

THE EXCHANGE AT 140TH

BUILDING C | 14034 SOUTH 145 EAST
DRAPER | UTAH



**CUSHMAN &
WAKEFIELD**

PARK DESCRIPTION

Generous Tenant Improvement package! Turnkey build-out using building standard materials

Award winning architecture with natural wood and rock finishes, providing a contemporary/rustic design

Redundant telecom fiber. Providers include FirstDigital, Integra Telecom, and CenturyLink

Additional expansion opportunities in a campus like environment

Numerous surrounding amenities within walking distance

Easy access to I-15 via Bangerter Highway

On-site property management



SITE PLAN



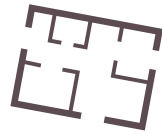
BUILDING C



FULL BUILDING C AVAILABLE

Totalling 37,062 SF

Occupancy 12 months from Lease Execution



3-STORY BUILDING

Average floor plate 12,354 RSF



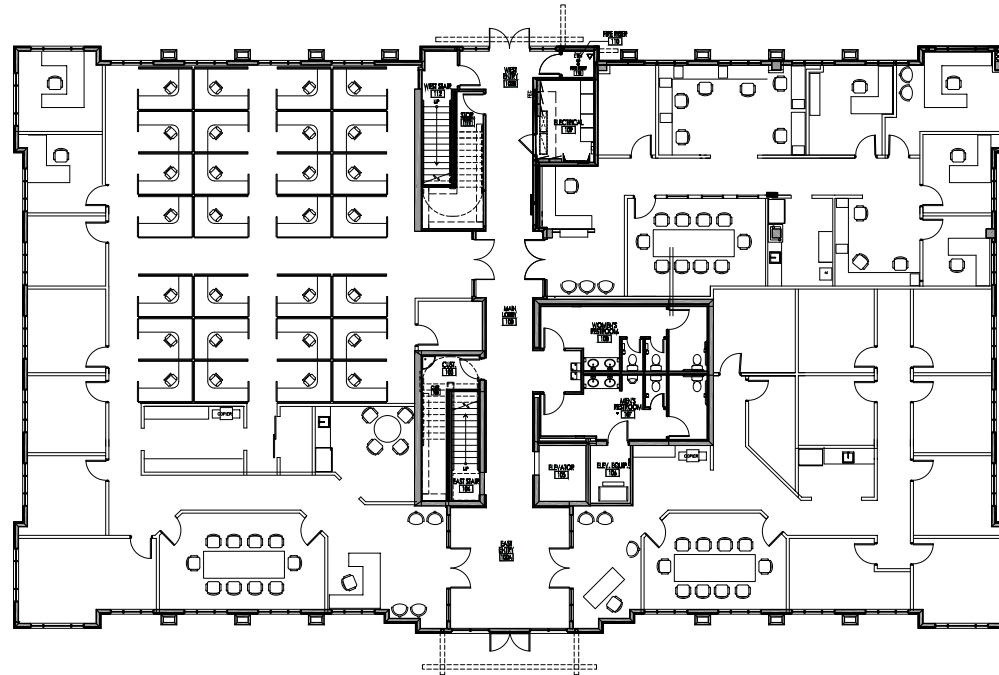
LEASE RATE:

\$28.00 - \$29.00 Full Service

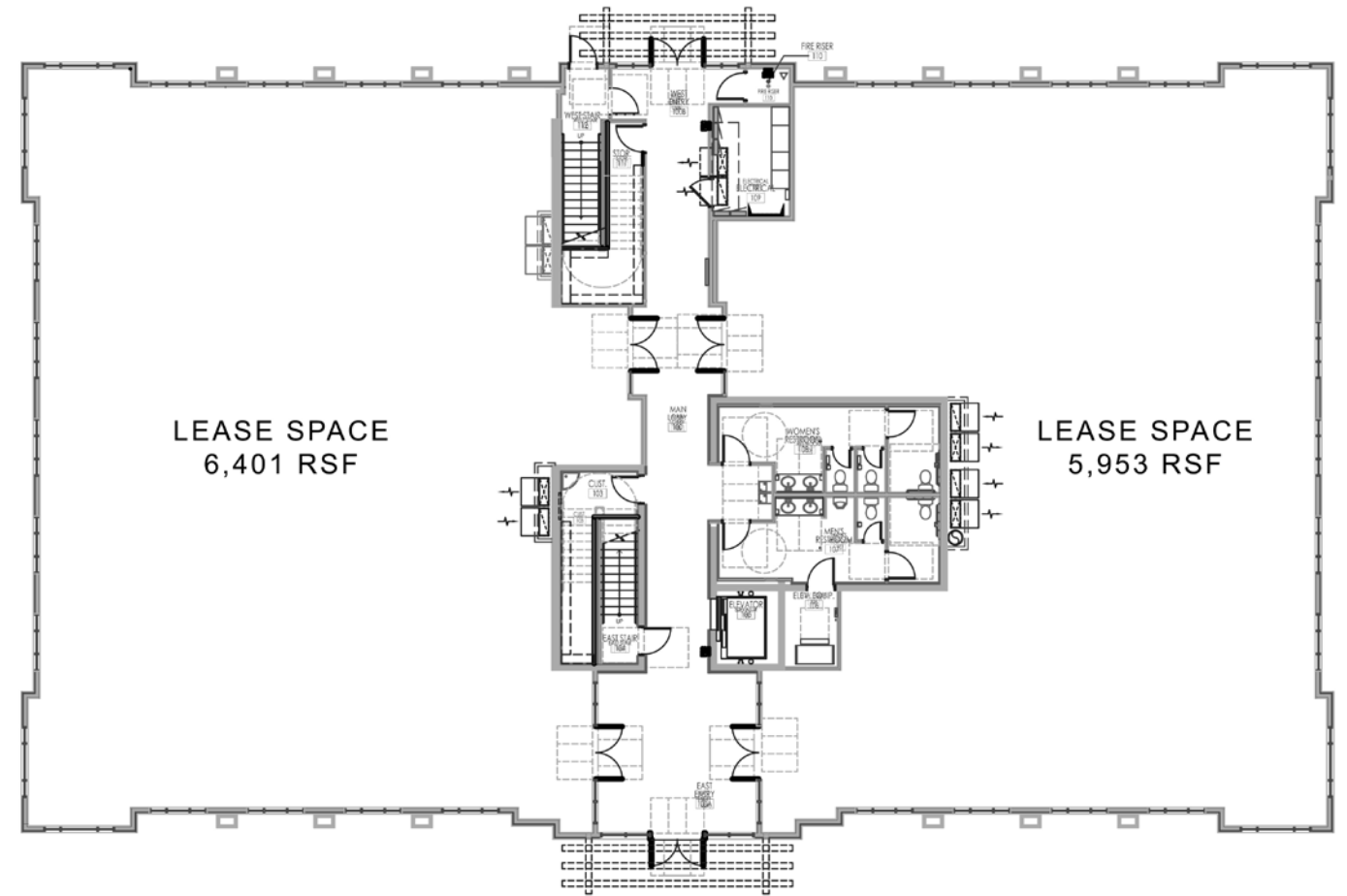


PARKING: 4/1,000 RSF

SAMPLE FULL FLOOR



SAMPLE FULL FLOOR





THE EXCHANGE AT 140TH AMENITIES

- | | | | |
|-------------------------------|-------------------|------------------------------|--------------------------------------|
| 1 Subway | 9 Autozone | 12 GNC | 21 America First Credit Union |
| 2 7-Eleven | 10 Kohl's | Smashburger | 22 Kneaders |
| 3 Wendy's | Famous Footwear | Corner Bakery Cafe | Dickey's BBQ Pitt |
| 4 Goodwood BBQ Company | Michaels | Sports Clips | Vive Juicery |
| Thai Siam | Petco | Joann | Little Caesars |
| In-N-Out Burger | Dress Barn | Blimpie | Beans & Brews |
| Cafe Zupas | Ross | Dollar Tree | Edward Jones |
| Wing Nutz | 11 Verizon | FedEx Office | Bridal Closet |
| Mountain America Credit Union | Noodles & Company | 13 Ashley Furniture | Luxury Nails |
| 5 Wendy's | Firestone | 14 RC Willey | Great Clips |
| 6 Chuck-A-Rama | Massage Envy | 15 IKEA | Golden Tan |
| Panda Express | Sprint | 16 7-Eleven | Taco Time |
| Carl's Jr. | Beans & Brew | 17 Quizno's | NY Pizza Patrol |
| Cold Stone Creamery | Sonic | 18 McDonald's | T-Mobile |
| Verizon | Supercuts | 19 TownePlace Marriot | Subway |
| 7 Wienerschnitzel | Chick-fil-A | 20 Walgreens | Harmons |
| 8 Sally Beauty | Payless | | Burger King |
| US Bank | McDonald's | | |
| Smith's | | | |
| TJ Maxx | | | |
| Jamba Juice | | | |
| Pizza Hut | | | |
| Jimmy John's | | | |



12300 SOUTH



BANGERTER HIGHWAY

300 EAST

BANGERTER PARKWAY



THE EXCHANGE @ 140TH



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