



# DRAPER CORPORATE PARK

12257 South Business Park Drive Draper, Utah 84020

Office and Warehouse Spaces Available for Lease



Jones Lang LaSalle Americas, Inc.



## HIGHLIGHTS

- Easy freeway access to I-15 via 12300 South
- Exterior building updates to come
- On-site management
- Freeway frontage and signage available
- 3.5/1,000 parking | some covered available
- Spec suites available
- Close to 12300 South amenities
- Exterior building signage available for larger tenants
- Central to Salt Lake and Utah County employee base
- Renovated lobbies & restrooms
- Ideal for growing companies



## DRAPER CORPORATE PARK

- B2** Building 2:  
12162 S Business Park Drive
- B3** Building 3:  
12159 S Business Park Drive
- B5** Building 5:  
12227 S Business Park Drive
- B6** Building 6:  
12257 S Business Park Drive





## Building 2

### First Floor

#### Suite 112 | 5,125 RSF

- Brand new space
- Window lined offices
- In-suite restrooms
- Floor to ceiling glass conference room
- Private back entrance
- Large training room

#### Building OpEx:

\$5.30 (2022)

#### B2 Internet Options:

Xfinity

Century Link Fiber

First Digital Fiber

#### Flex Space | 6,367 RSF

- \$12.00 NNN Annually (\$1.00 NNN monthly)
- 3,367 Office
- 3,000 SF Warehouse
- Roll Up Door
- In-Suite Restrooms

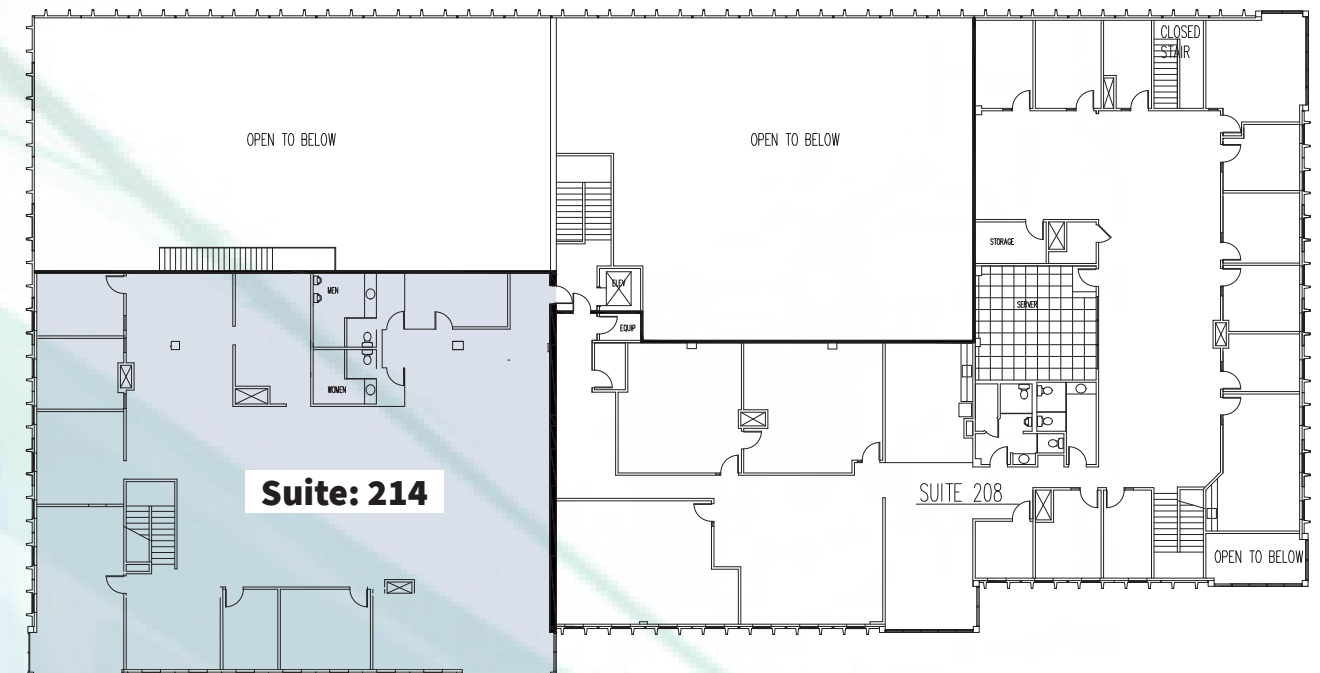
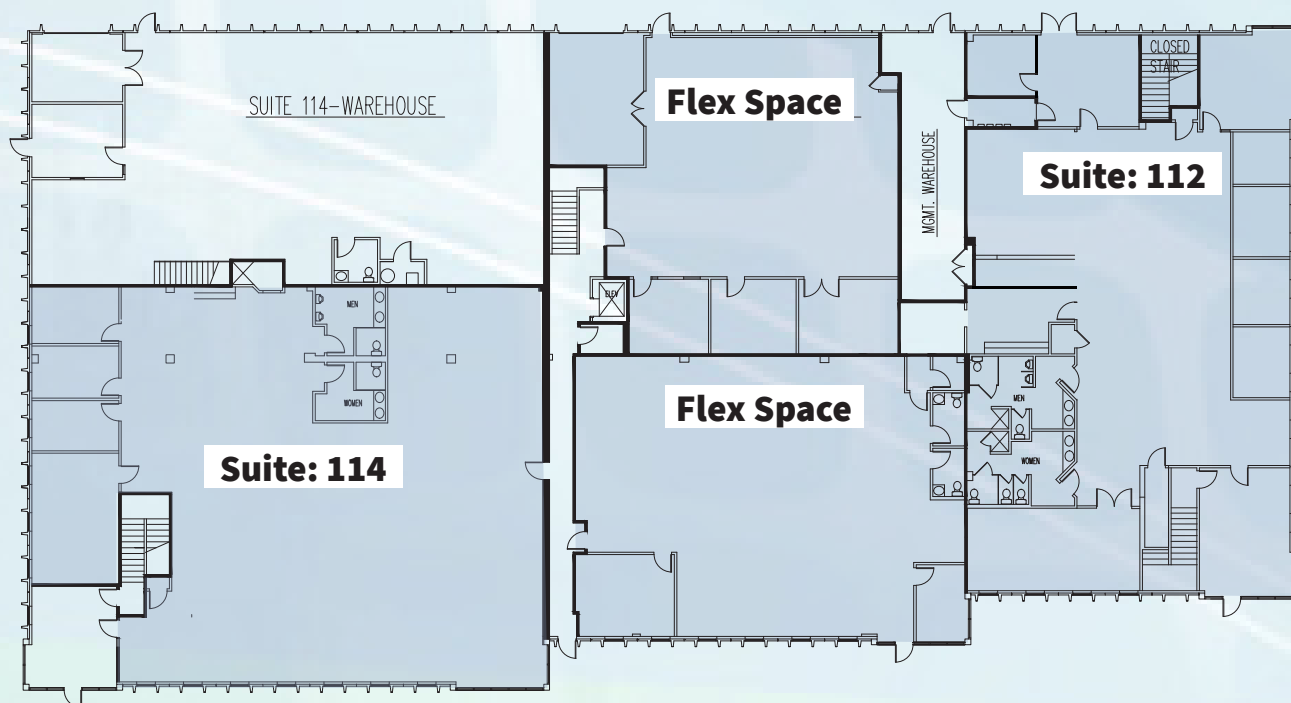
#### Suite 114 | 5,956 RSF

- Brand new space
- Move-in Ready Spec Suite
- Large bull pen area
- Open kitchen
- Large conference room

### Second Floor

#### Suite 214 | 6,495 RSF

- Brand new space
- Large glass conference room
- Large bull pen area
- Floor to ceiling glass in the corners





# Building 2

Suite 114 | 5,956 RSF





**Building 2**

**Suite 214 | 6,495 RSF**





# Building 3

## First Floor

**Building OpEx:**  
\$6.15 (2022)

**Suite 100 | 3,100 RSF**

### B3 Internet Options:

- Xfinity
- Xmission with Utopia Fiber
- Century Link
- Comcast

**Suite 120 | 1,863 RSF**

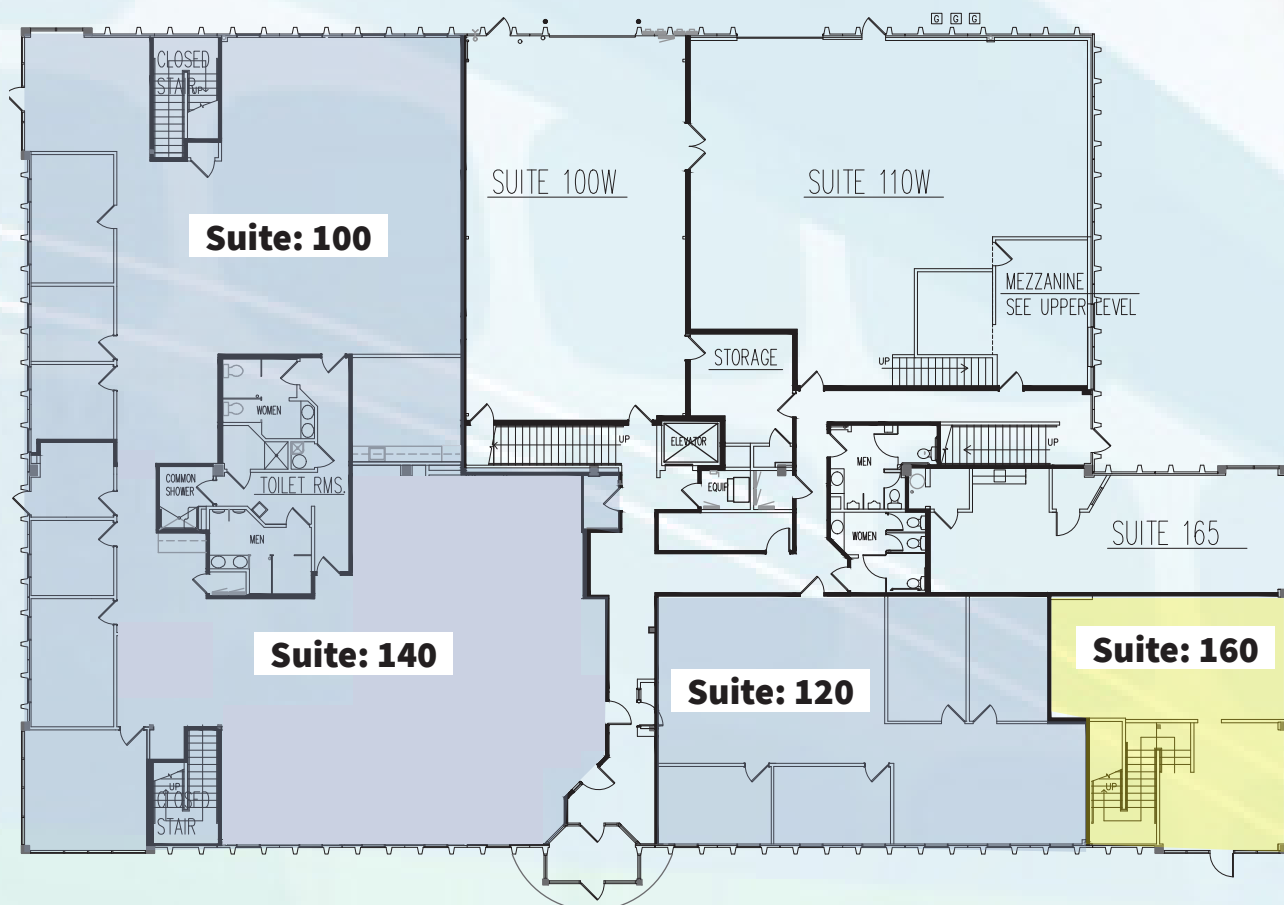
**Suite 140 | 3,520 RSF**

**Suite 160 | 1,101 SF**

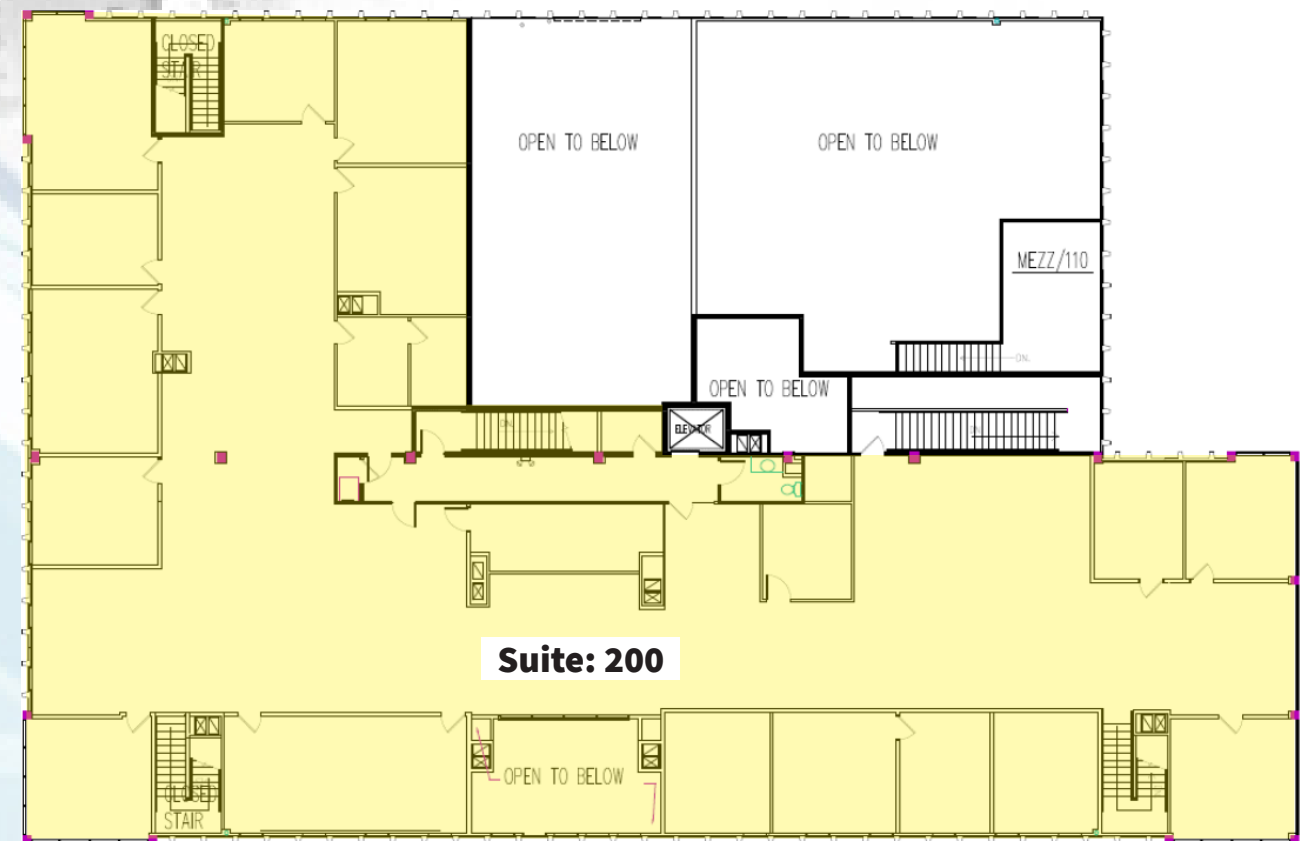
- Reception area and stairs to suite 200

## Second Floor

**Suite 200 | 11,070 SF**



Reception Area & Stairs to Suite 200





**Building 5**



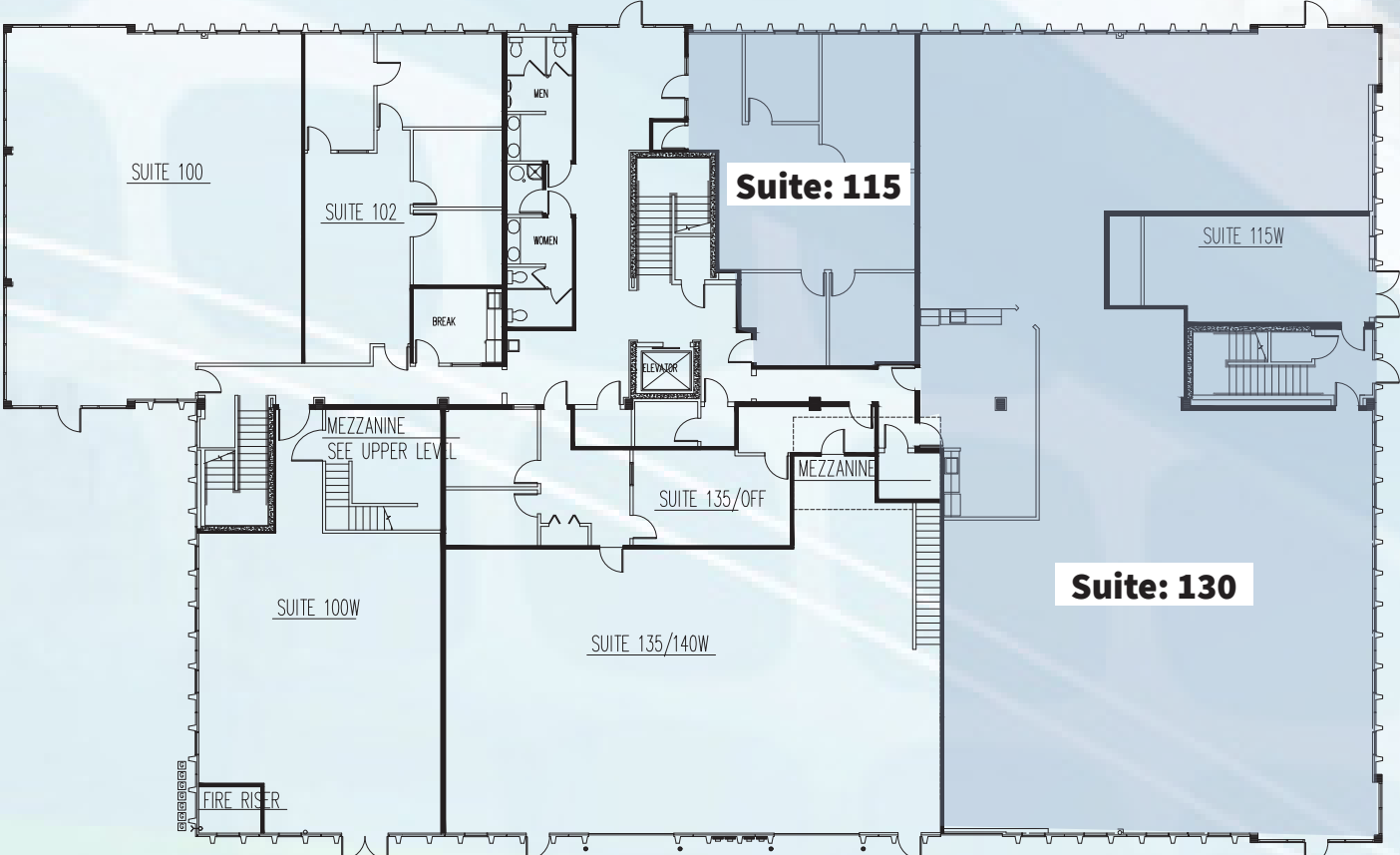
**First Floor**

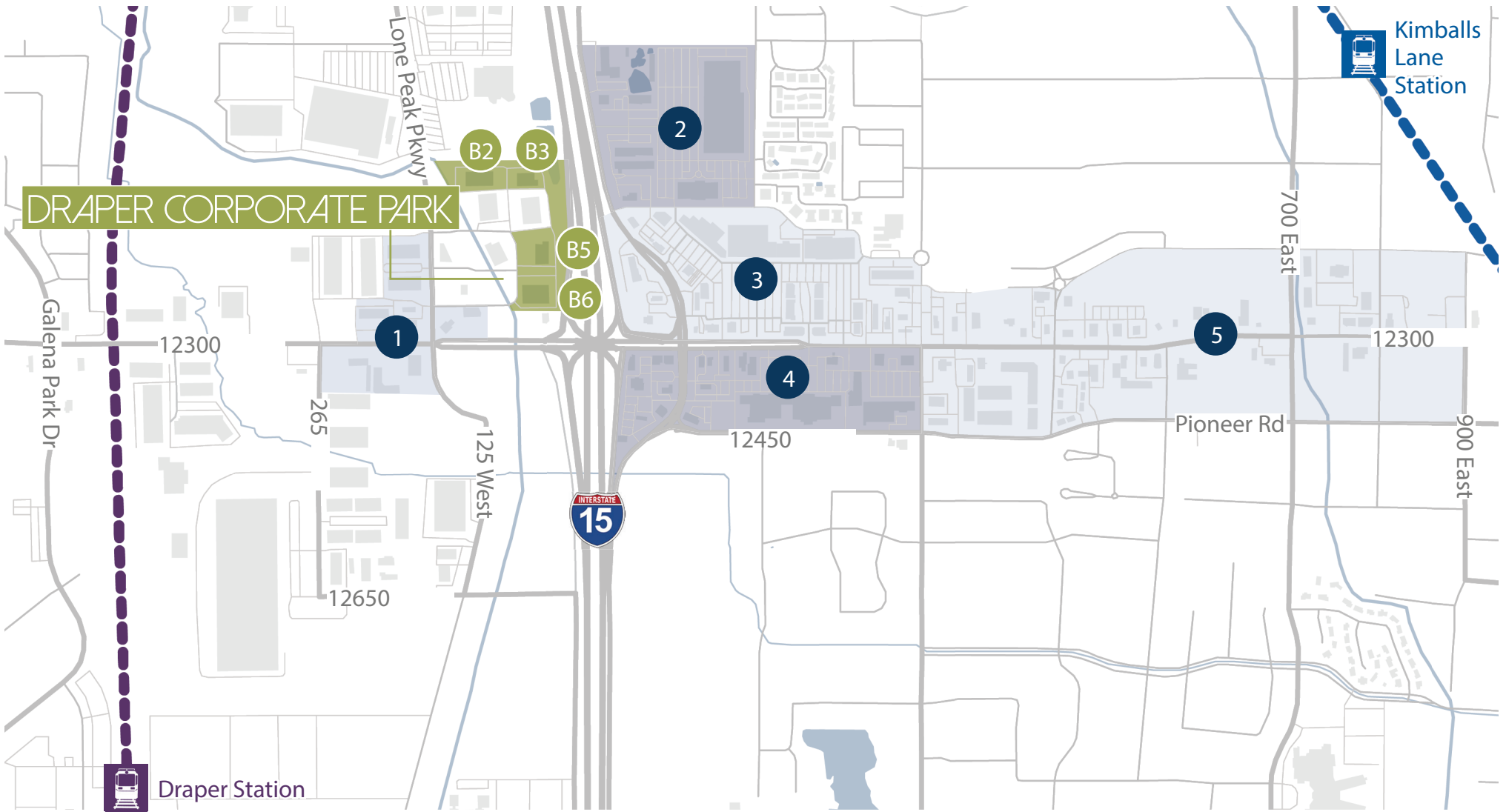
**Suite 115 | 1,281 RSF**

**Suite 130 | 5,929 RSF**  
• Potentially plug n play

**Building OpEx:**  
\$6.72 (2022)

**B5 Internet Options:**  
Direct TV  
Comcast  
Utopia Fiber





1

- Home Depot
- Subway
- Thai Land
- Sushi Ya
- Beyond Glaze

2

- Cowabunga Bay
- Black Bear Diner
- All Star Bowling
- Vasa Fitness
- SpringHill Suites
- Fairfield Inn
- Cinemark

3

- Cafe Zupa's
- In-N-Out
- Kohl's
- Mountain America
- Wasabi Sushi
- Rancheritos
- Goodwood BBQ
- Petco
- Noodles & Co
- U-Swirl
- Sonic Drive-In

4

- Cafe Rio
- Panda Express
- Chuck-A-Rama
- Del Taco
- Jamba
- Discount Tire
- T.J. Maxx
- Sally Beauty
- Smith's
- Dollar Tree
- JoAnn Fabrics

5

- Chick-fil-A
- Jordan CU
- Leatherby's
- Swig n'Sweets
- Five Guys
- America First CU
- Even Stevens
- O'Reilly
- KFC
- Ballard's Iceberg
- Papa Johns
- University CU





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