

# THE POINTE

OFFICE 4

Elevate your office experience.

121 West Scenic Pointe Drive | Draper, UT

Elevate your work experience with up to 27,106 SF of brand new construction available at The Pointe Building 4.

Located conveniently off of I-15, The Pointe offers spectacular mountain views with office space that is ready for tenant improvements at \$28.50 Full Service.

Multiple restaurants and upscale grocer Harmon's are conveniently located nearby.



*Come and find your elevated office experience with The Pointe today.*



## Building Details:

### *Building:*

120,000 SF building  
4 floors

### *Availability:*

1st floor: up to 27,106 SF  
shell condition

### *Parking:*

5 stalls per 1,000 USF

### *Rental rate:*

\$28.50 per square foot

### *Proximity:*

**25 minutes** from Salt Lake  
International Airport and  
Provo Airport

### **Immediate I-15 access**

via 14600 South

### **3 miles from the UTA**

Frontrunner Draper Station

### **Restaurant amenities**

located within close proximity

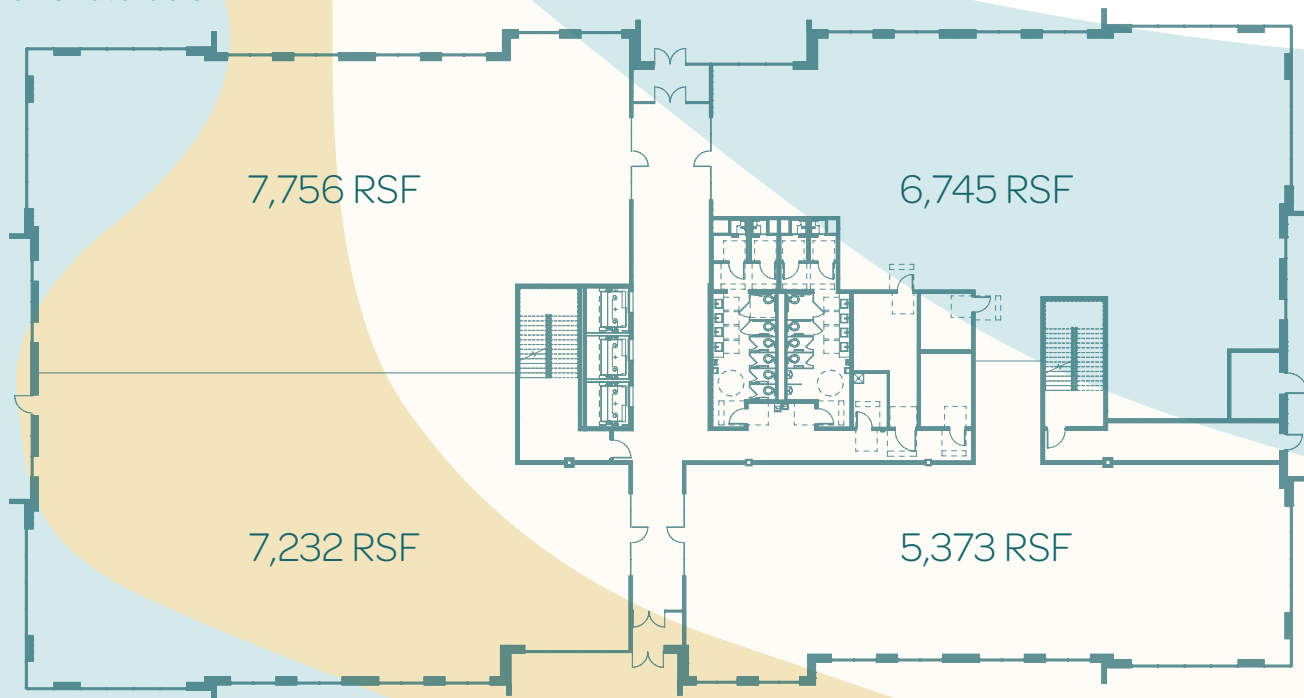
### **Nearby Corporate Tenants:**

Pluralsight, HealthEquity, Proofpoint,  
Dealersocket and Acima Credit



## First Floor

27,106 RSF available



### 1. RETAIL CENTER

COWABUNGA BAY  
WATER PARK  
ALL STAR BOWLING & ENTERTAINMENT  
VASA FITNESS  
CINEMARK DRAPER  
LEATHERHEADS SPORTS BAR & GRILL  
QUALITY INN  
SPRINGHILL SUITES BY MARRIOTT  
FAIRFIELD INN BY MARRIOTT

### 2. DRAPER PEAKS SHOPPING MALL

CAFE ZUPAS  
IN-N-OUT BURGER  
MOUNTAIN AMERICA CREDIT UNION  
WASABI SUSHI  
RANCHERITOS MEXICAN FOOD  
WAFFLE LOVE  
GODWOOD BARBECUE  
COSTA VIDA  
NOODLES & COMPANY  
ASTRO BURGERS  
AUTOZONE  
DONUT STAR  
GREAT HARVEST BREAD COMPANY

### 3. RETAIL AREA

MCDONALD'S  
CHICK-FIL-A  
MISTER CAR WASH  
JORDAN CREDIT UNION  
SAFELITE  
AUTOGLASS  
SWIG

### 4. RETAIL AREA

FIVE GUYS  
SWEETO BURRITO  
EVEN STEVENS SANDWICHES  
SIDE OF ALOHA HAWAIIAN  
CUPBOP KOREAN BBQ  
BEANS & BREWS COFFEE HOUSE  
LES SCHWAB TIRE CENTER  
BALLARD'S ICEBERG DRIVE-IN

### 5. RETAIL CENTER

COLD STONE CREAMERY  
PANDA EXPRESS  
CAFE RIO  
LA HACIENDA DRAPER

### 6. DRAPER CROSSING

DEL TACO  
JAMBA JUICE  
DONKEY TAILS CANTINA  
PIZZA HUT  
RUMBI ISLAND GRILL  
JIMMY JOHNS  
ARCTIC CIRCLE  
SMITH'S FOOD & DRUG  
CORNER BAKERY CAFE  
GNC  
TERIYAKI GRILL  
FEDEX OFFICE PRINT & SHIP CENTER  
CHASE BANK  
BARBACOA  
PENNY ANN'S CAFE

SMASHBURGER  
OH MAI  
VIETNAMESE  
TUMERIC INDIAN CUISINE

### 7. RETAIL CENTER

WELLS FARGO BANK  
LEATHERBY'S FAMILY CREAMERY  
PAPA MURPHY'S TAKE 'N' BAKE  
CONCENTRA URGENT CARE  
JUST ORGANIC JUICE

### 8. IKEA

### 9. BANGERTER CROSSING

TOWNEPLACE SUITES  
CHASE BANK  
BURGER KING  
LITTLE CAESARS PIZZA  
GREAT CLIPS  
HARMONY GROCERY  
KNEADERS BAKERY & CAFE  
ORANGETHEORY FITNESS  
TACO TIME  
SUBWAY  
BIGEYE POKE & GRILL  
BEANS & BREWS COFFEE HOUSE  
IVIE JUICE BAR  
WATER MOON CHINESE

### 10. BOONDOCKS FOOD & FUN

### 11. CABELA'S



For more information please contact:

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Explore your next opportunity at The Pointe today.