

11639 South 700 East, Draper, UT 84020

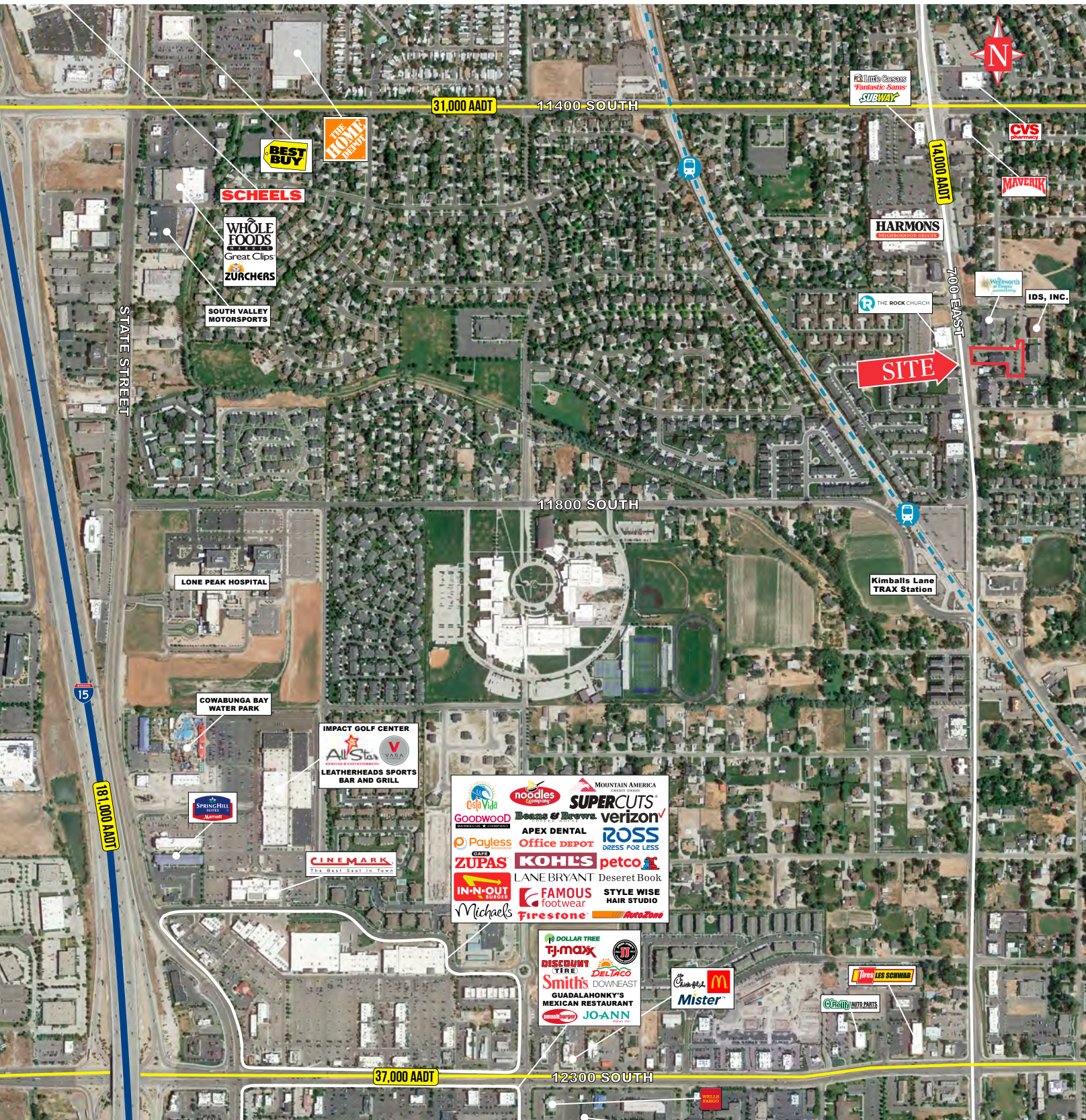
OFFICE
FOR LEASE

Pinnacle Point 1

11639 South 700 East, Suite 100
Draper, UT 84020

OFFICE
FOR LEASE

FREE RENT until Jan 2022 with a 3-5 year lease



PROPERTY INFORMATION

- > Suite 100: 3,100 RSF
- > \$20 PSF, full service
- > Location is within a 2 block walk of TRAX
- > 5 minute drive to freeway access
- > Great proximity to hundreds of retail amenities within a few minutes drive
- > Comcast wired for internet
- > Parking: 44 Stalls; 4.6/1,000 SF Ratio

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2021 EST	17,442	95,818	237,381
2026 PROJ	18,710	103,161	256,209
HOUSEHOLDS			
2021 EST	5,503	29,831	74,762
2026 PROJ	5,927	32,095	80,752
INCOME			
2021 AVG	\$137,562	\$144,577	\$137,346
2021 MED	\$116,292	\$116,384	\$111,205

Source: Esri 2021

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7455 Union Park Avenue Ste. A, Midvale, Utah 84047

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