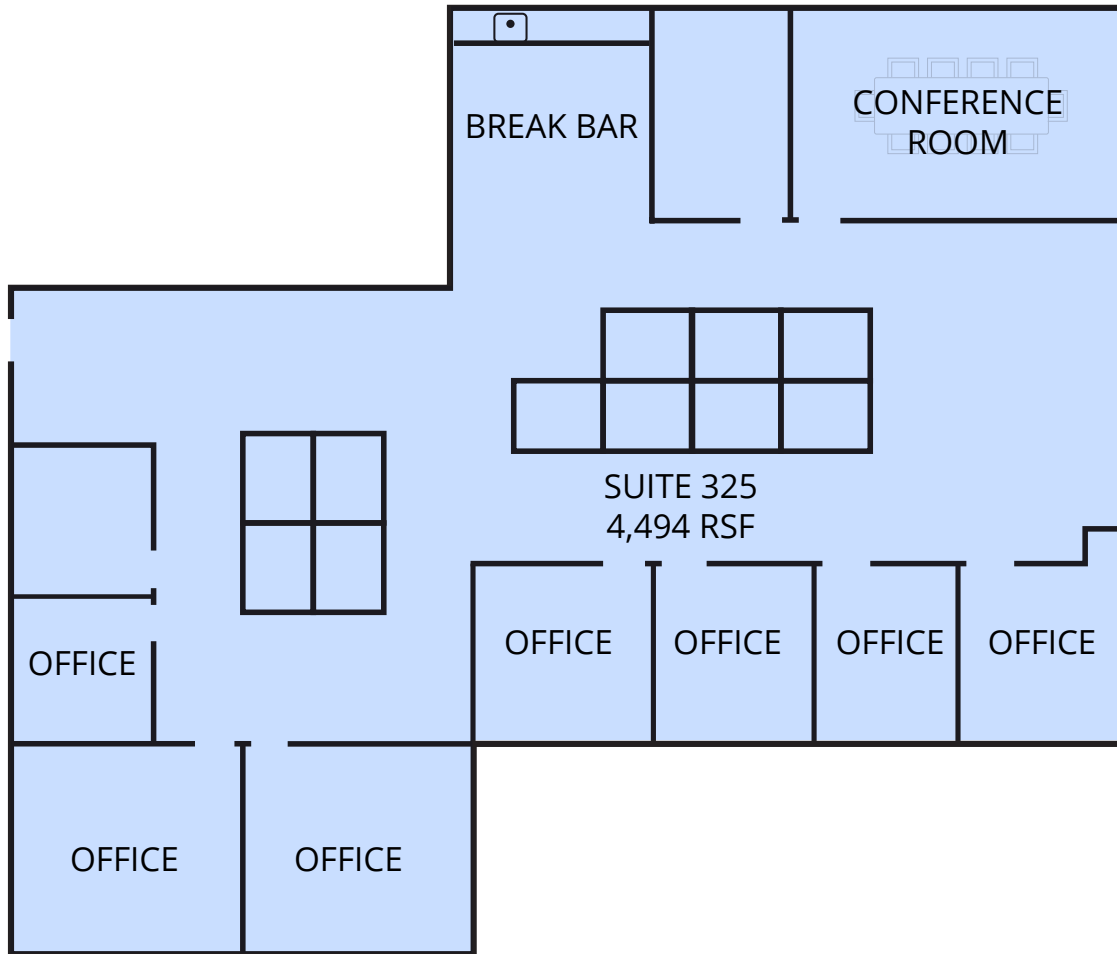
Take advantage of a rare plug-and-play sublease opportunity within Minuteman Park, one of the Salt Lake Valley's premier Class A office campuses. This fully furnished office suite is available for immediate occupancy, allowing a new tenant to significantly reduce startup costs and move-in timelines. Located in the heart of a thriving business corridor and adjacent to one of the area's most highly anticipated developments, the space offers an exceptional combination of convenience, professionalism, and long-term value.

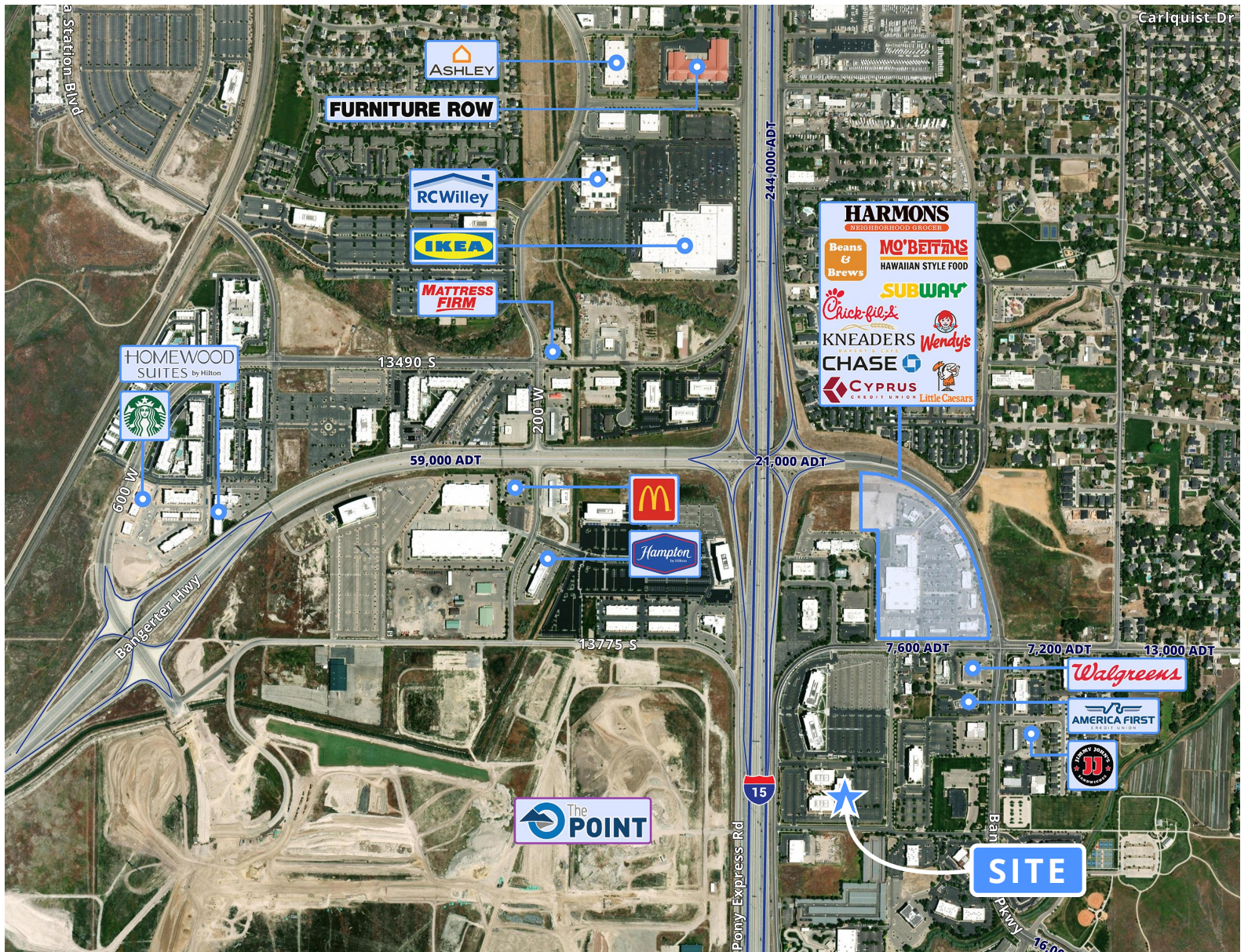
- Seven private offices, one break room, and a vibrant conference room
- Monument signage rights
- Within minutes of the Bangerter Highway I-15 Exit/Entrance
- Ample parking
- Over 100 amenities and services within a 2-mile radius
- Stunning views of the Wasatch Mountains
- FF&E negotiable
- LED: December 31, 2027
- **\$21.00 per square foot, FS**

Floor Plan & Amenities

13961 S. Minuteman Drive | Draper, UT 84020

FLOOR PLAN





Demographics



Population

1 Mile	11,740
3 Miles	66,905
5 Miles	174,503



2029 Projected Population

1 Mile	12,079
3 Miles	70,262
5 Miles	181,348



Median Age

1 Mile	36.1
3 Miles	33.3
5 Miles	33.5



Average Household Size

1 Mile	3,726
3 Miles	21,306
5 Miles	55,452



Median Household Income

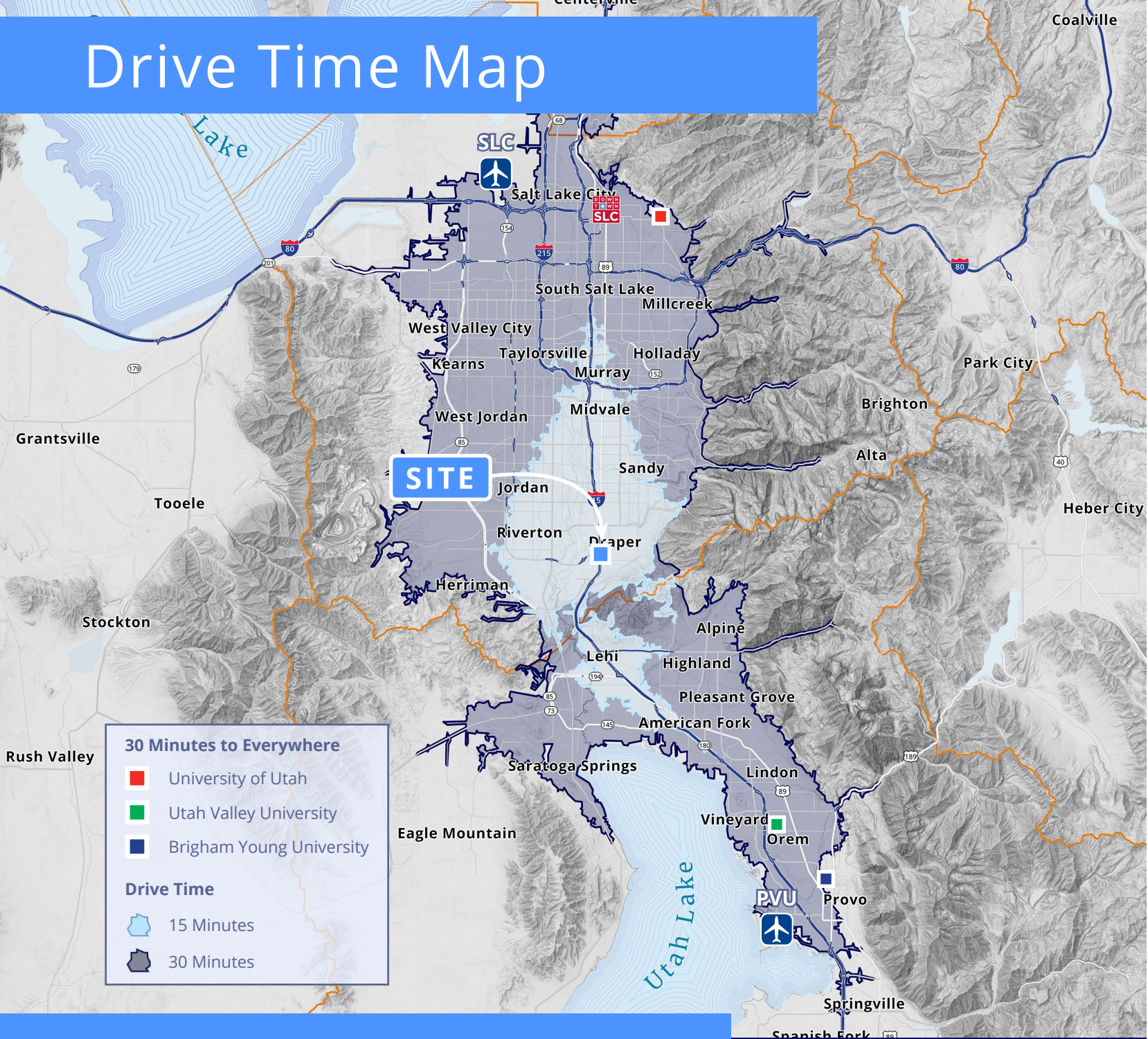
1 Mile	\$119,943
3 Miles	\$136,253
5 Miles	\$134,483



Average Household Income

1 Mile	\$162,256
3 Miles	\$179,980
5 Miles	\$174,596

Drive Time Map



CONTACT US

Andrew Whitworth

Senior Associate
+1 801 580 3895
andrew.whitworth@colliers.com

Jared Booth, SIOR, CCIM

Executive Vice President
+1 801 573 5959
jared.booth@colliers.com

Colliers

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.