

DRAPER • UT

IRVINE OFFICE PARK

SUBLEASE

344 WEST 13800 SOUTH
DRAPER, UTAH

5TH FLOOR AVAILABLE

FULLY FURNISHED, FULL FLOOR
SUITE.

JESSE MANGUM

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UNCOMMONLY UPSCALE

SILICON SLOPES' FINEST
CLASS A OFFICE SPACE





SUBLEASE

HIGHLIGHTS

5th Floor 29,726 RSF

- Available Through 7/31/2028
- \$29.50 Full Service
- Newly Built-Out
- Move-in Ready: Fully Furnished, Equipped & Wired
- 5/1,000 Parking
- Planned Electric Charging Stations





BUILDING INFO & AMENITIES

- Irvine Office Park: Newly constructed 180,000 SF, 6 story building
- Locally owned and managed
- High end onsite amenities:
 - Onsite Fitness Center / Showers and lockers on main floor
 - Outdoor Pickleball Court
 - Dedicated walking/jogging trail
 - 30 Electric Vehicle Charging Stations
- Unmatched Visibility and prominence on Bangerter Highway
- Easy Freeway access
- Close to numerous amenities including restaurants, hotel rooms and other services



5th FLOOR

17

Private Offices/
Small Meeting
Rooms

3

Conference
Rooms/
Meeting Rooms

166

Workstations

10

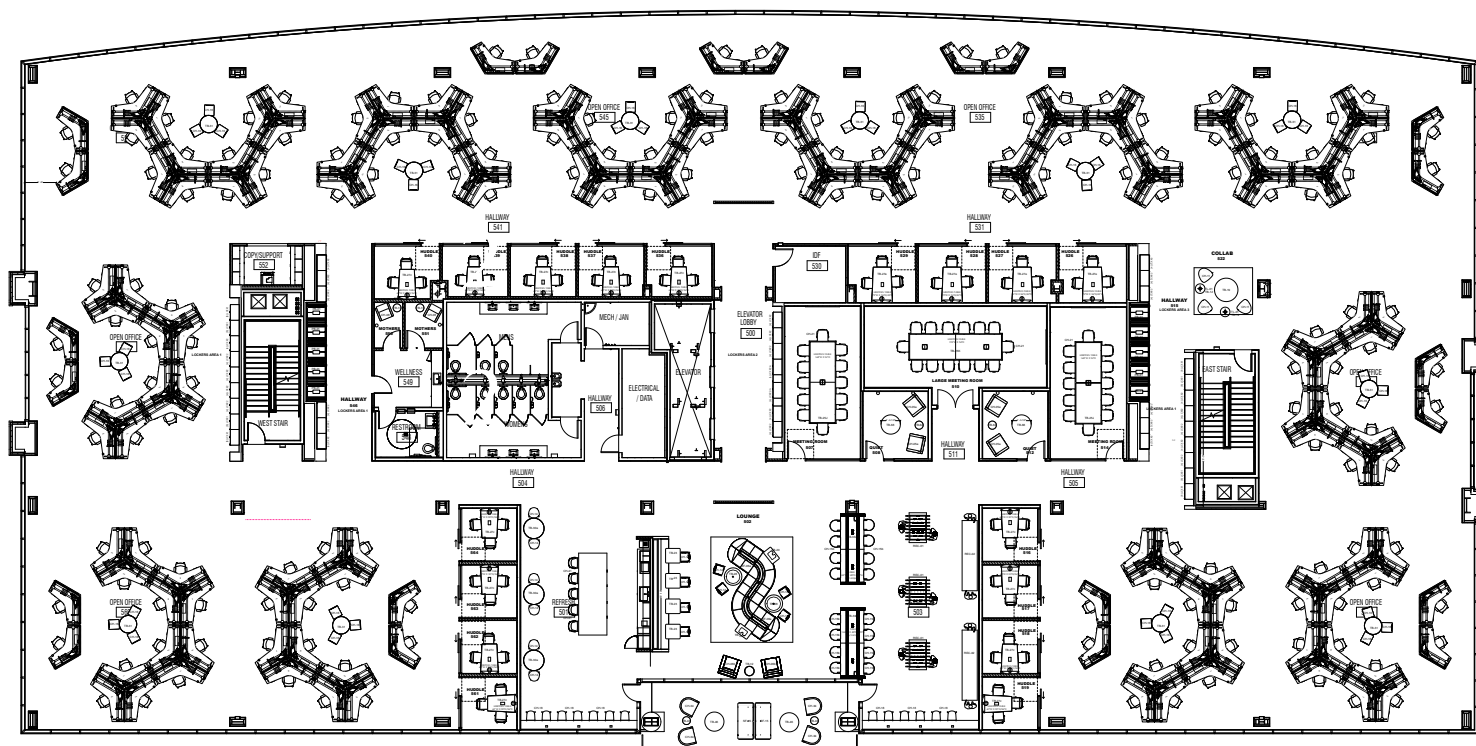
Phone Booths

2

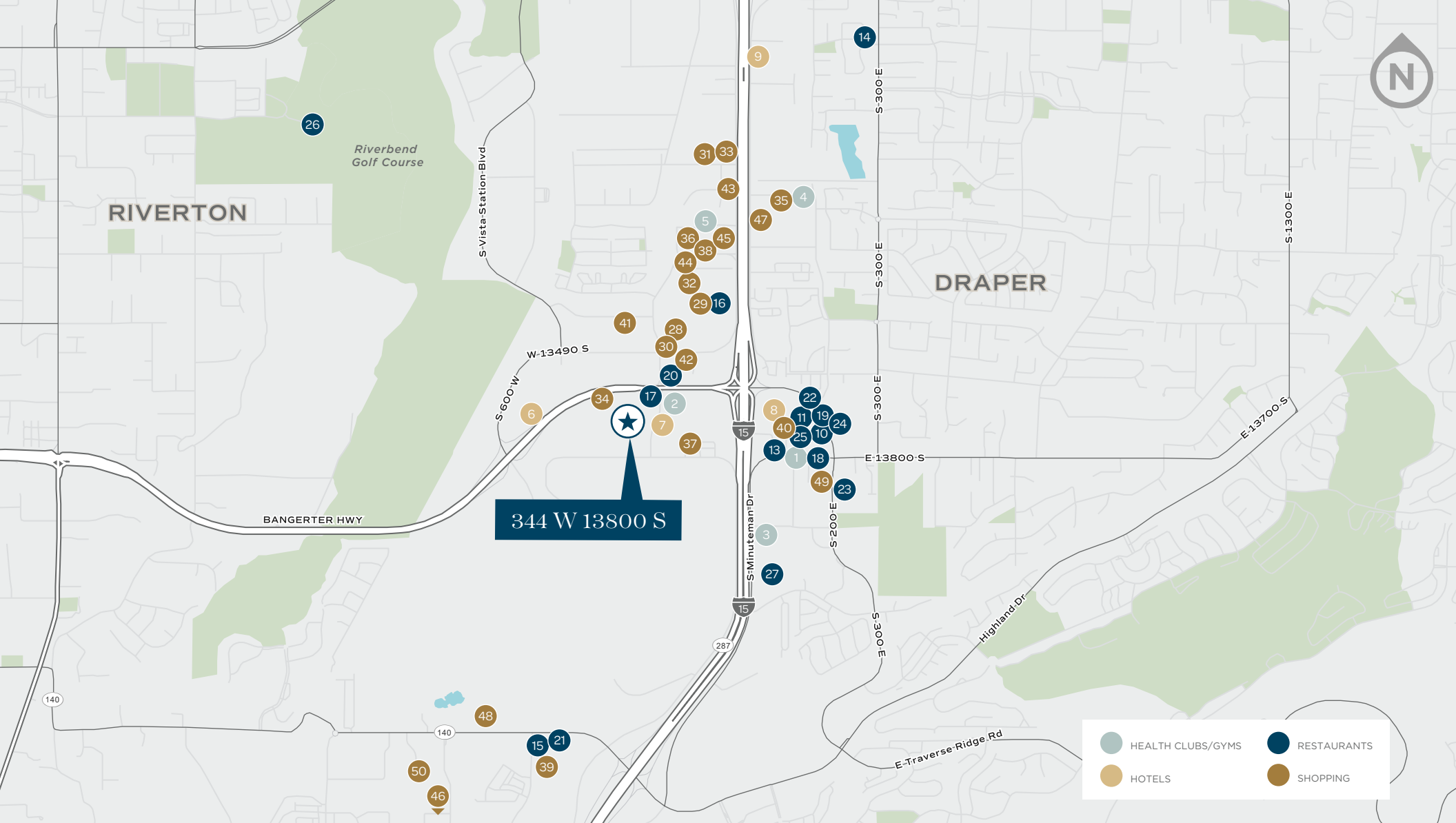
Mother's/Wellness
Rooms + All Gender
Restroom

2

Quiet Rooms







- | | | | | | |
|---|-----------------------------------|------------------------------|-------------------------|-------------------------------|--------------------------------|
| 1 Orangetheory Fitness Draper | 10 Bigeye Poke & Grill | 19 Beans & Brews Coffeehouse | 28 Bridal Closet | 37 Salt City Awards & Apparel | 46 1-2-3 Stitch |
| 2 Crossfit OUR | 11 NY Pizza Patrol | 20 Maverik | 29 IKEA | 38 Furniture Row | 47 Camping World |
| 3 Aerobacs Gym | 12 Chubby's Cafe | 21 Bout Time Pub & Grub | 30 Mattress Firm Draper | 39 JessaKae | 48 Bullfrog Spas Factory Store |
| 4 CrossFit Draper | 13 Water Moon | 22 Lile Caesars Pizza | 31 Lotus | 40 Stay In Bloom | 49 Walgreens |
| 5 Baillie's Gymnastics | 14 Oh Mai Sandwich Kitchen Draper | 23 Jimmy John's | 32 RC Willey | 41 South Valley Optical | 50 The Cents of Style |
| 6 Homewood Suites by Hilton | 15 Toro Ramen and Sushi | 24 Subway | 33 JellyFish Lightning | 42 Mattress Warehouse | |
| 7 Hampton Inn Draper Salt Lake City | 16 Ikea Restaurant | 25 Taco Time | 34 Universal Athletic | 43 Living Spaces | |
| 8 TownePlace Suites Salt Lake City Draper | 17 McDonald's | 26 Riverbend | 35 Lashbrook Designs | 44 Alice Lane Home Collection | |
| 9 Ramada by Wyndham Draper | 18 Kneaders Bakery & Cafe | 27 Back Porch Grill | 36 Ashley HomeStore | 45 Denver Mattress | |

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