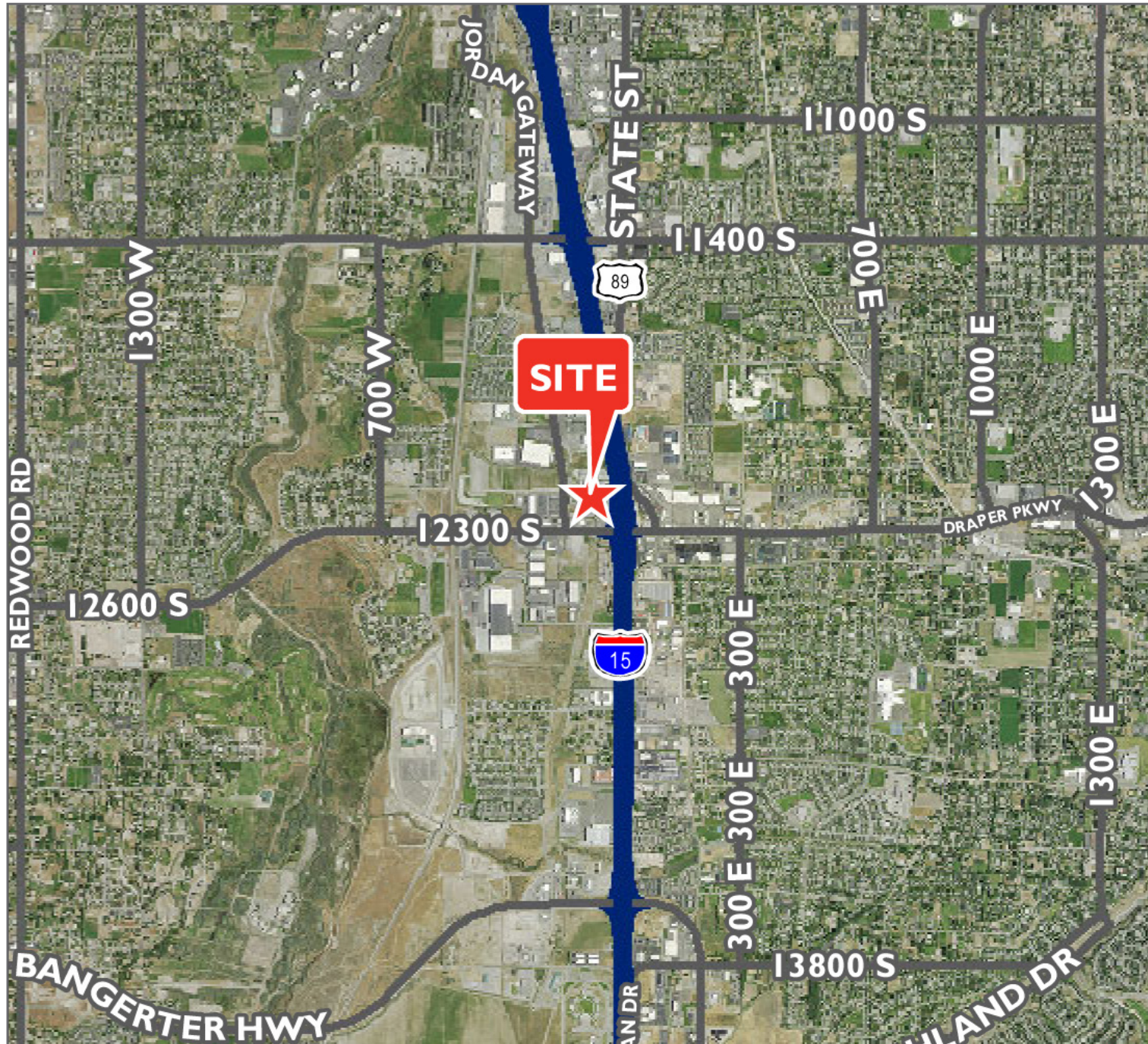




FOR LEASE
12244 South Business Park Drive
 Draper, Utah 84020



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Property Highlights

- Size: 1,438 RSF Suite 215
900 RSF Suite 245
- Lease Rate: \$12.00 - \$14.00 PSF, NNN
- Easy access to I-15, I-215, Trax, FrontRunner, and 5 West
- Very competitive rates
- Good Tenant mix of High Tech and Corporate Offices
- 20 minutes to SLC Airport
- 10 minutes to Thanksgiving Point Tech center
- Abundant parking

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|-----------|-----------|-----------|
| Population | | | |
| 2017 Estimated Population | 7,643 | 85,686 | 207,439 |
| 2022 Projected Population | 8,510 | 92,484 | 226,825 |
| Households | | | |
| 2017 Estimated Households | 2,460 | 24,279 | 61,198 |
| 2022 Projected Households | 2,737 | 26,271 | 66,857 |
| 2017 Est. Median HH Income | \$79,861 | \$87,039 | \$87,352 |
| 2017 Est. Average HH Income | \$105,096 | \$108,190 | \$110,205 |
| 2017 Est. Per Capita HH Income | \$32,525 | \$31,167 | \$32,714 |

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2012 and 2022.

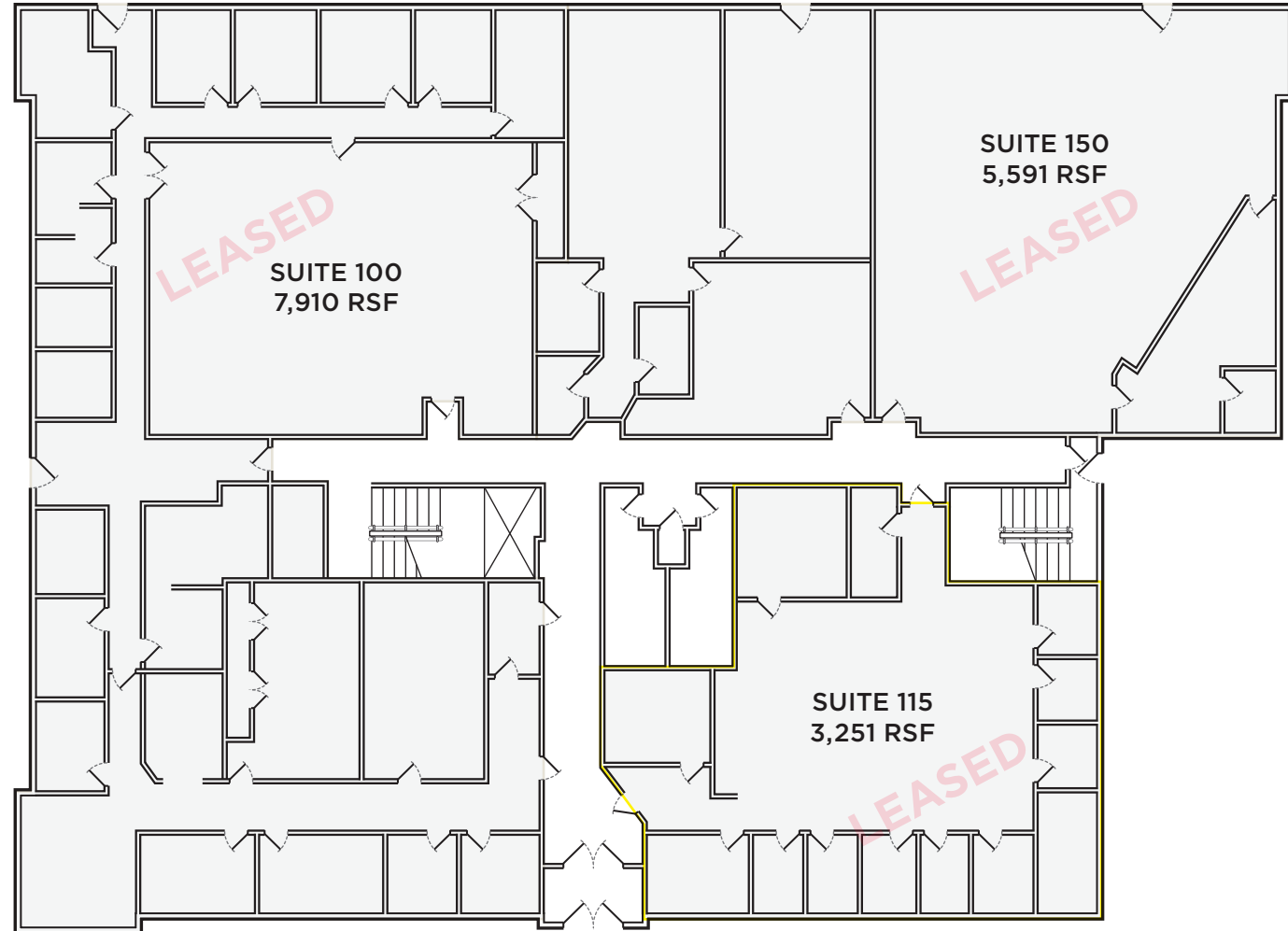
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

