

173 W

Election Road, Draper, UT 84020

FOR SALE | 75,400 SF



 JLL

OWNER / USER OPPORTUNITY

173 W Election Road in Draper.

A 75,400 SF two-story Class B office building for sale. Built in 1998 and situated on 5.4 acres, the building features large, efficient floor plates of approximately 37,700 square feet per floor and abundant natural light. The building was previously occupied and institutionally maintained by a single corporate publicly traded Fortune 500 company.

The property is ideally situated in the Silicon Slopes, a crossroads of deep tech talent and easy access for both Salt Lake and Utah Counties.



Ideal owner user building priced well-below replacement cost



Parcel numbers:
27-25-227-006-4001
and
27-25-227-006-4002



Convenient access off I-15 between two freeway interchanges



\$14,326,000
(\$190/sf)



Furniture included



Fitness facility with showers and lockers



Vacant and available immediately



Surrounded by retail amenities

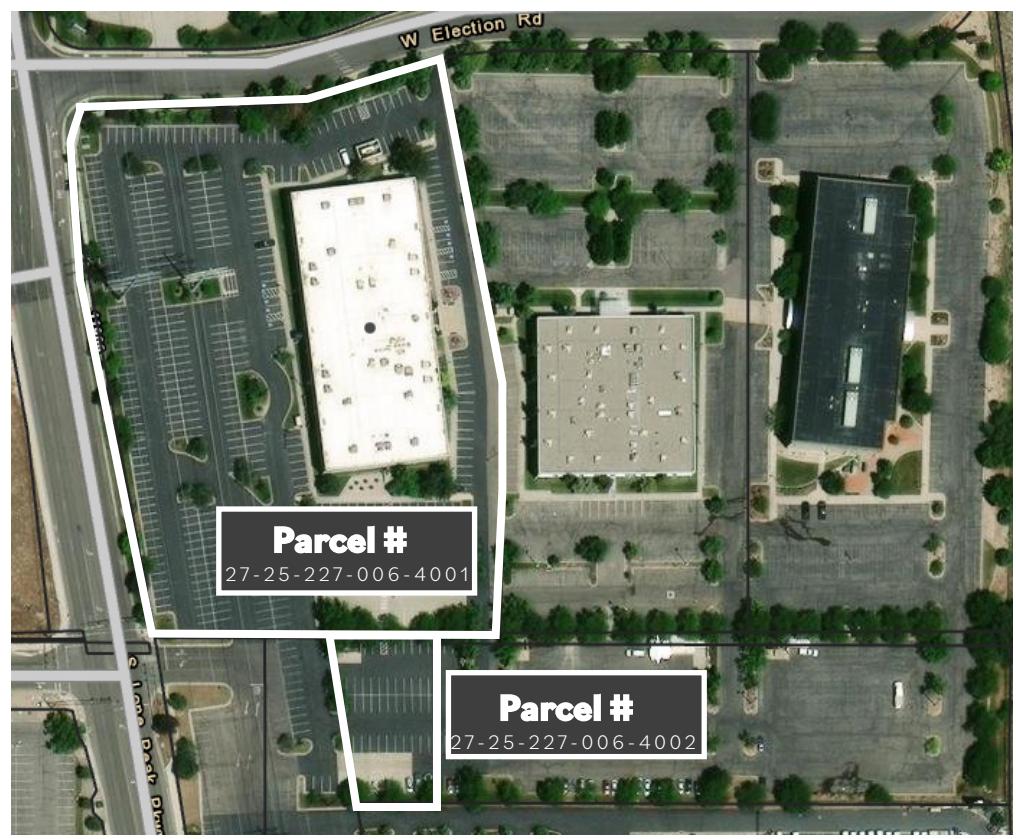


Parking: 412 Stalls (5.5/1000)



Zoning: CBP.

Typical uses in this zone include offices, clean indoor manufacturing facilities, service retail, restaurants, athletic clubs, personal service shops, medical offices, office/warehouse buildings, and research facilities





Floor Plans

37,700 RSF | Floor One

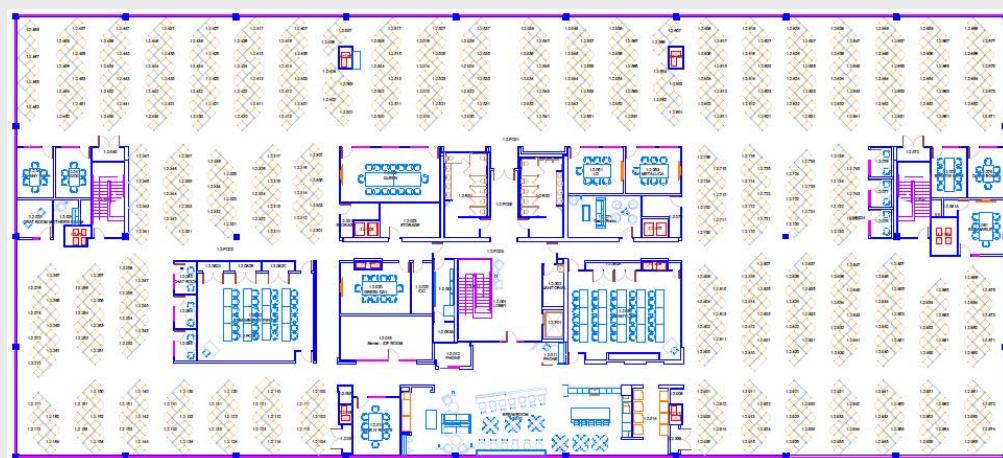
- 227 workstations
- 5 conference rooms
- 1 training rooms
- Server & UPS rooms
- Large fitness center with showers and lockers
- 8 private offices
- 2 mothers rooms
- Multiple collaboration areas
- Storage



360°
Virtual Tour

37,700 RSF | Floor Two

- 329 workstations
- 9 conference rooms
- 2 training rooms
- Server room
- 7 private offices
- 1 mothers room
- 1 game room
- Storage



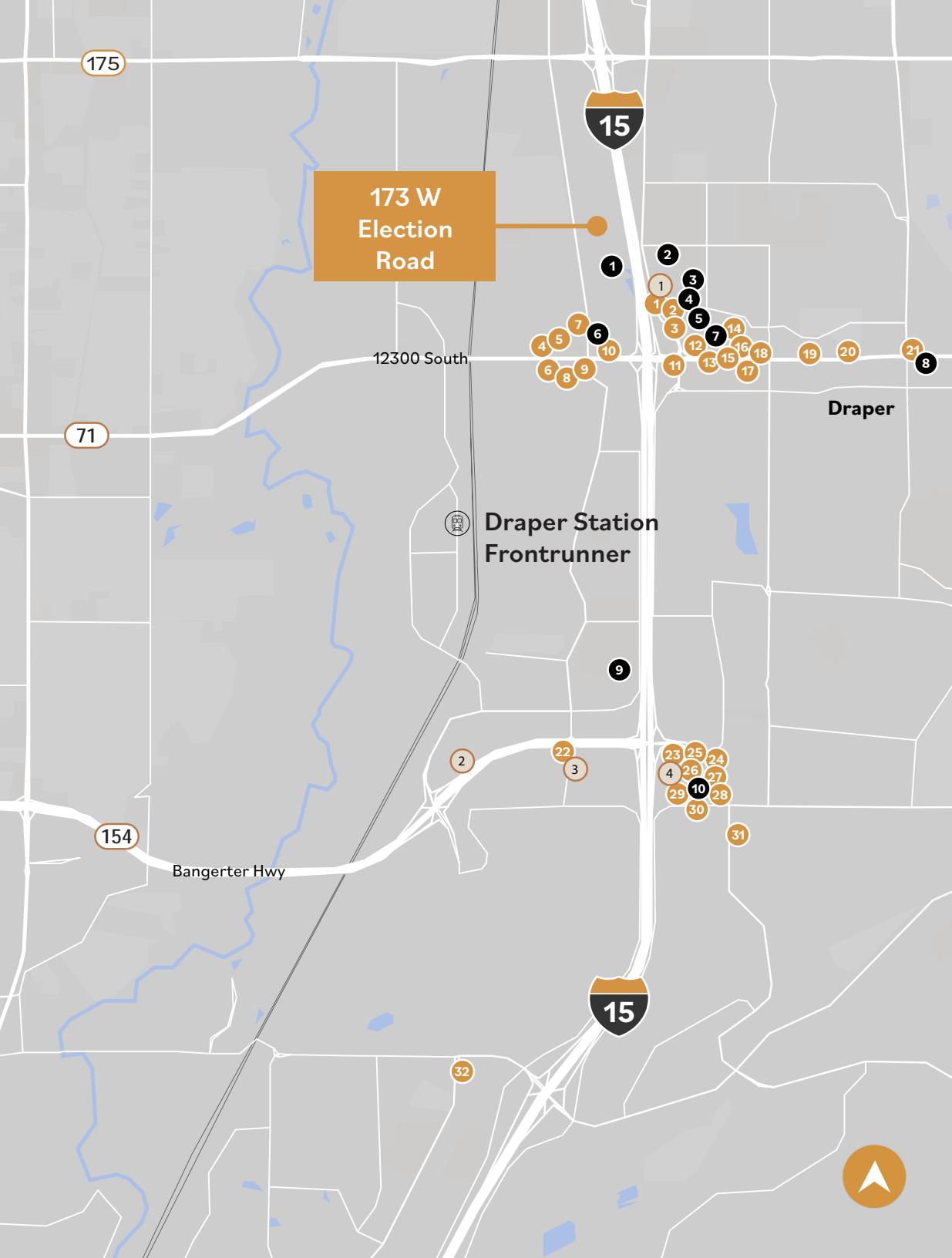


NEARBY COMPANIES AT THE SILICON SLOPES

Utah's Silicon Slopes has emerged as one of America's most dynamic technology corridors, stretching along the Wasatch Front from Salt Lake City to Provo. This thriving tech ecosystem has earned its nickname from the concentration of technology companies nestled against the backdrop of the Wasatch Mountains, creating a unique blend of outdoor recreation and innovation culture. The region hosts major operations from established tech giants like Adobe, Microsoft, and Oracle, alongside a robust startup ecosystem that has produced notable unicorns such as Qualtrics (acquired by SAP for \$8 billion) and Pluralsight.

The Silicon Slopes phenomenon has been fueled by several key advantages including a highly educated workforce from universities like the University of Utah and Brigham Young University, relatively low business costs compared to Silicon Valley, and a strong quality of life that attracts tech talent seeking outdoor recreation opportunities. The region has particularly excelled in software development, fintech, and enterprise solutions, with companies benefiting from Utah's business-friendly regulatory environment and central geographic location for serving both East and West Coast markets. This growth has transformed Utah into the second-fastest growing state for tech jobs, creating a compelling alternative to traditional tech hubs while maintaining the collaborative, community-focused culture that has become synonymous with the Silicon Slopes brand.





LOCATION



Eateries & Bars

1. Leatherheads Sports Bar & Grill
2. Mountain Mike's Pizza
3. In-N-Out Burger
4. Starbucks
5. Swig
6. Daily Espresso
7. sushi bomb
8. Port of Subs
9. NAWABS INDIAN RESTAURANT
10. Thai Land
11. Panda Express
12. Goodwood Barbecue Company
13. Noodles and Company
14. Great Harvest Bread Co. Bakery & Cafe
15. Costa Vida
16. Astro Burgers
17. Hash Kitchen
18. Dutch Bros Coffee
19. Swig
20. Cupbop - Korean BBQ in a Cup
21. Gourmandise
22. McDonald's
23. NY Pizza Patrol
24. Ivie Juice Bar Draper
25. Water Moon
26. Beans & Brews Coffeehouse
27. Bigeye Poke Grill Draper
28. Kneaders Bakery & Cafe
29. La fogata
30. La Barba Coffee
31. Jimmy John's
32. Toro Ramen and Sushi



Shops & Entertainment

1. Loveland Living Planet Aquarium
2. Cowabunga Bay WaterPark
3. Impact Golf Center
4. Cinemark Draper and XD
5. Sephora
6. Draper Indoor Golf Club
7. Shirlyn's Natural Foods
8. HANGAR 15 Bicycles - Draper
9. IKEA
10. Harmons Grocery



Hotels

1. SpringHill Suites Salt Lake City Draper
2. Homewood Suites by Hilton Salt Lake City Draper
3. Hampton Inn Draper Salt Lake City
4. TownePlace Suites Salt Lake City Draper



FOR MORE INFORMATION, CONTACT

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