



136 CENTER

BUILDING 3

NEW TROPHY OFFICE DEVELOPMENT

13697 South 200 West | Draper, Utah 84020



ARDEN | GROUP

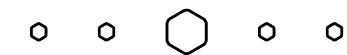




136 CENTER

BUILDING 3

136 Center is ideally situated in the heart of Draper. This central location is oriented on the border of Salt Lake and Utah Counties - providing access to recruit and retain talent from the entire Wasatch Front. The striking 6 story, Class A office destination combines modern architecture and sophistication matched with the finest Class A finishes in the market.



- Available: 180,000 square feet
- Lease rate available upon request
- Generous tenant improvement allowance
- Fitness Center with shower/locker facilities
- Pickleball and covered dining
- Parking: 5/1,000 - Including EV charging stations
- I-15 visible crown signage potential
- Floor-to-Ceiling glass with incredible valley views
- Hotel service located on-site
- Walking access to food and service offerings

FEATURED TENANTS AT 136 CENTER



Dealertrack
by Cox Automotive

bill.com™

Summit

Sotheby's
INTERNATIONAL REALTY

STUDIO MCGEE

136 CENTER SITE PLAN

KEY NOTES

- 1 136 CENTER BUILDING III
- 2 EXISTING 6-STORY OFFICE BUILDING
- 3 PARKING STRUCTURE - 1,052 STALLS
- 4 PICKLEBALL AND COVERED DINING
- 5 COVERED WALKWAY

BUILDING 3 FEATURES

6-STORIES

180,000 SF GROSS

15' FLOOR TO FLOOR 1ST

14' FLOOR TO FLOOR 2-6

EXTERIOR AMENITIES

IMMEDIATE FREEWAY ACCESS

PARKING AT 4.5 STALLS / 1000 SF

Bangerter Highway 52,722 ADT



WHAT'S THE POINT?

Utah's Point of the Mountain also known as "Silicon Slopes" refers to the cluster of information technology, software development, hardware manufacturing and research firms that have emerged along the Wasatch Front. Utah is nationally recognized as a leading technology hub. In fact, the demand for workers among the growing list of tech companies is out-pacing the supply of the Utah workforce.

Utah is ranked #1 one in innovation and entrepreneurship, #2 in high-tech performance, and #3 in economic performance by the U.S. Chamber of Commerce Foundation.

Tech companies have flocked to Utah for its lower taxes, more flexible regulatory environment, and a well-educated, multilingual workforce. There is a strong mixture of local homegrown startups (Domo, Ancestry, Qualtrics, Pluralsight, etc.), as well as major Fortune 500 companies (Adobe, Microsoft, Oracle, Symantec, etc.)

THE POINT ACCOLADES:

- Forbes has ranked Utah as the Best State for Business 7 times since 2010
- Utah's tech workforce is fed by major technology and research universities: University of Utah, Brigham Young University, and Utah Valley University, all of which offer programs intended to develop young entrepreneurs
- Utah has high concentrations of Software Developers, Web Developers, Computer and Information Research Scientists, and many other IT related occupations
- Utah is one of the top states in the nation for software and information technology employment with an employee base of over 66,000 people
- According to Wallethub, Salt Lake City ranks 7th among the best U.S. cities for STEM (Science, Technology, Engineering, and Math) jobs, beating out Chicago, New York City, San Jose, and other prominent "tech forward" towns

NEARBY COMPANIES





UTAH'S INNOVATION COMMUNITY

Widely recognized as one of the most important economic opportunities in state history, The Point consists of 600 acres of state-owned land that will be built into Utah's Innovation Community. The new community will foster innovation and technological advancement, provide parks and open space, support economic growth and enhance Utahns' quality of life.

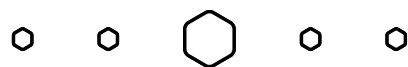
The first phase of development will serve as a catalyst for the site. Located at the heart of the site, it is reflective of Utahns' vision. It includes a pedestrian-priority area, a Central Park, regional trail connections, transit-oriented development, a balanced mix of jobs, housing, retail, shopping, entertainment, and so much more.



AMENITIES

RESTAURANTS

- 1. Kneaders
- 2. NY Pizza
- 3. Water Moon
- 4. Bigeye Poke Grill
- 5. LaBarba Coffee
- 6. Spitz
- 7. Panda Express
- 8. LaHacienda
- 9. Chuck A Rama
- 10. Donkey Tails Cantina
- 11. City Cake & Café
- 12. Teriyaki Grill
- 13. Maize Tacos
- 14. Smash Burger
- 15. Penny Ann's
- 16. Dutch Brothers
- 17. Great Harvest
- 18. Costa Vida
- 19. Kung Fu Tea
- 20. Noodles and Company
- 21. FreshFin
- 22. Goodwood Barbecue
- 23. Cubby's
- 24. Waffle Love
- 25. WingNutz
- 26. Black Bear Diner
- 27. Wasabi Sushi
- 28. Rancheritos
- 29. Café Zupas
- 30. Thai Land
- 31. LoLo Hawaiian BBQ
- 32. Nawabs Indian
- 33. Sushi Ya
- 34. Port of Subs
- 35. Starbucks



SERVICES

- 1. America First Credit Union
- 2. Cyprus Credit Union
- 3. Orange Theory
- 4. Chase Bank
- 5. CrossFit
- 6. US Bank
- 7. Mountain America Credit Union

HOTELS

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



POINT OF THE MOUNTAIN
5 MINUTES



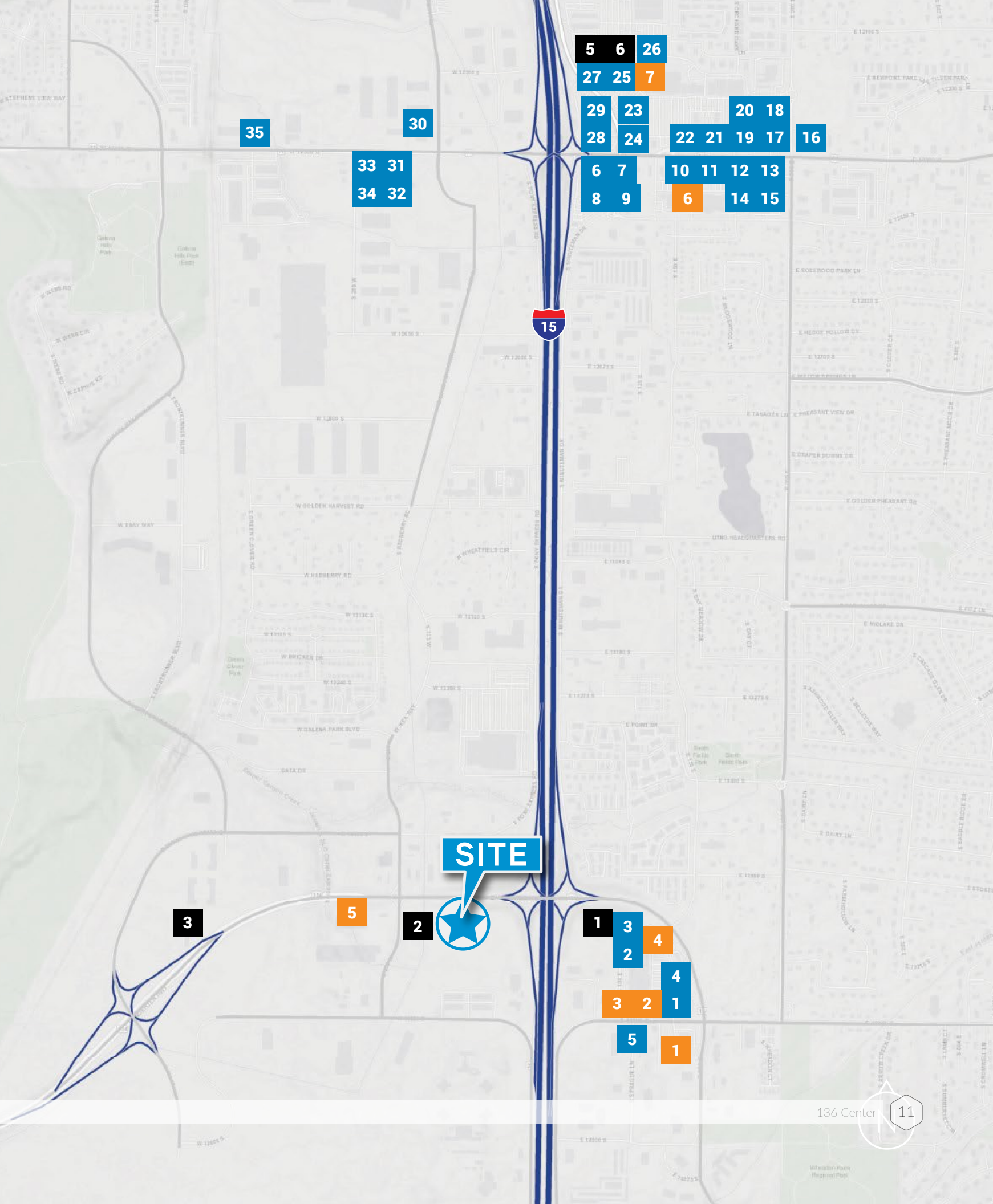
DOWNTOWN SLC
30 MINUTES



UNIVERSITY OF UTAH &
UTAH VALLEY UNIVERSITY
30 MINUTES



INTERNATIONAL AIRPORT
30 MINUTES





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