



OFFICE FOR SUBLEASE

4,494 SF

3rd Floor

Suite 325

CONTACT US

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13961 S. Minuteman Dr. Draper, UT 84020

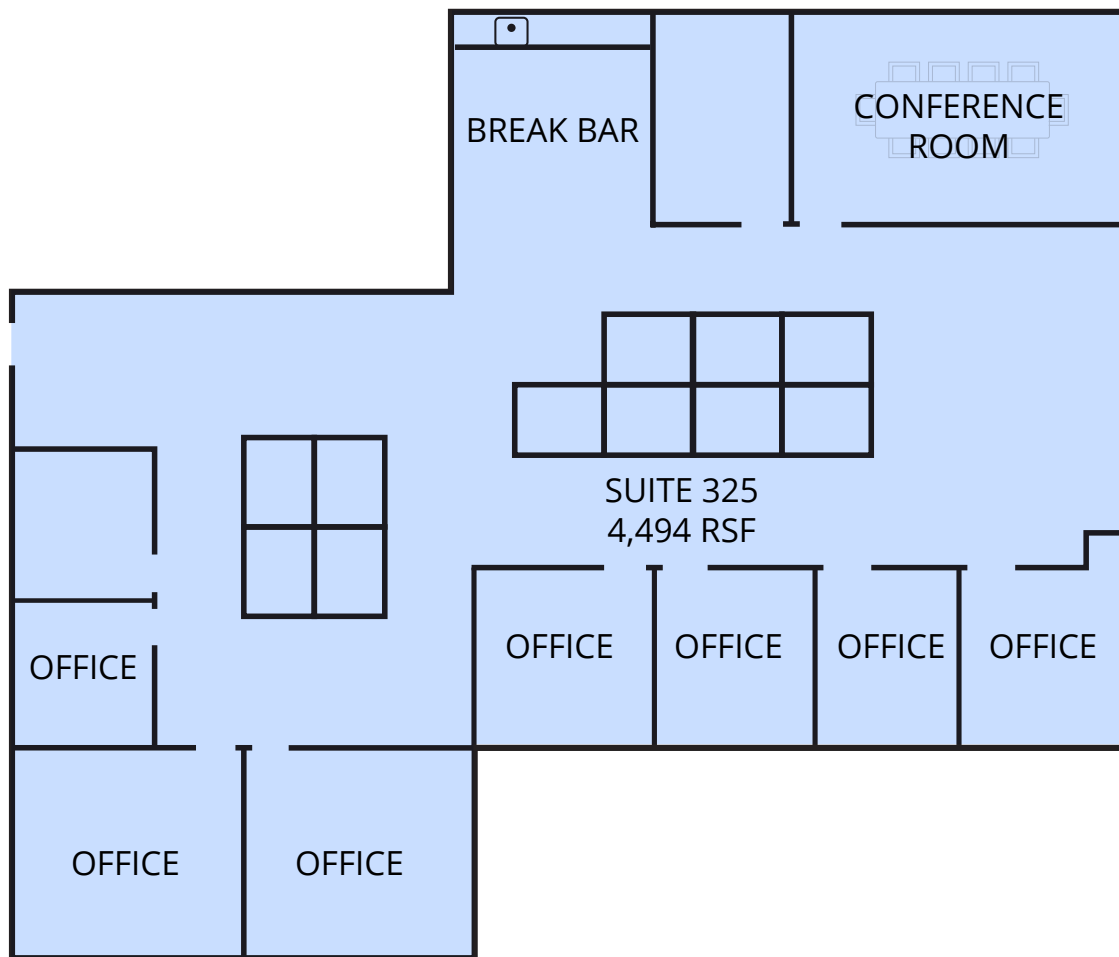
Take advantage of a rare plug-and-play sublease opportunity within Minuteman Park, one of the Salt Lake Valley's premier Class A office campuses. This fully furnished office suite is available for immediate occupancy, allowing a new tenant to significantly reduce startup costs and move-in timelines. Located in the heart of a thriving business corridor and adjacent to one of the area's most highly anticipated developments, the space offers an exceptional combination of convenience, professionalism, and long-term value.

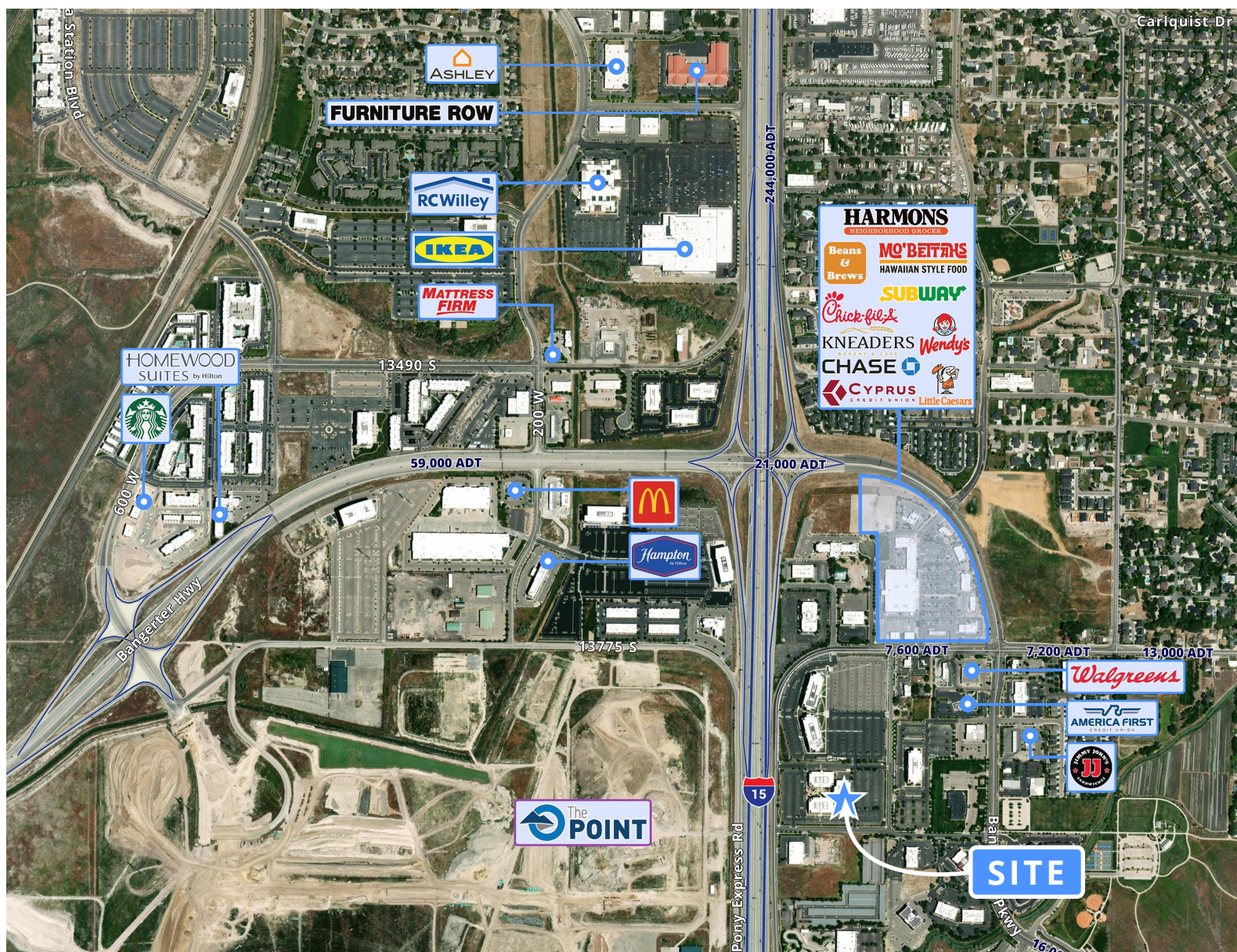
- Seven private offices, one break room, and a vibrant conference room
- Monument signage rights
- Within minutes of the Bangerter Highway I-15 Exit/Entrance
- Ample parking
- Over 100 amenities and services within a 2-mile radius
- Stunning views of the Wasatch Mountains
- FF&E negotiable
- LED: December 31, 2027
- **\$21.00 per square foot, FS**

Floor Plan & Amenities

13961 S. Minuteman Drive | Draper, UT 84020

FLOOR PLAN





Demographics



Population

1 Mile	11,740
3 Miles	66,905
5 Miles	174,503



2029 Projected Population

1 Mile	12,079
3 Miles	70,262
5 Miles	181,348



Median Age

1 Mile	36.1
3 Miles	33.3
5 Miles	33.5



Average Household Size

1 Mile	3,726
3 Miles	21,306
5 Miles	55,452



Median Household Income

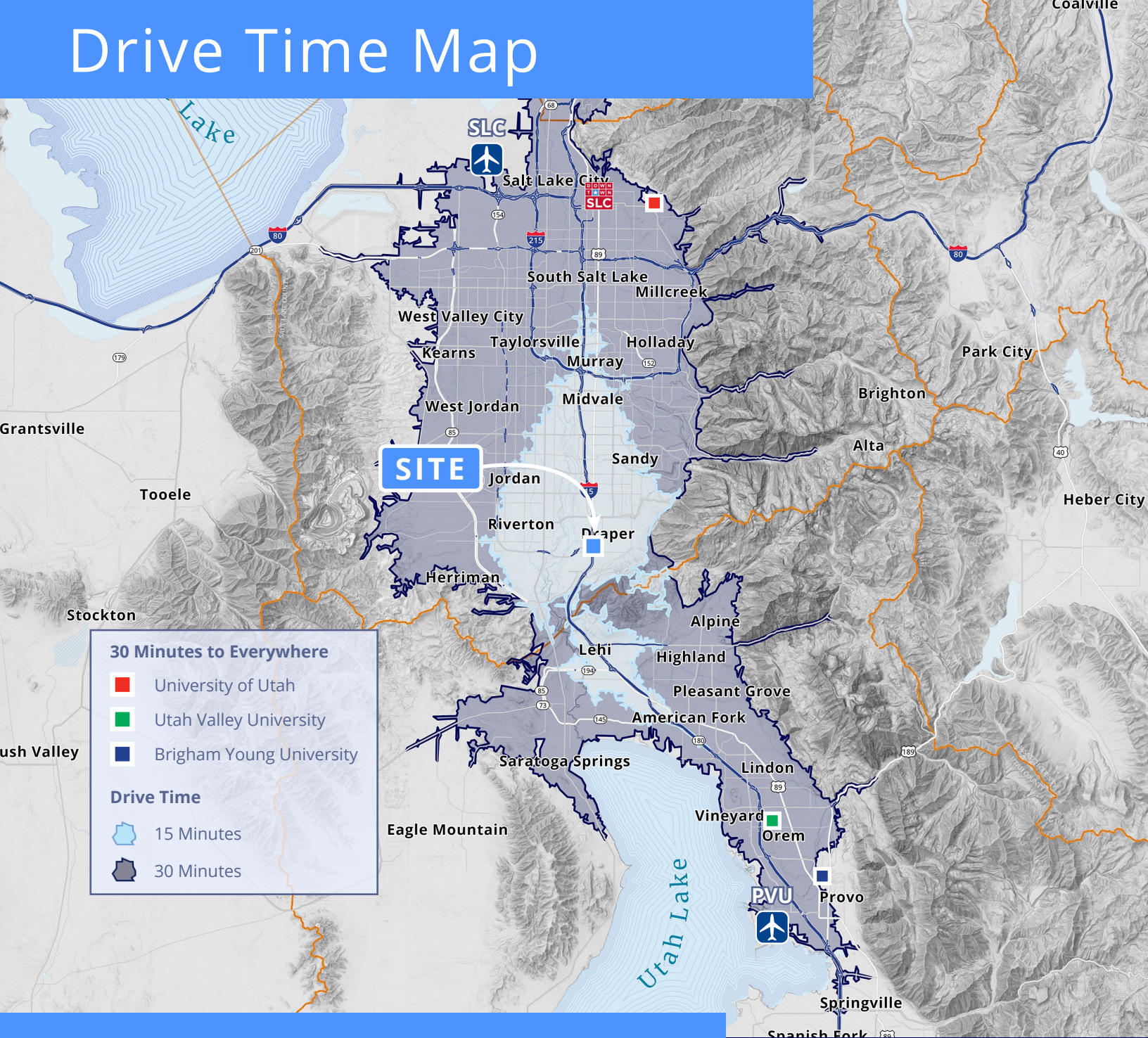
1 Mile	\$119,943
3 Miles	\$136,253
5 Miles	\$134,483



Average Household Income

1 Mile	\$162,256
3 Miles	\$179,980
5 Miles	\$174,596

Drive Time Map



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