

# MINUTEMAN OFFICE PLAZA

DRAPER, UTAH



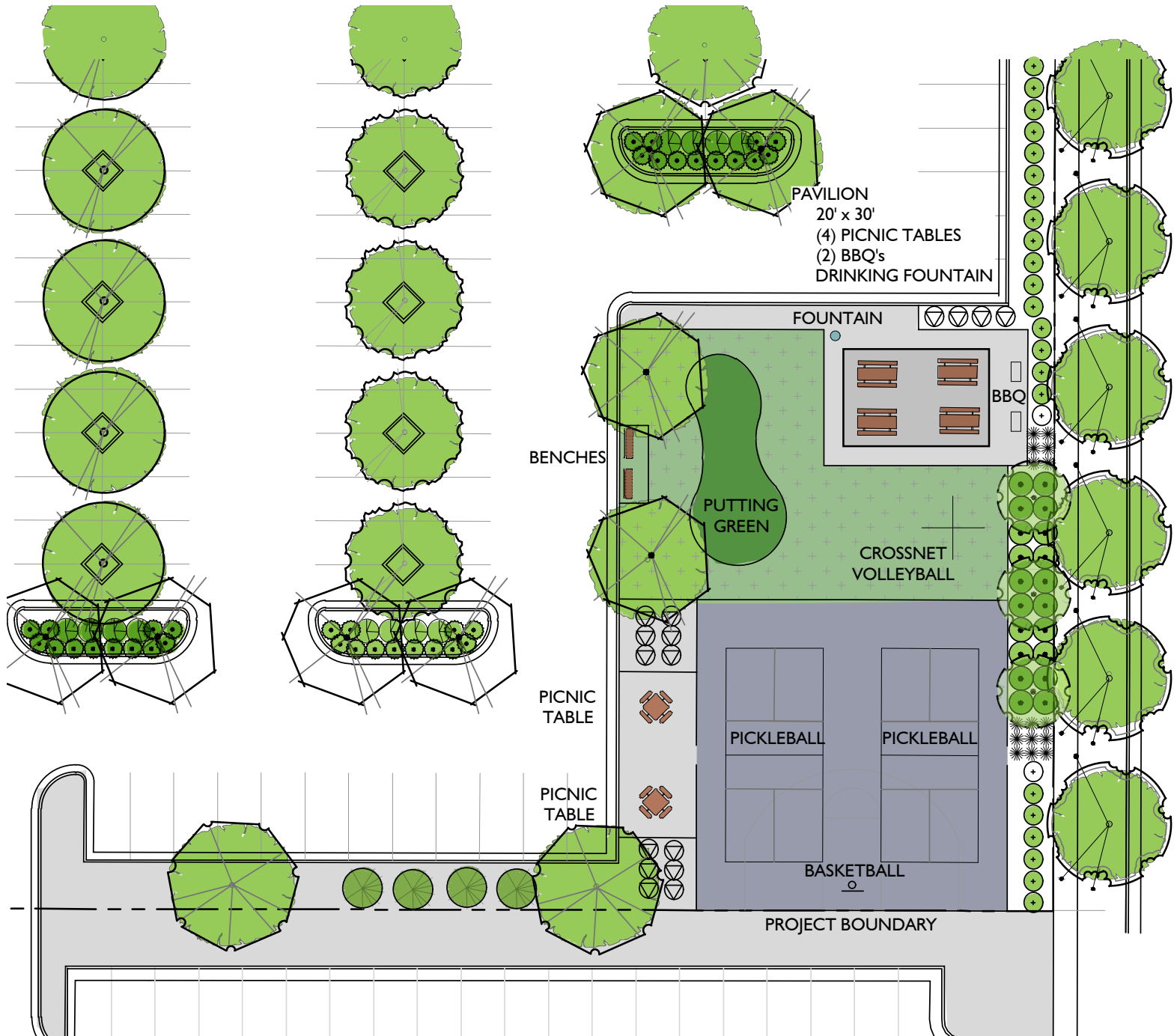
# MINUTEMAN OFFICE PLAZA II & III

- ▶ Furniture available for a plug and play option
- ▶ 4/1,000 parking ratio
- ▶ Multiple fiber providers
- ▶ Class A finishes / 3 story building
- ▶ Crown signage
- ▶ Backup power generation
- ▶ Panoramic view of the mountains
- ▶ Secure bike lockers
- ▶ Central to I-15 Interchange and Bangerter Highway
- ▶ Ideal Draper location
- ▶ Excellent freeway visibility with over 228,000 vehicles per day
- ▶ Close proximity to multiple amenities and retail services within Bangerter Crossing Retail Center

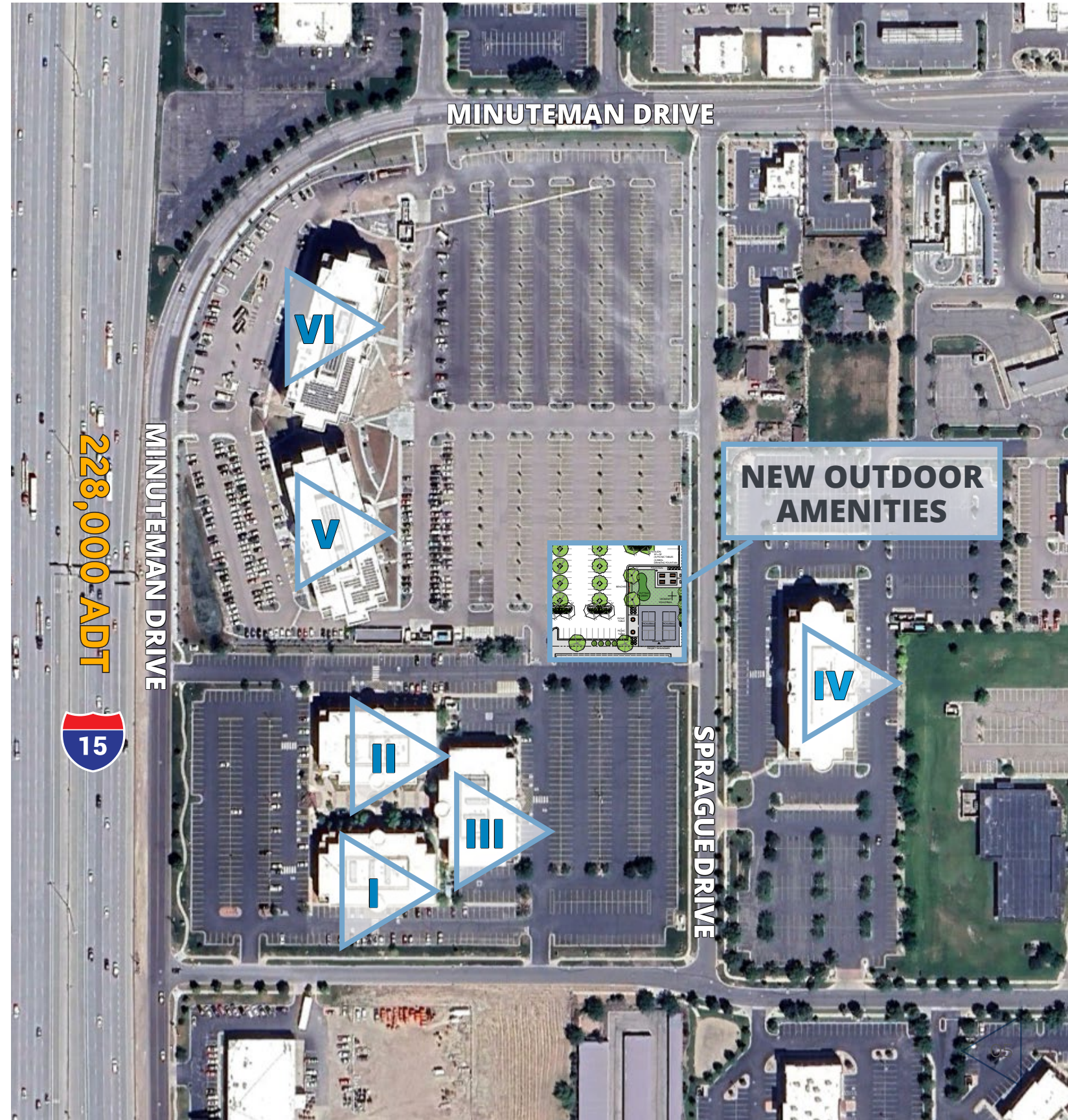


# AMENITIES

New amenities coming soon..



# MINUTEMAN OFFICE PLAZA

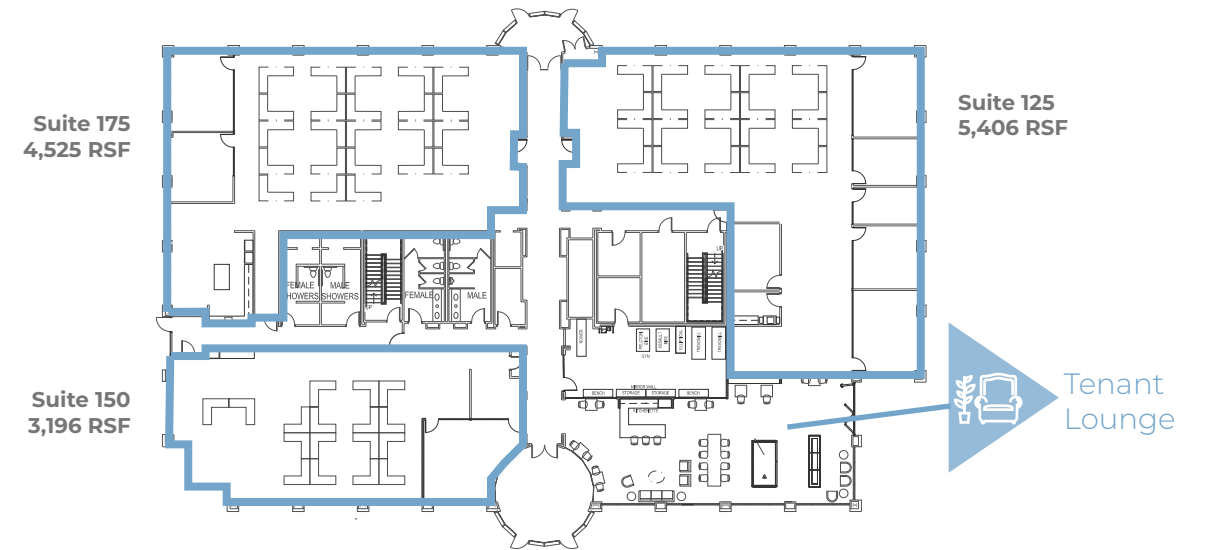


# BUILDING II

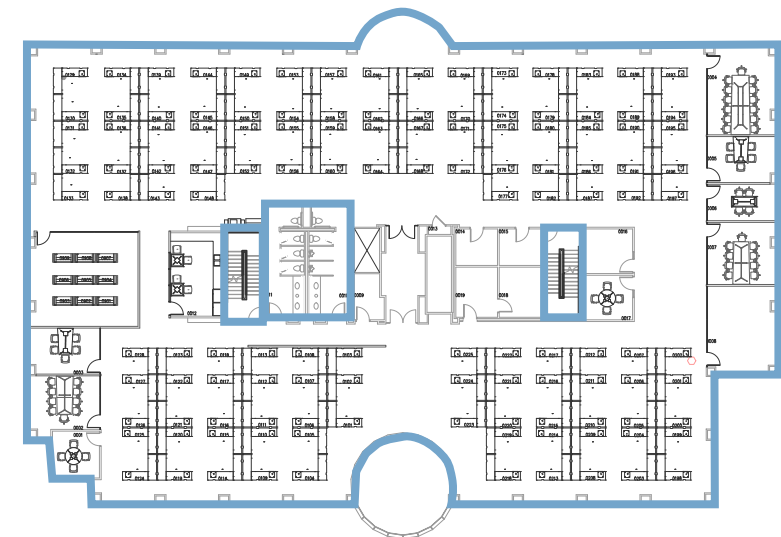
13947 S Minuteman Drive  
Draper, Utah 84020

- ▶ Spaces available from 3,196 - 51,232 Sq. Ft.
- ▶ Lease rate: \$25.50 - \$26.50 Per Sq. Ft. Full Service
- ▶ Furniture available for a plug and play option
- ▶ 4/1,000 parking ratio
- ▶ Multiple fiber providers
- ▶ 3 story building
- ▶ Crown signage
- ▶ Backup power generation
- ▶ Panoramic view of the mountains
- ▶ Secure bike lockers
- ▶ Central to I-15 Interchange and Bangerter Highway
- ▶ Ideal Draper location
- ▶ Excellent freeway visibility with over 228,000 vehicles per day
- ▶ Close proximity to multiple amenities and retail services within Bangerter Crossing Retail Center

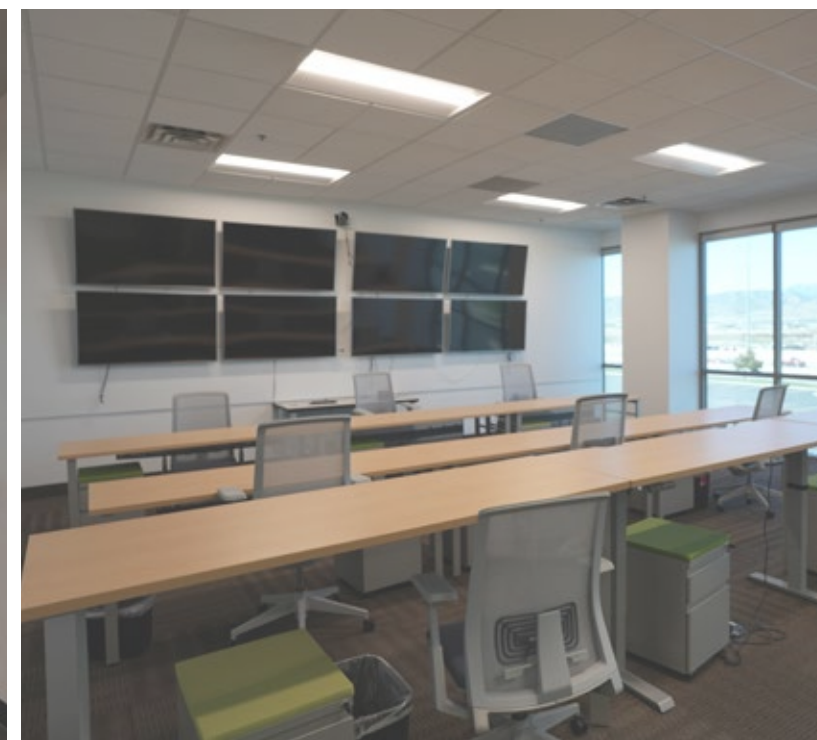
## 1ST FLOOR - 13,127 SQ. FT.



## 2ND FLOOR - 19,022 SQ. FT.



## 3RD FLOOR - 19,083 SQ. FT.



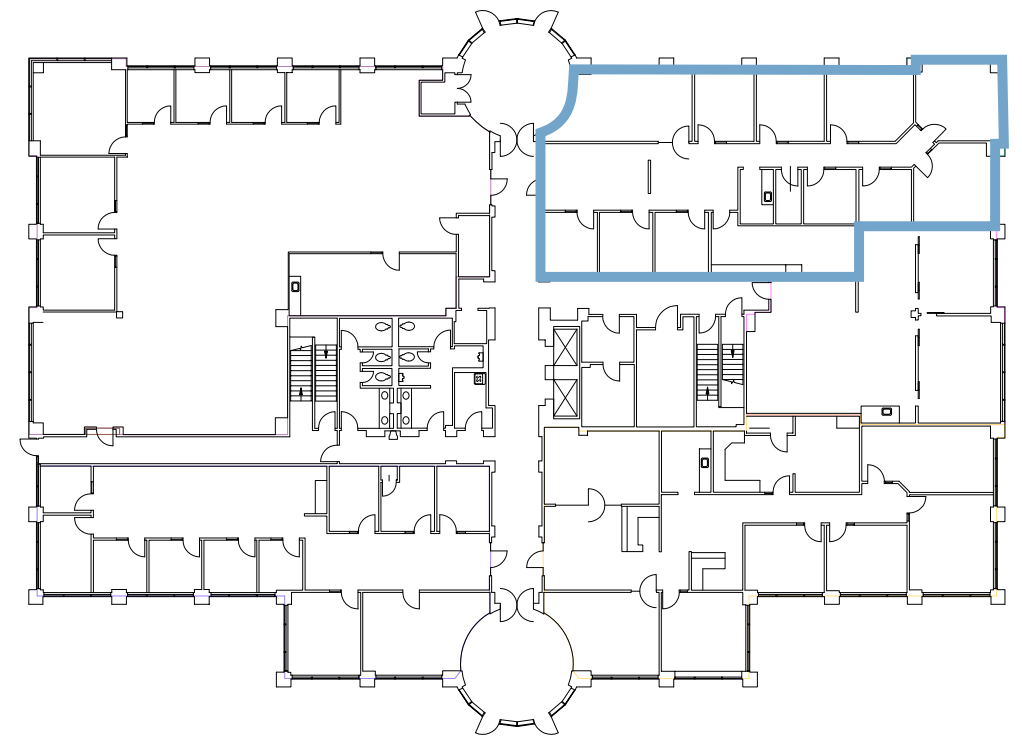
# BUILDING III

13961 S Minuteman Drive  
Draper, Utah 84020

- ▶ Spaces available from 3,414 - 22,885 Sq. Ft.
- ▶ Lease rate: \$25.50 - \$26.50 Per Sq. Ft. Full Service
- ▶ 4/1,000 parking ratio
- ▶ Multiple fiber providers
- ▶ 3 story building
- ▶ Backup power generation
- ▶ Panoramic view of the mountains
- ▶ Secure bike lockers
- ▶ Central to I-15 Interchange and Bangerter Highway
- ▶ Ideal Draper location
- ▶ Excellent freeway visibility with over 228,000 vehicles per day
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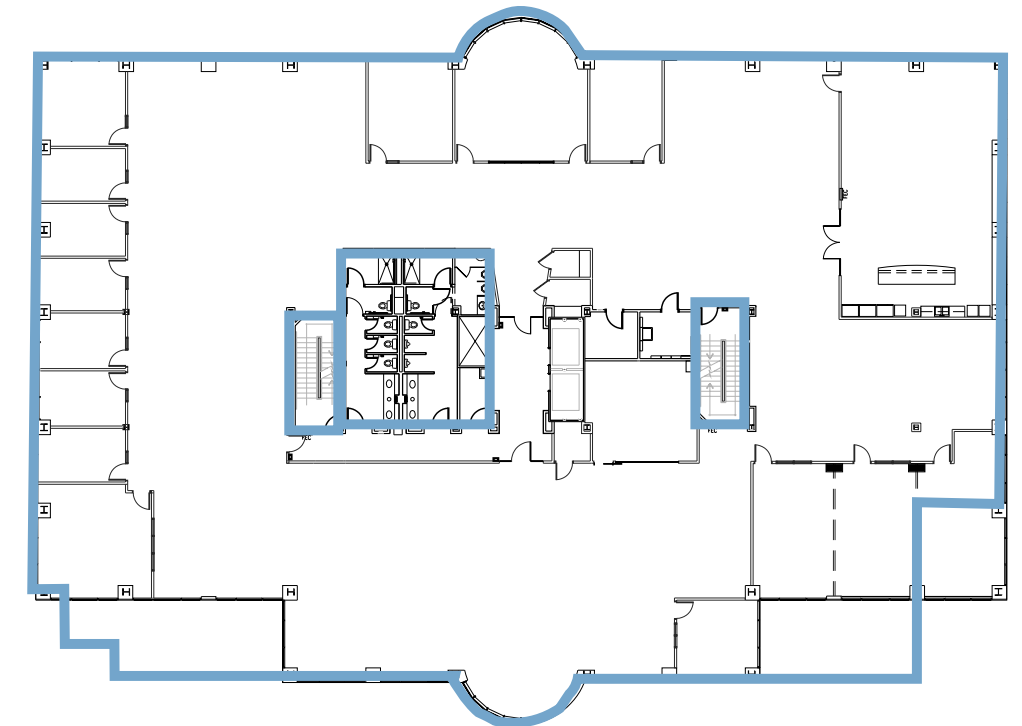


1ST FLOOR - 3,414 SQ. FT.



Suite 102  
3,414 RSF

2ND FLOOR - 19,471 SQ. FT.



# AMENITIES

## HOTELS

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

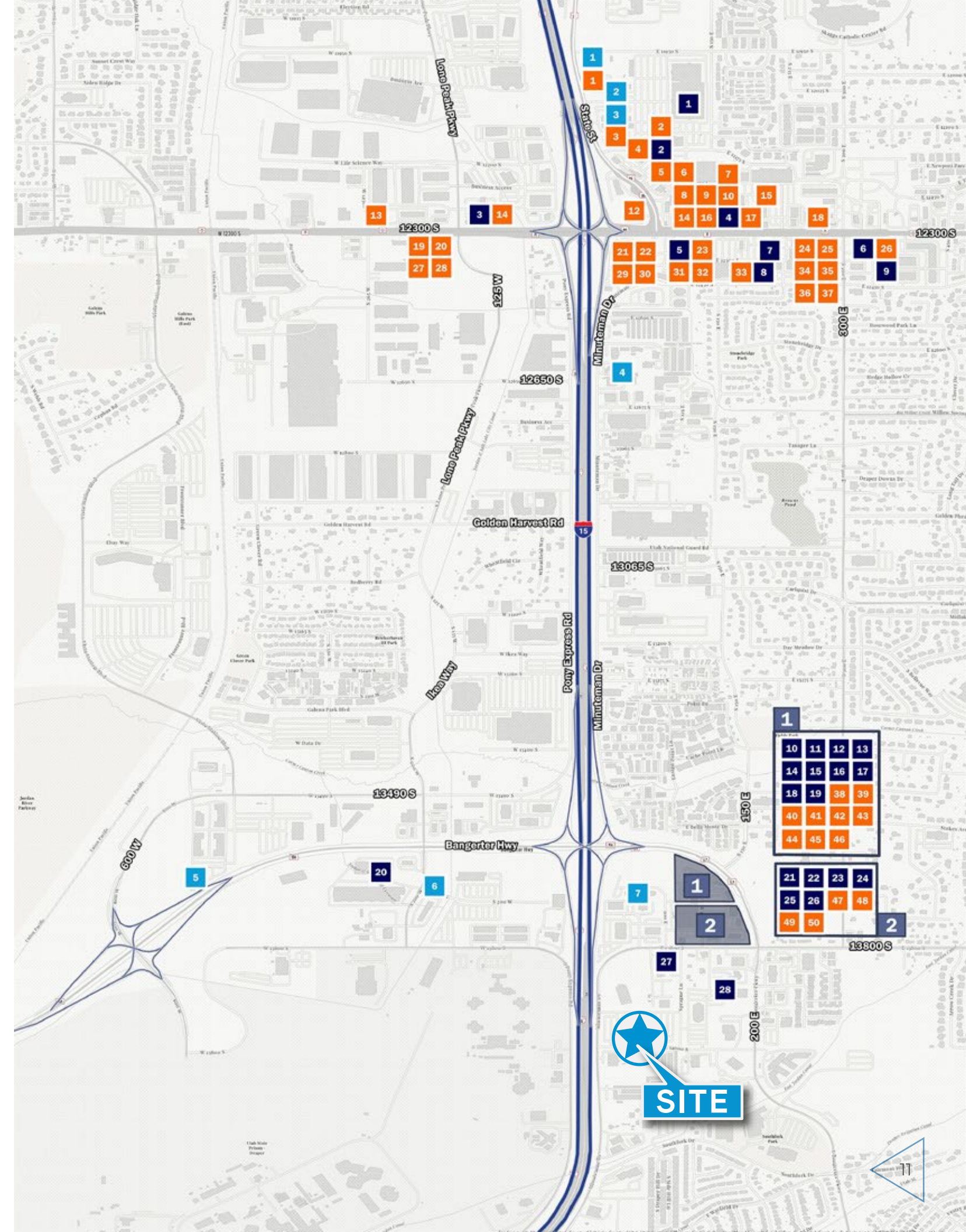
## RESTAURANTS

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. Smash Burger
24. Panda Express
25. Leatherby's Family Creamery
26. Teriyaki Grill
27. Donkey Tails Cantina
28. Nawabs Indian
29. Rumbi Island Grill
30. Sushi Ya
31. Chuck A Rama
32. Port of Subs
33. City Cake & Café
34. Oh Mai

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



**Brandon Fugal**

+1 801 947 8300

brandon.fugal@colliers.com

**Josh Smith**

+1 801 947 8300

josh.smith@colliers.com

**Angela Kroneberger**

+1 801 947 8300

angela.kroneberger@colliers.com



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**Colliers**

6440 S. Millrock Dr., Suite 500

Salt Lake City, UT 84121

Main: +1 801 947 8300

colliers.com