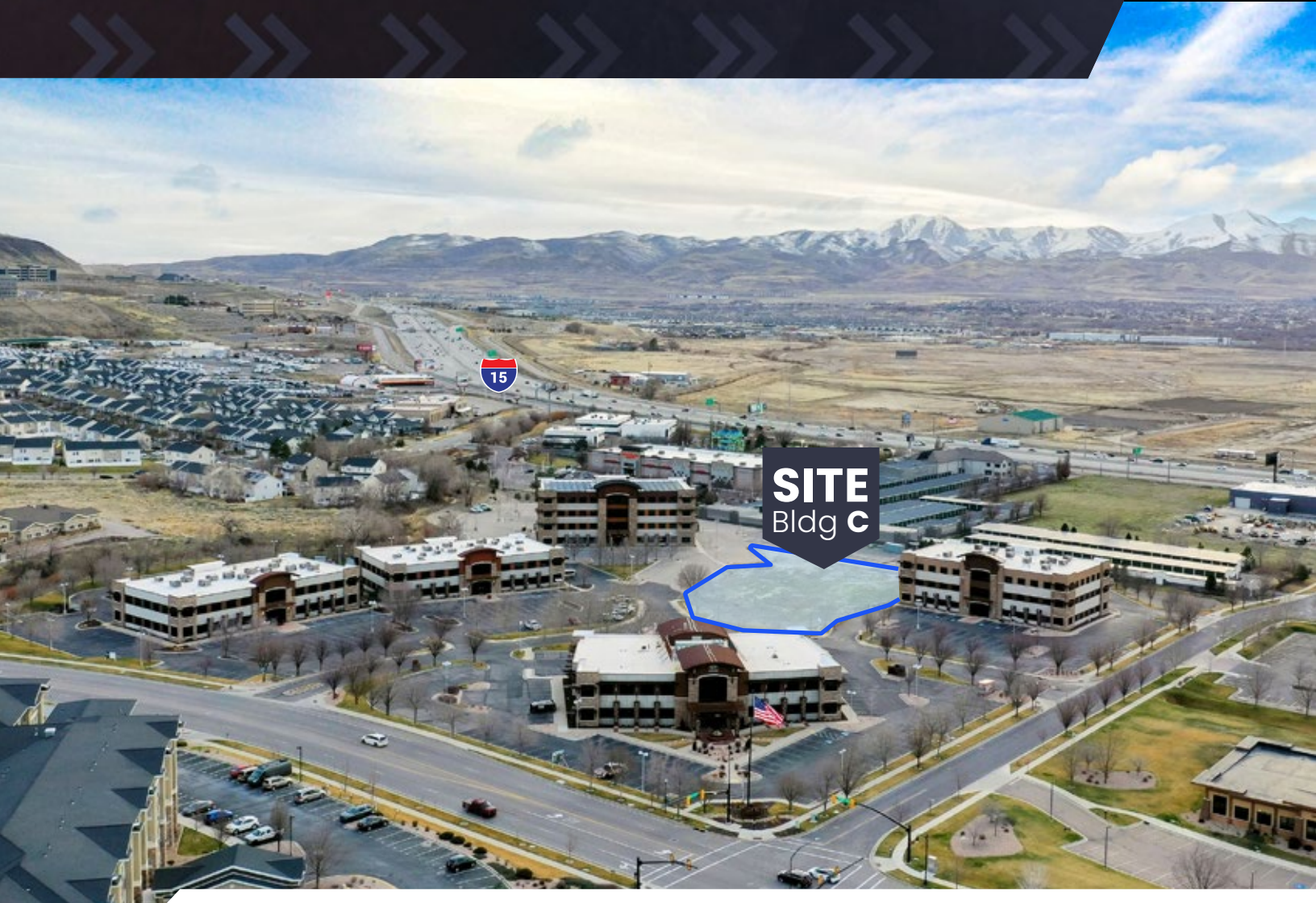


# THE EXCHANGE @ 140TH PLANNED OFFICE



14068 South 145 East, Draper, UT, 84020





# THE EXCHANGE @ 140TH PLANNED OFFICE

## PRIME DEVELOPMENT OPPORTUNITY

Now available: a fully improved, pad-ready site located just east of I-15 at the highly visible and rapidly growing Point of the Mountain in Draper.

Featuring prominent frontage and direct driveway access off the east arterial of Bangerter Highway, this site offers exceptional visibility and accessibility—an unmatched location for your next project.



**37,650**  
SQUARE FEET  
PROPOSED OFFICE SPACE



**CENTRAL**  
WASATCH FRONT LOCATION  
ACCESS TO LABOR POOLS FROM  
TWO METRO AREAS



**UNOBSTRUCTED**  
PANORAMIC  
MOUNTAIN VIEWS

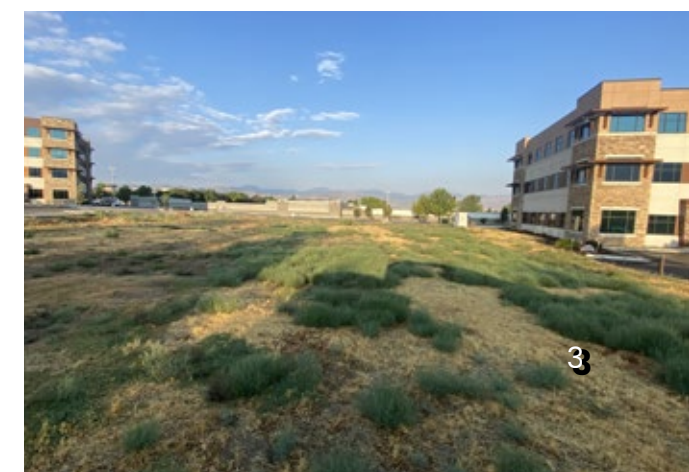


**DIRECT ACCESS**  
TO I-15 INTERCHANGE AND  
BANGERTE HIGHWAY

## EXCHANGE C LAND:

- ▶ Site: 2.15 Acres
- ▶ Located in a high-income, growth-oriented market
- ▶ Surrounded by established residential and commercial developments
- ▶ Ideal for office or medical use
- ▶ Build-to-suit or JV opportunity with experienced developer
- ▶ Excellent access, visibility, and market exposure
- ▶ **Opportunities available for Joint Venture, Build-to-Suit, or Custom Lease arrangements**
- ▶ **Flexible terms available**
- ▶ **Ready for immediate development**

## PROPOSED FLOOR PLAN AVERAGE FLOOR PLATE 12,550 RSF



# 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

# Amenities:

## HOTELS

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

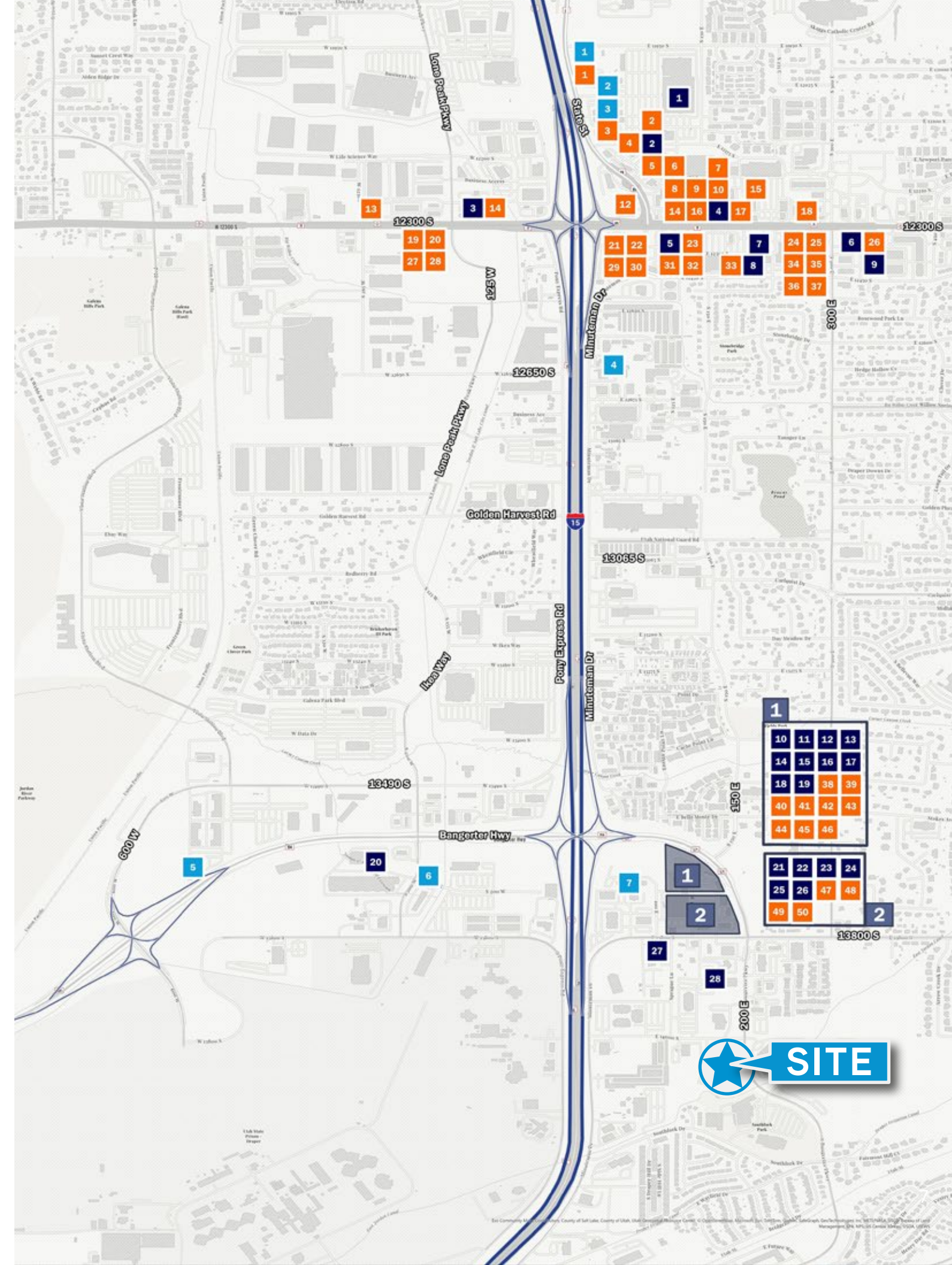
## RESTAURANTS

1. Black Bear Diner
2. Mountain Mike's Pizza
3. Leatherheads Sports Bar & Grill
4. Café Zupas
5. Wasabi Sushi
6. WingNutz
7. FreshFin
8. Waffle Love
9. Goodwood Barbecue
10. Kung Fu Tea
11. Rancheritos
12. Starbucks
13. Thai Land
14. Cubby's
15. Great Harvest
16. Noodles and Company
17. Costa Vida
18. Dutch Brothers
19. Sushi Ya
20. LoLo Hawaiian BBQ
21. Spitz
22. Panda Express
23. Donkey Tails Cantina
24. Maize Tacos
25. Smash Burger
26. Leatherby's Family Creamery
27. Port of Subs
28. Nawabs Indian
29. Chuck A Rama
30. Cafe Rio
31. Guadalhonky's
32. Rumbi Island Grill
33. City Cake & Café
34. HashKitchen
35. Oh Mai
36. Teriyaki Grill

37. La Hacienda
38. Paradise Biryani Pointe
39. NY Pizza
40. Penny Ann's Cafe
41. Ivie Juice Bar
42. Beans & Brews
43. Water Moon
44. Wendy's
45. Subway
46. Little Caesars
47. Chick Fil a
48. Jurassic Tacos
49. Bigeye Poke Grill
50. Kneaders
51. Mo Bettahs
52. Crispy Cone

## SERVICES

1. VASA Fitness
2. Mountain America Credit Union
3. Brighton Bank
4. Hot Worx
5. UCCU
6. Wells Fargo
7. Chase Bank
8. US Bank
9. Key Bank
10. Trailside Cleaners
11. Great Clips
12. UPS Store
13. Edward Jones Investments
14. Luxury Nails & Spa
15. Pretty Lash Studio
16. Drift Reflexology
17. Neibaur Family Orthodontics
18. Stay in Bloom
19. Chase Bank
20. CrossFit OUR
21. Harmons Grocery Store
22. Pro Do
23. AMYS Martial Arts
24. CrossFit Draper
25. Cyprus Credit Union
26. Orange Theory
27. Hound & Cat 129 13800 S
28. America First Credit Union





# THE EXCHANGE @ 140TH

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