

357 W. LIFE SCIENCE WAY

Draper, UT 84020



INDUSTRIAL SUBLEASE | AVAILABLE NOW

34,835 RSF (1,800 RSF OFFICE)

HUGHESMARINO

BUILDING INFORMATION



BUILDING

Lone Peak Business Park,
Matterhorn Building

ADDRESS

357 W. Life Science Way,
Draper, UT 84020

AVAILABLE

Now

ASKING RATE

Withheld

AVAILABLE

THROUGH

January 31, 2030

BUILDING HIGHLIGHTS

- 800 Amp, 277/480 V, 3 Phase, 4 wire
- 28' Clear Height
- 42' x 60'8" Column Spacing
- Fiber meshed reinforced concrete floor
- Motion Sensor Lights throughout
- ESFR Sprinklered

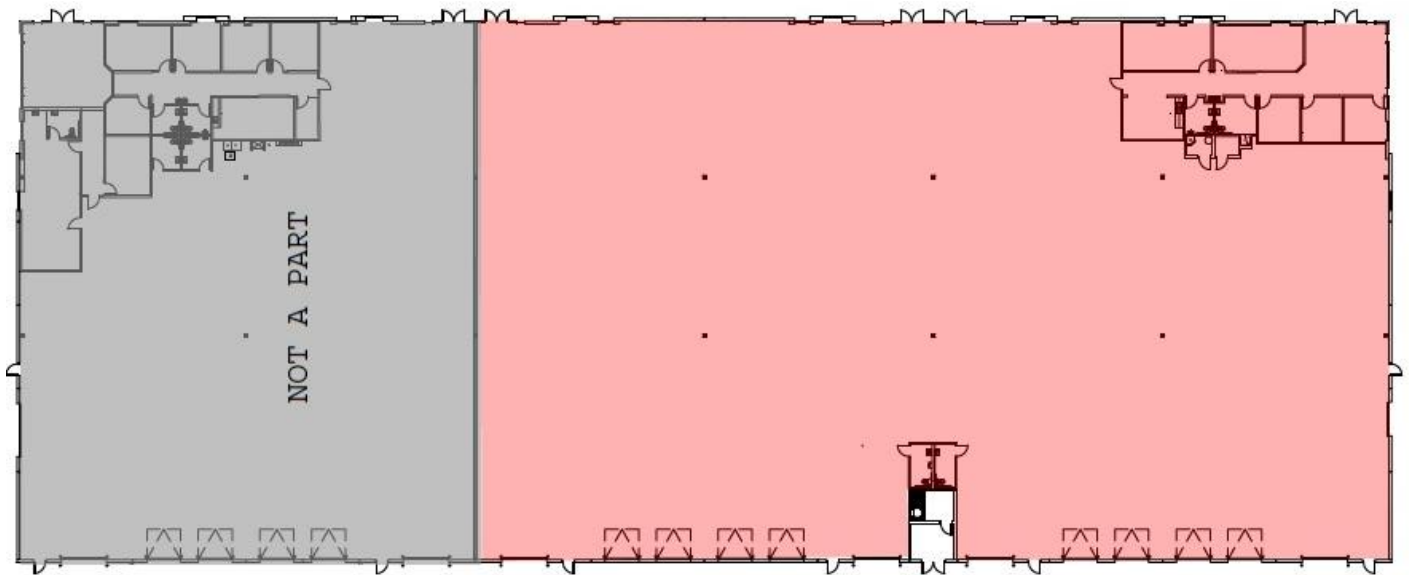
LOCATION HIGHLIGHTS



LOCATION HIGHLIGHTS

- Direct access to I-15
- Approximately 25 minutes to SLC International Airport
- Abundant Dining Nearby
- FrontRunner & TRAX Access
- Positioned between two major markets – Salt Lake City & Lehi/Provo

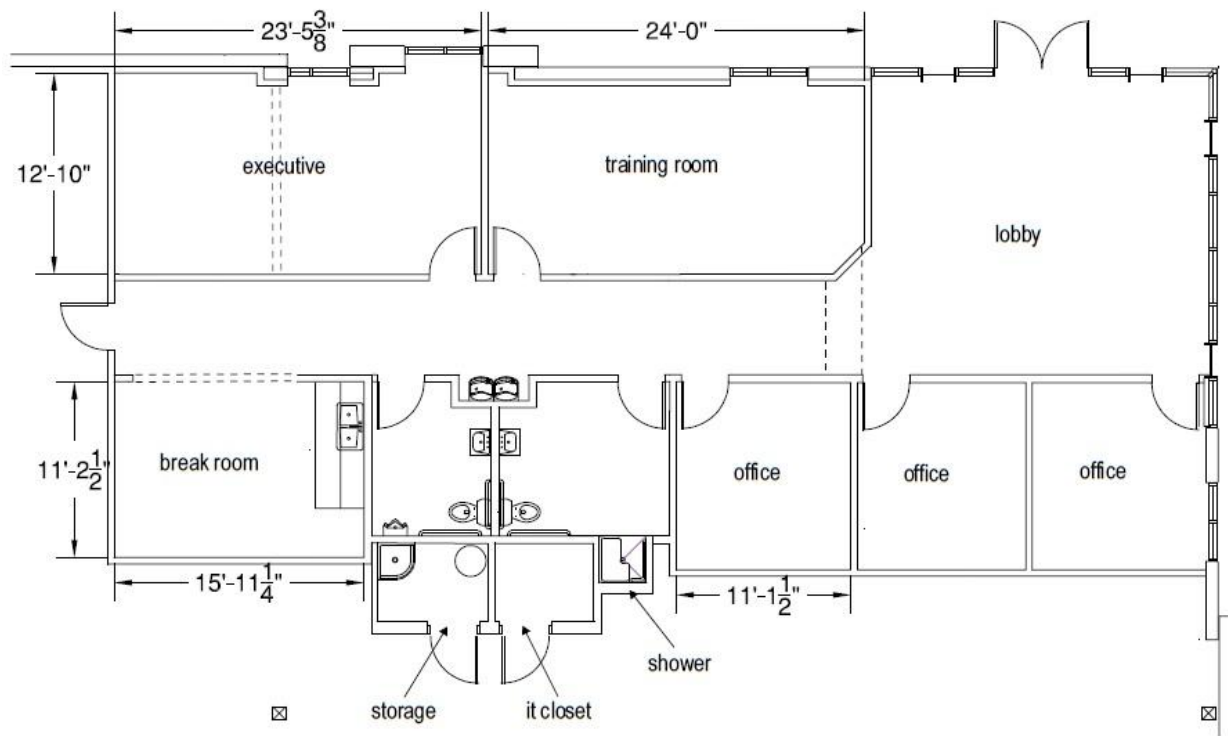
FLOOR PLAN



SPACE HIGHLIGHTS

- Total: 34,835 RSF
- Office: 1,800 RSF
- 5 Grade Level Doors
 - 4 Grade Level Doors (12' x 14')
 - 1 Grade Level Door (9' x 10')
- 8 Dock Doors (9' x 10')
 - Equipped with bumpers, seals, lights, and hydraulic 40,000 lb. levelers

OFFICE FLOOR PLAN



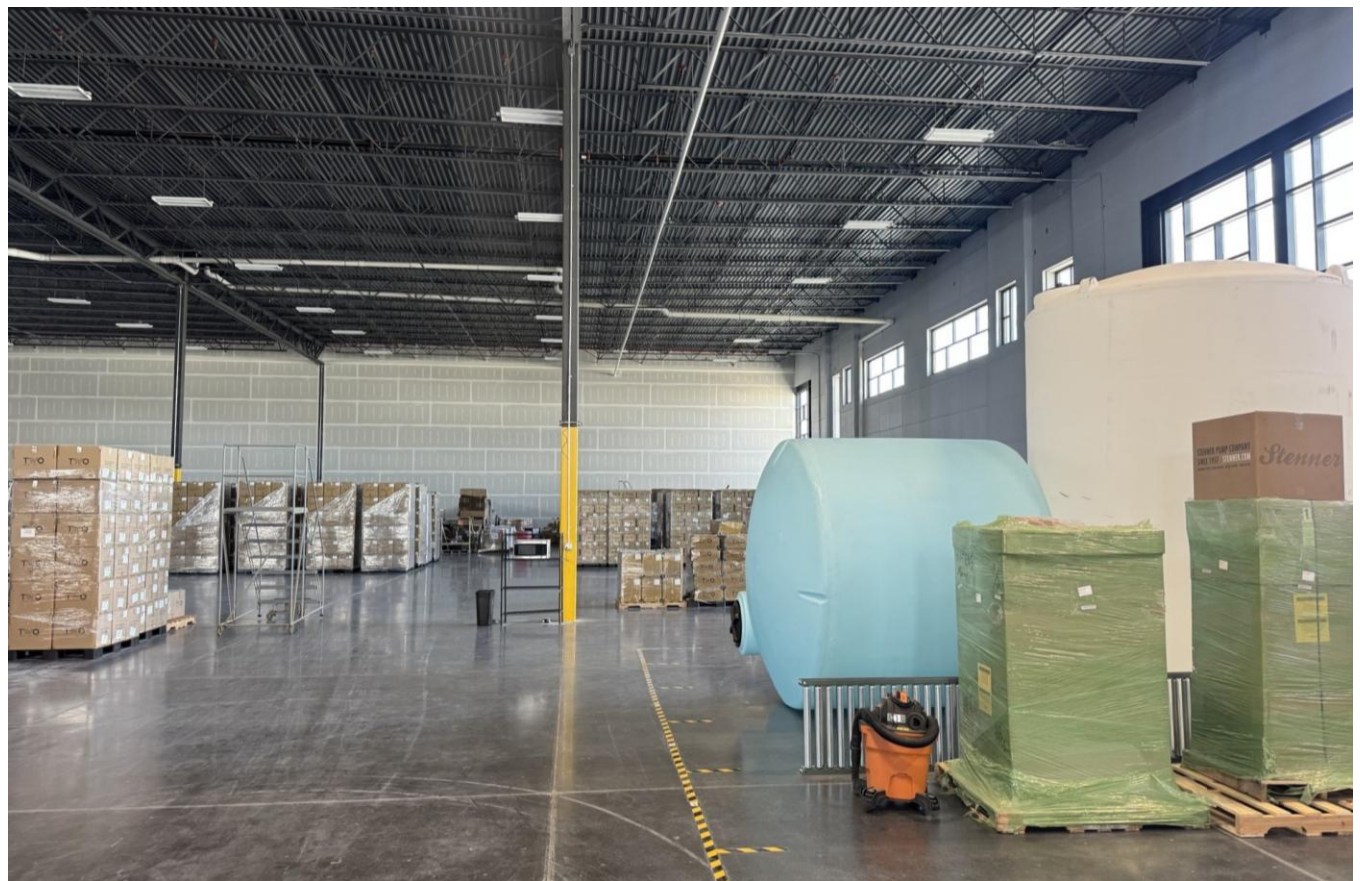
SPACE HIGHLIGHTS

- Total: 34,835 RSF
- Office: 1,800 RSF
 - 3 Private Offices
 - Conference Room
 - Breakroom, Lobby
 - 2 Restrooms
 - Training Room

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CONTACT INFORMATION



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