

129,255 SF AVAILABLE

HEADQUARTERS OPPORTUNITY



FURNISHED PLUG & PLAY SUBLEASE SPACE

136 CENTER

13707 SOUTH 200 WEST
DRAPER, UTAH



**CUSHMAN &
WAKEFIELD**

CUSHMAN & WAKEFIELD

The former Bill local headquarters is ideally located in the heart of Draper, positioned at the crossroads of Salt Lake and Utah Counties. This prime location provides unmatched access to top talent throughout the Wasatch Front, making it an exceptional setting for businesses seeking to recruit and retain a strong workforce.

This striking six-story, Class A office building blends modern architectural design with refined sophistication, featuring premium finishes that set a new standard in the market. Floor-to-ceiling glass delivers abundant natural light and expansive views, creating an inspiring work environment.

The building offers a premier business destination with large, open gathering areas, an on-site fitness center complete with locker rooms and showers, abundant parking and convenient access to a wide variety of nearby restaurants, retail, and everyday amenities.

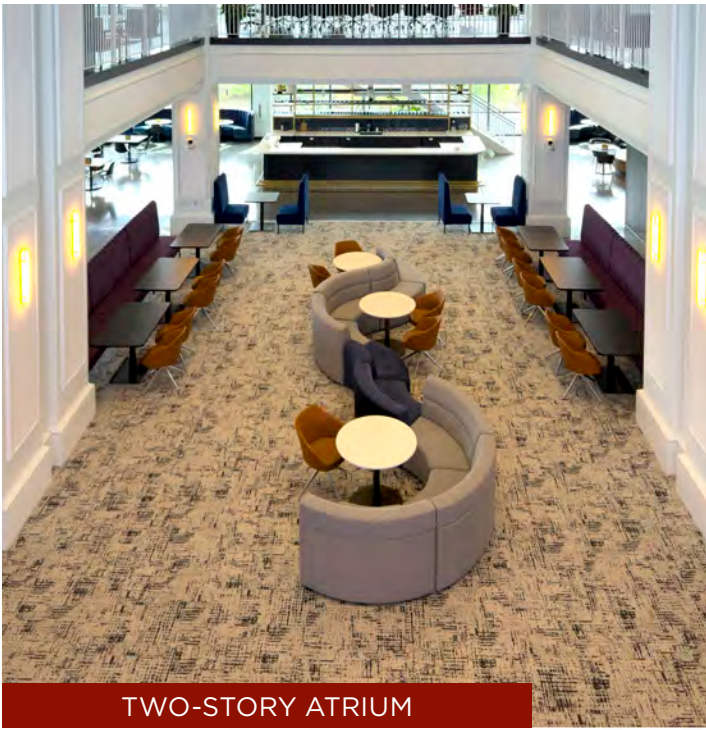
The surrounding area has more than 20 restaurants, and 16 hotels in close proximity of the site. Additionally, more than 18 trailheads are located within 10 miles of the site. The building is located two miles from the Frontrunner Draper Station.

- **First Floor:**
 - **Second Floor:**
 - **Third Floor:**
 - **Fourth Floor:**
 - **Fifth Floor:**
 - **Lease Rate:**
 - **LED:**

- 25,851 RSF**
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 - \$31.00/RSF**
 - May 31, 2031**

- Built in 2019
 - Building is 155,107 RSF
 - 6/1,000 USF Parking
 - Basketball and Pickleball courts
 - Fitness Center with shower and changing rooms
 - I-15 visibility

- Floor-to-Ceiling glass with unobstructed, 360 views
 - Walking distance to food, hotel and other services
 - Located directly north of the new Point Development
 - Access via Bangerter Highway and Pony Express Road



TWO-STORY ATRIUM



GROUP MEETING AREA



KITCHEN / BAR / SEATING / FOOD HALL



INTERNAL STAIRWAY



HUDDLE AREA



CONFERENCE ROOM



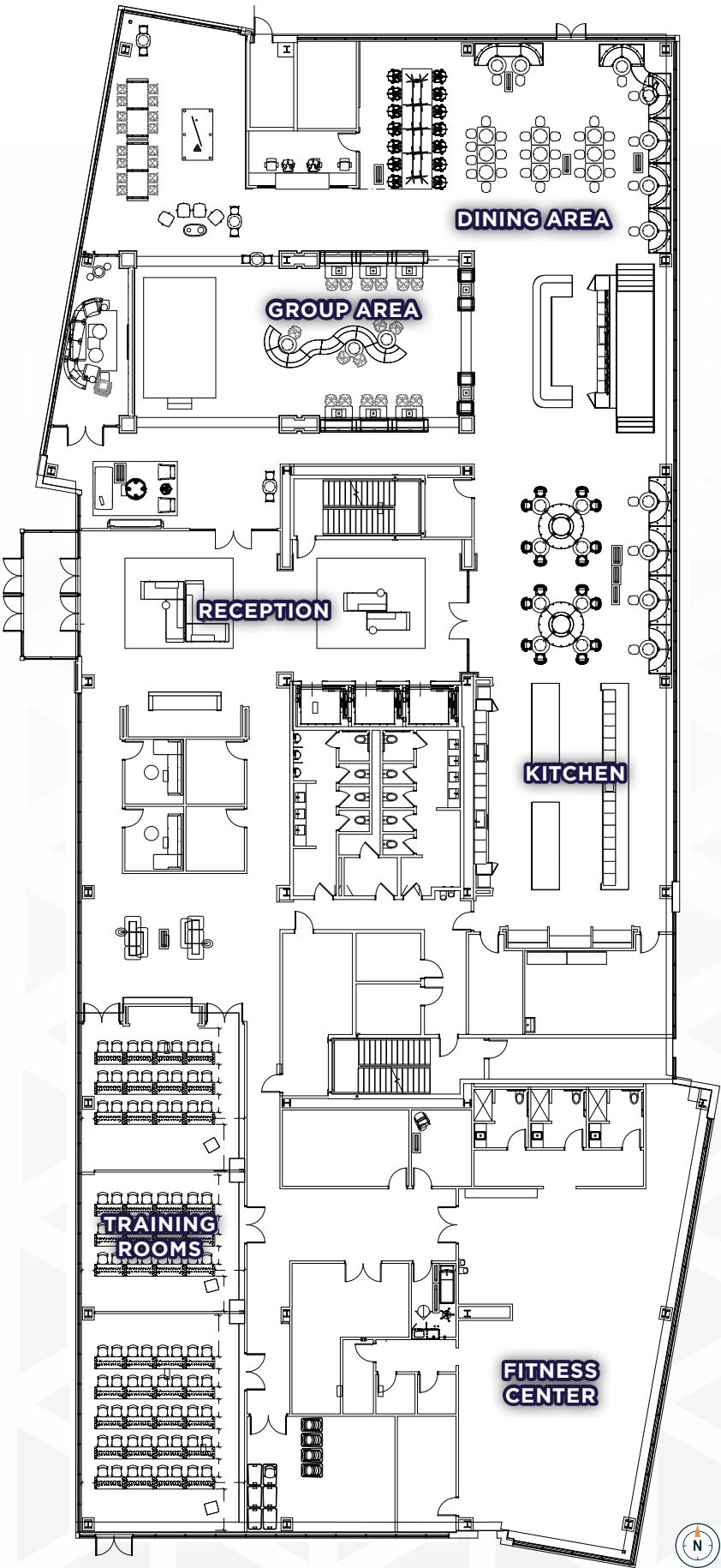
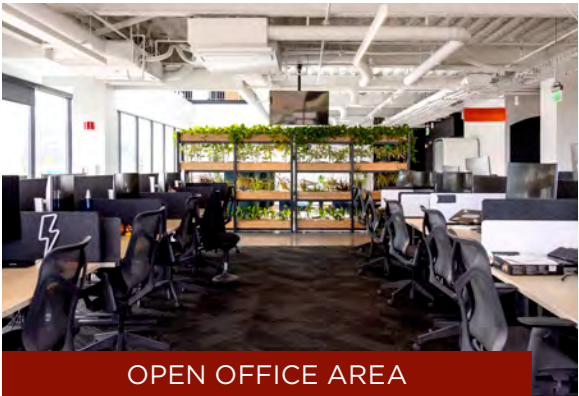
CONFERENCE ROOM



HUDDLE AREA

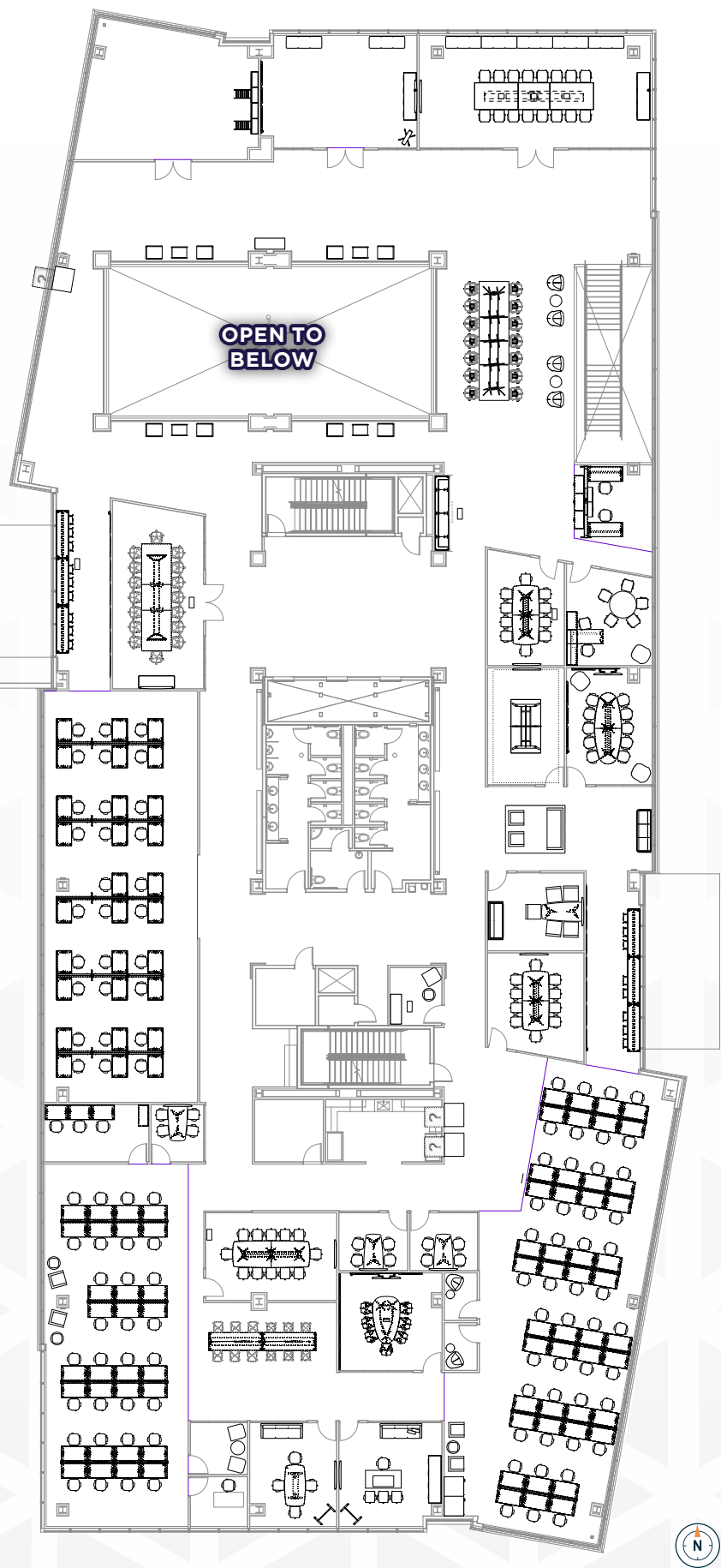
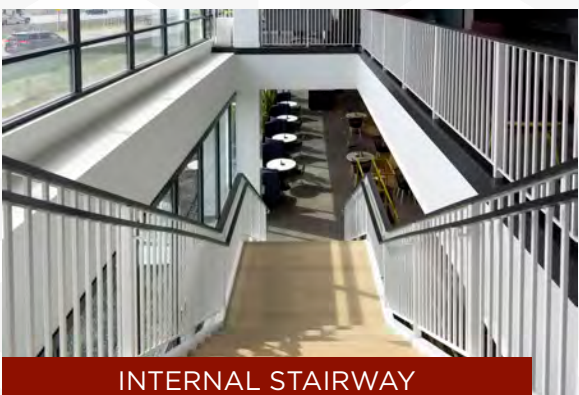
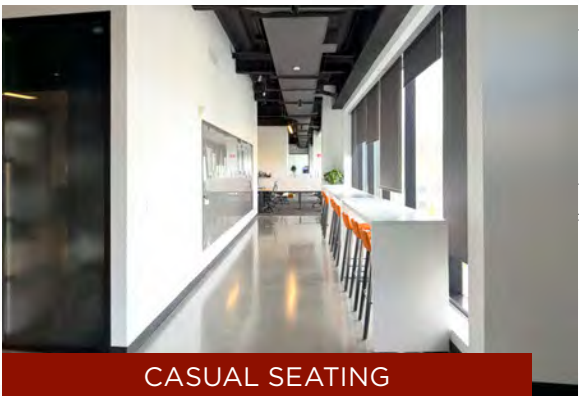
FIRST FLOOR

25,851 RSF

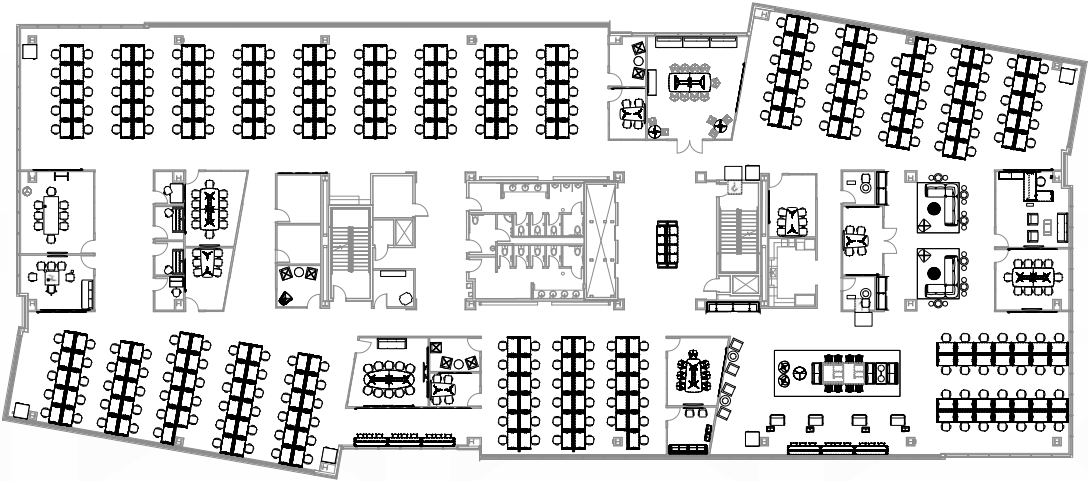


SECOND FLOOR

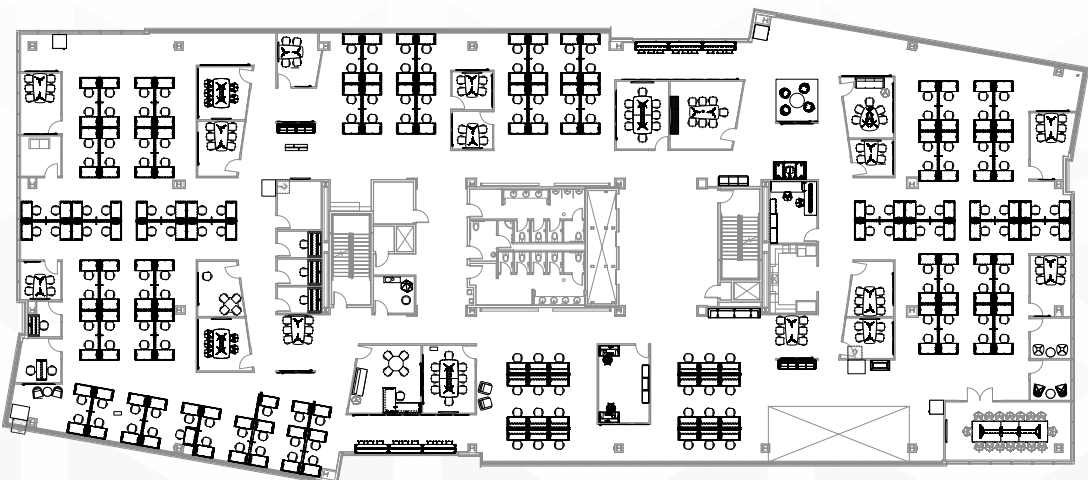
25,851 RSF



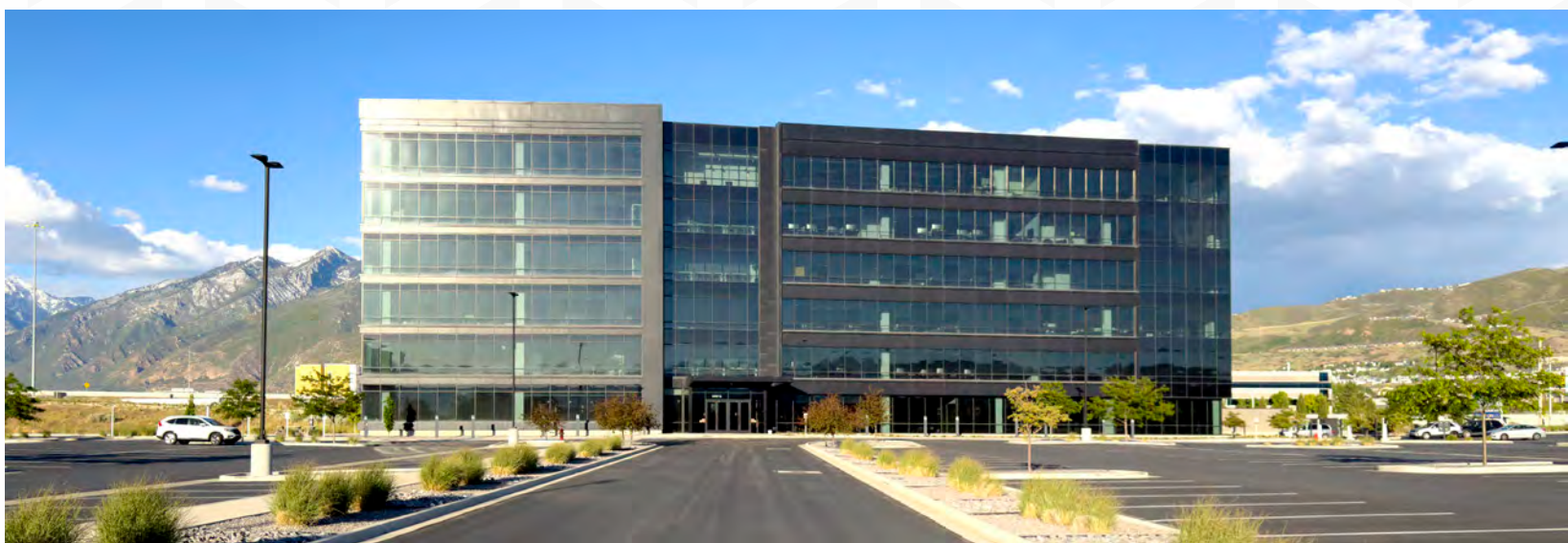
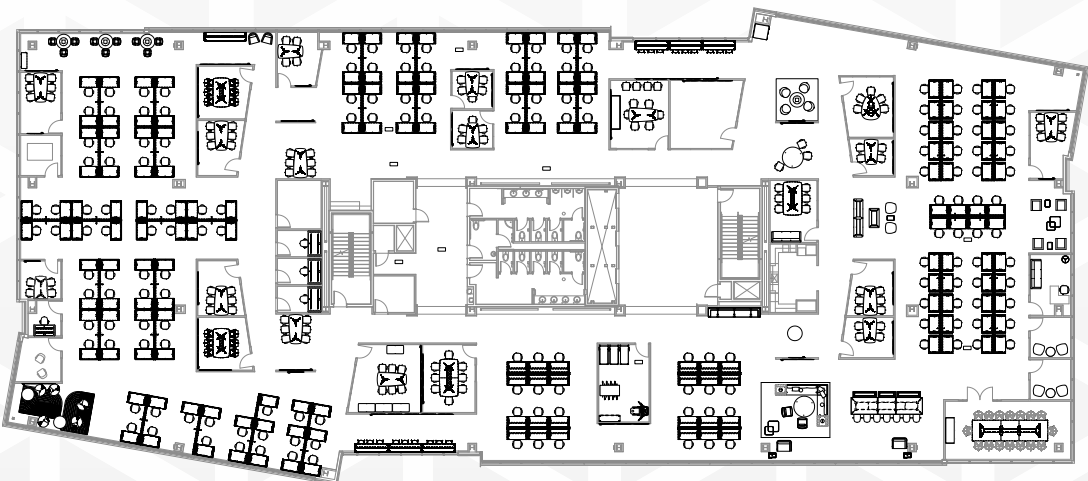
THIRD FLOOR 25,851 RSF



FOURTH FLOOR 25,851 RSF

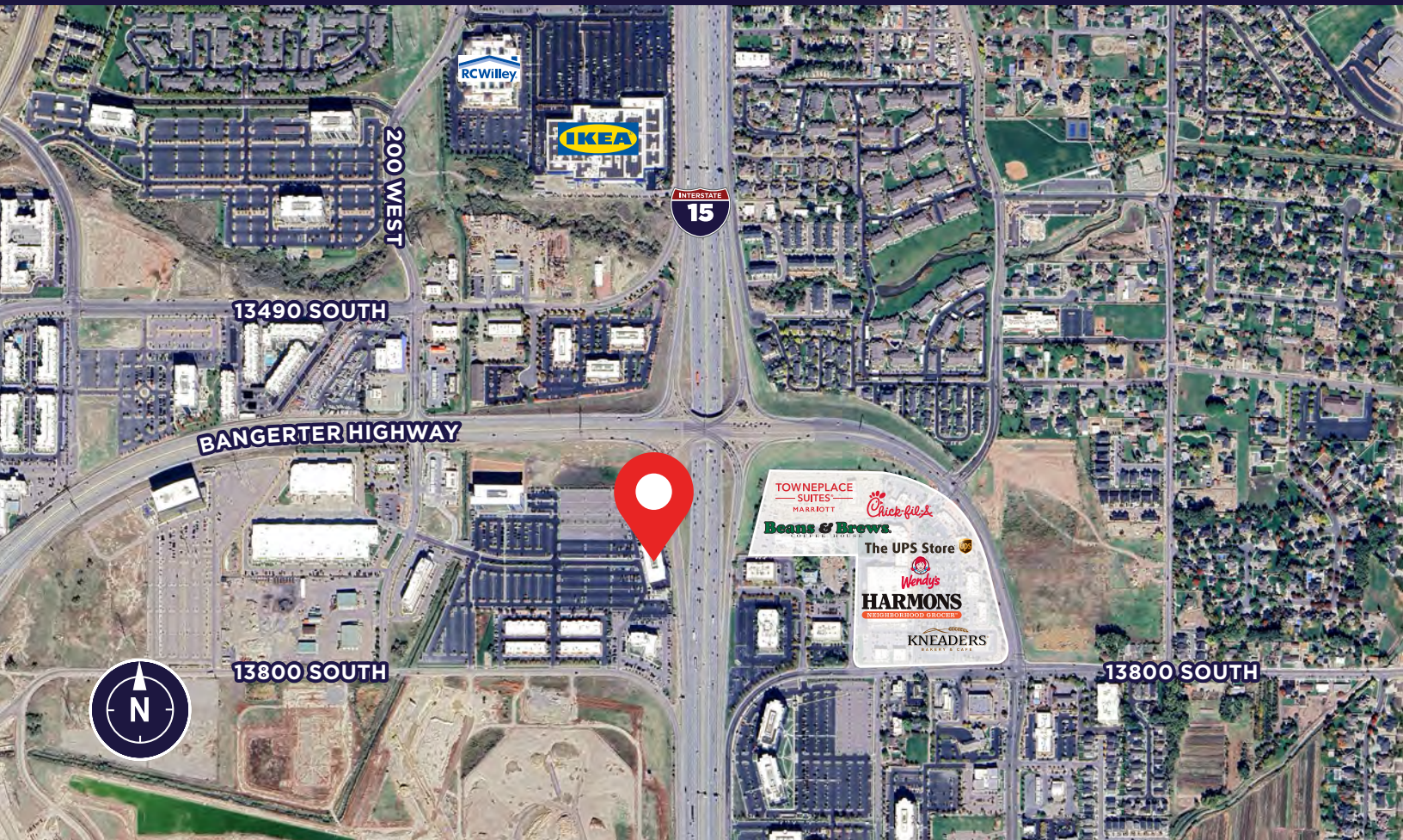


FIFTH FLOOR 25,851 RSF



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5 MINUTES

I-15 Freeway Ramps



20 MINUTES

Salt Lake City International Airport



15 MINUTES

UTA Light Rail TRAX/FrontRunner



20 MINUTES

Area Resorts and Canyons

MARKETED BY

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