

## AREA AMENITIES MAP



# 136CENTER

13705 SOUTH 200 WEST DRAPER, UTAH

READY FOR TENANT IMPROVEMENTS !

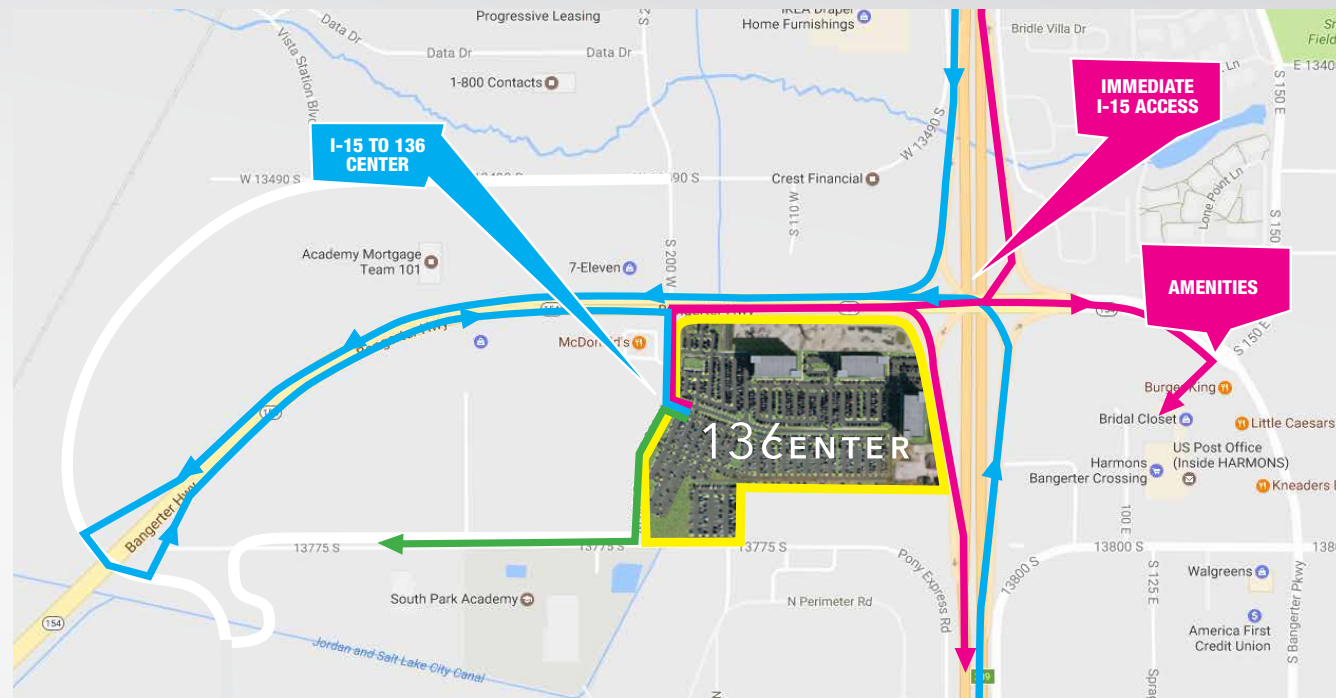


[View Real Time Construction Progress!](#)

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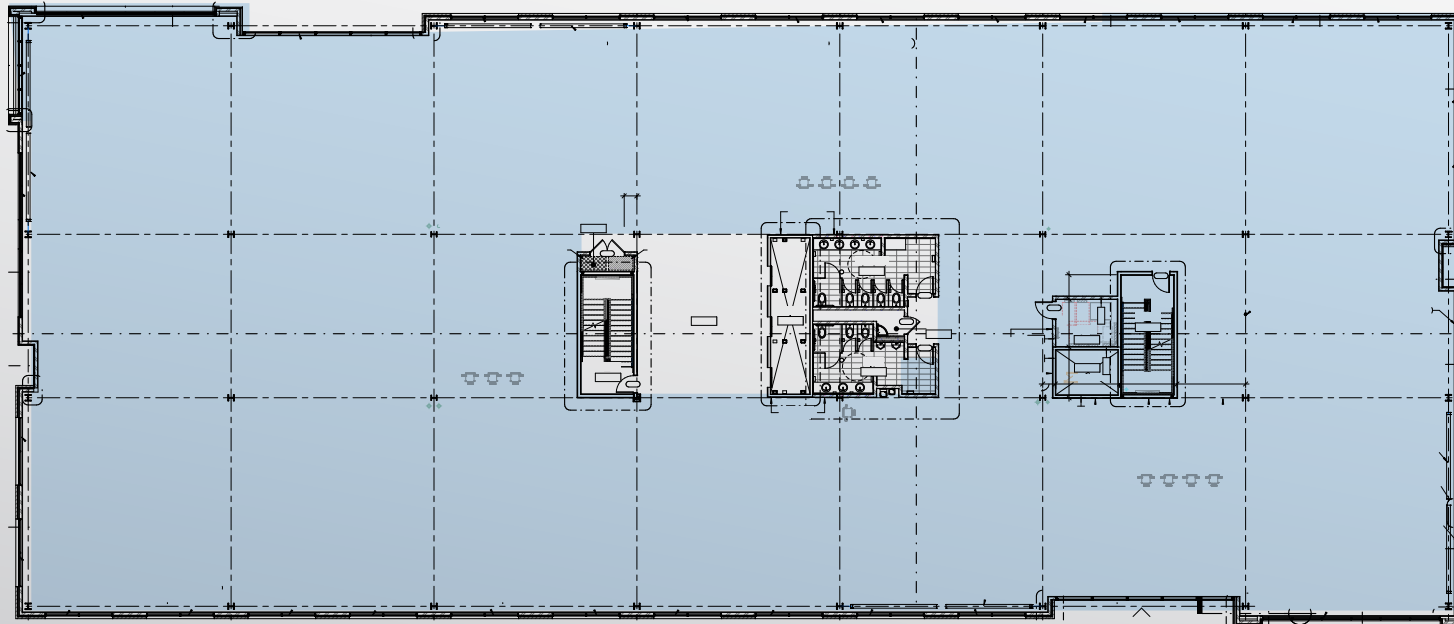
## FREEWAY IMPROVEMENTS AND ACCESS POINTS



View Real Time Construction Progress!

View Flyover

## SECOND FLOOR APPROX. 27,000 RSF



## DEVELOPMENT SITE PLAN



136 Center features unmatched visibility and prominence on I-15 with over 151,920 cars per day; 45,745 cars per day on Bangerter Hwy.

Offering nearly immediate freeway and arterial access, this location is also close to numerous amenities - including dozens of restaurants, hotel rooms and other services.

Fiber optic connectivity, infrastructure for redundant power and upgraded shower/locker facilities combine to deliver the ideal facilities setting.

Architectural details include iconic building designs with expansive glass and distinctive contemporary finishes.

Nearby corporate tenants include Ogio, 1800-Contacts, Progressive, StorageCraft, EMC2, eBay, Jet.com, and Thumbtack

## PROJECT HIGHLIGHTS

- Floor 2: Approx 27,000 RSF
- Lease rate: \$27.50/sq. ft. full service
- Shower facility on main floor
- Basketball and BBQ common areas
- Up to 450,000 square feet of office planned
- Generous tenant improvement allowance
- Parking: 5/1,000
- Mass transit access with FrontRunner station nearby



Lobby Rendering



Accelerating success.

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