

FOR LEASE

EXECUTIVE OFFICE SUITES



**SOUTHGATE
OFFICE PARK**

Two suites available
1,325 sq ft each (2,650 sq ft
combined)
Zoning: CC (Commercial)
Lease Rate: \$26.00/sq ft/year
Parking: Shared
Year Built: 2001



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11576 STATE STREET • DRAPER, UT 84020

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Southgate Office Park presents a rare opportunity to secure premium office space in one of Sandy's most sought-after professional corridors. This exceptional property features two individual office suites, each offering 1,325 square feet of professional, move-in-ready space. The State Street corridor provides immediate access to I-15, putting you minutes from downtown Salt Lake City, South Jordan, Draper, and the entire valley. Your clients benefit from effortless accessibility, while you enjoy the prestige of a Draper address surrounded by top-tier restaurants, retail, financial institutions, and professional services. This is not just an office — it's a statement about where your business stands and where it's headed.



Property Summary

Building SF:	2 suites available 1,325 sq ft each
Lease Rate:	\$26/SF
Parking:	Open/Shared
Year Built:	2001
Zoning:	CC
Kitchenette and Breakrooms	1 per Suite
Restrooms	1 per Suite
Offices	4-5 per Suite
Conference Room	1 per Suite

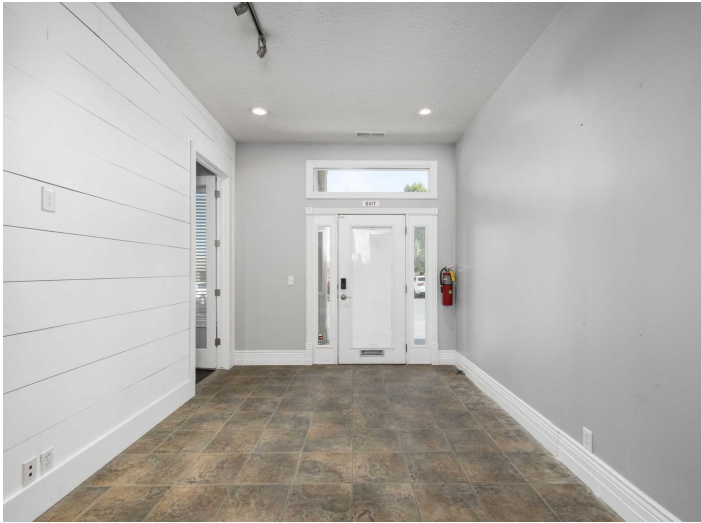
Property Overview

Southgate Office Park - This exceptional property features two individual office suites, each offering 1,325 square feet of move-in-ready space designed to impress clients and inspire productivity. Every detail has been thoughtfully considered — from the clean, modern finishes and sharp professional aesthetic to the functional amenities that make the workday seamless. Each suite is fully equipped with private restrooms, a breakroom, kitchenette, generous common areas, and conference rooms ideal for client meetings and team collaboration. Add to that an abundance of parking, and Southgate Office Park delivers everything a discerning business needs to operate at the highest level.

Location Overview

Located at 11576 South State Street in Draper, Utah, Southgate Office Park places your business at the center of one of the most vibrant and affluent communities along the Wasatch Front. Sandy consistently ranks among Utah's premier cities — known for its upscale demographics, outstanding quality of life, and thriving commercial activity. The State Street corridor provides immediate access to I-15, putting you minutes from downtown Salt Lake City, South Jordan, Draper, and the entire valley.







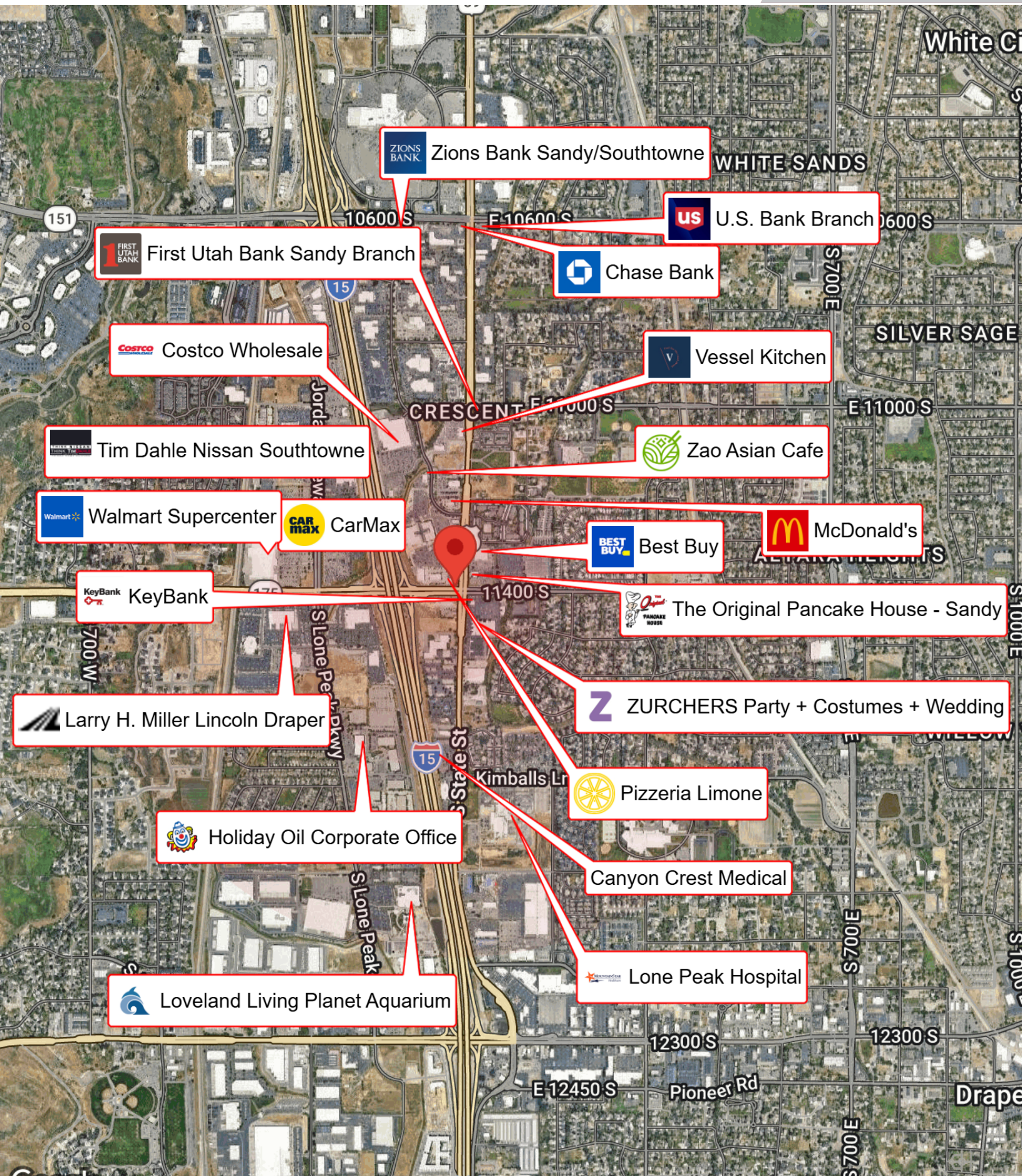
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[Click for Video Tour](#)

BUSINESS MAP

EXECUTIVE OFFICE SUITES

11576 STATE STREET • DRAPER, UT 84020



ZIONS BANK Zions Bank Sandy/Southtowne

U.S. Bank Branch U.S. Bank Branch

FIRST UTAH BANK First Utah Bank Sandy Branch

Chase Bank Chase Bank

COSTCO Costco Wholesale

Vessel Kitchen Vessel Kitchen

Tim Dahle Nissan Southtowne Tim Dahle Nissan Southtowne

Zao Asian Cafe Zao Asian Cafe

Walmart Supercenter Walmart Supercenter

CAR MAX CarMax

BEST BUY Best Buy

McDonald's McDonald's

KeyBank KeyBank

The Original Pancake House - Sandy The Original Pancake House - Sandy

Larry H. Miller Lincoln Draper Larry H. Miller Lincoln Draper

ZURCHERS Party + Costumes + Wedding ZURCHERS Party + Costumes + Wedding

Holiday Oil Corporate Office Holiday Oil Corporate Office

Pizzeria Limone Pizzeria Limone

Loveland Living Planet Aquarium Loveland Living Planet Aquarium

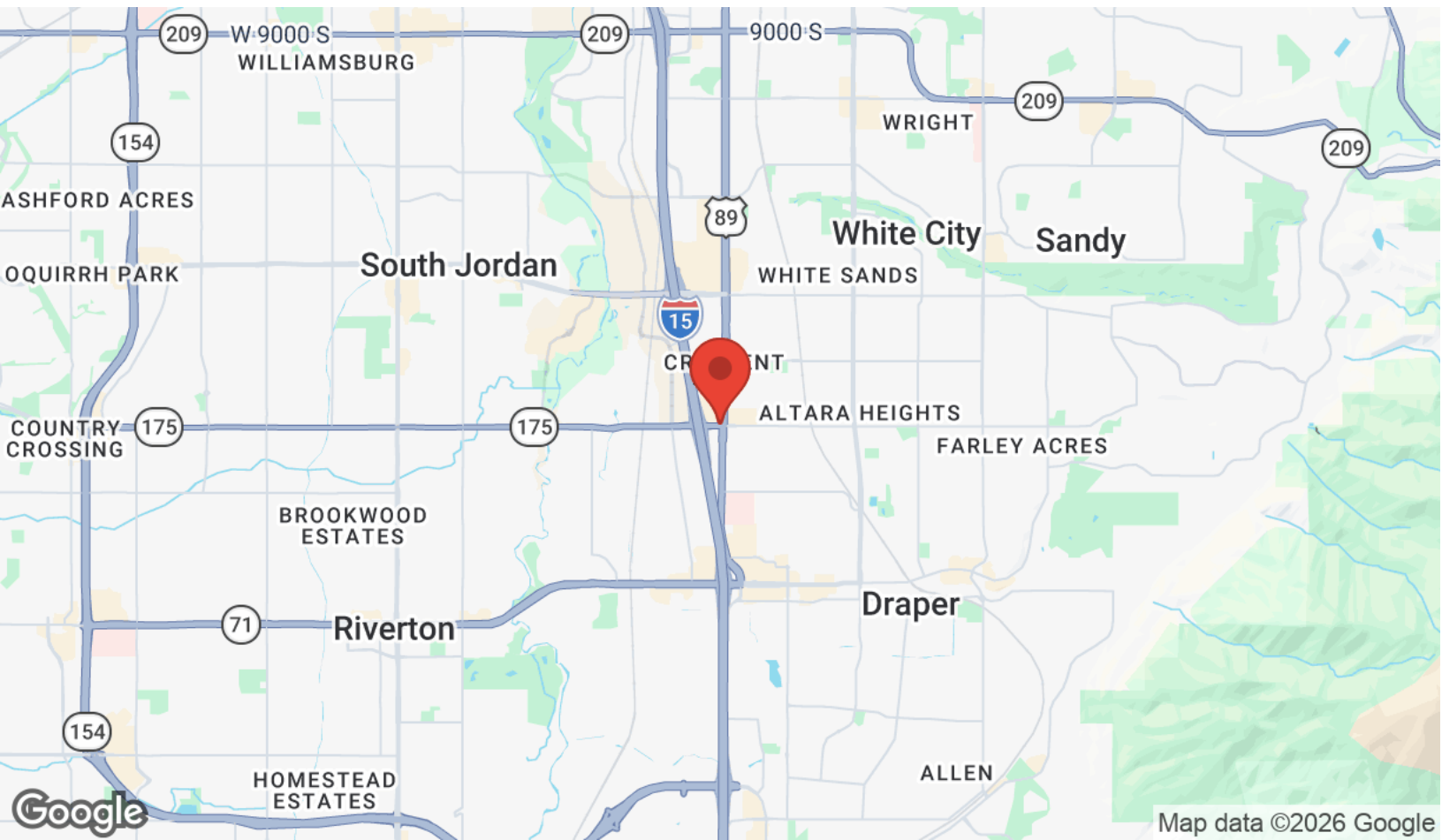
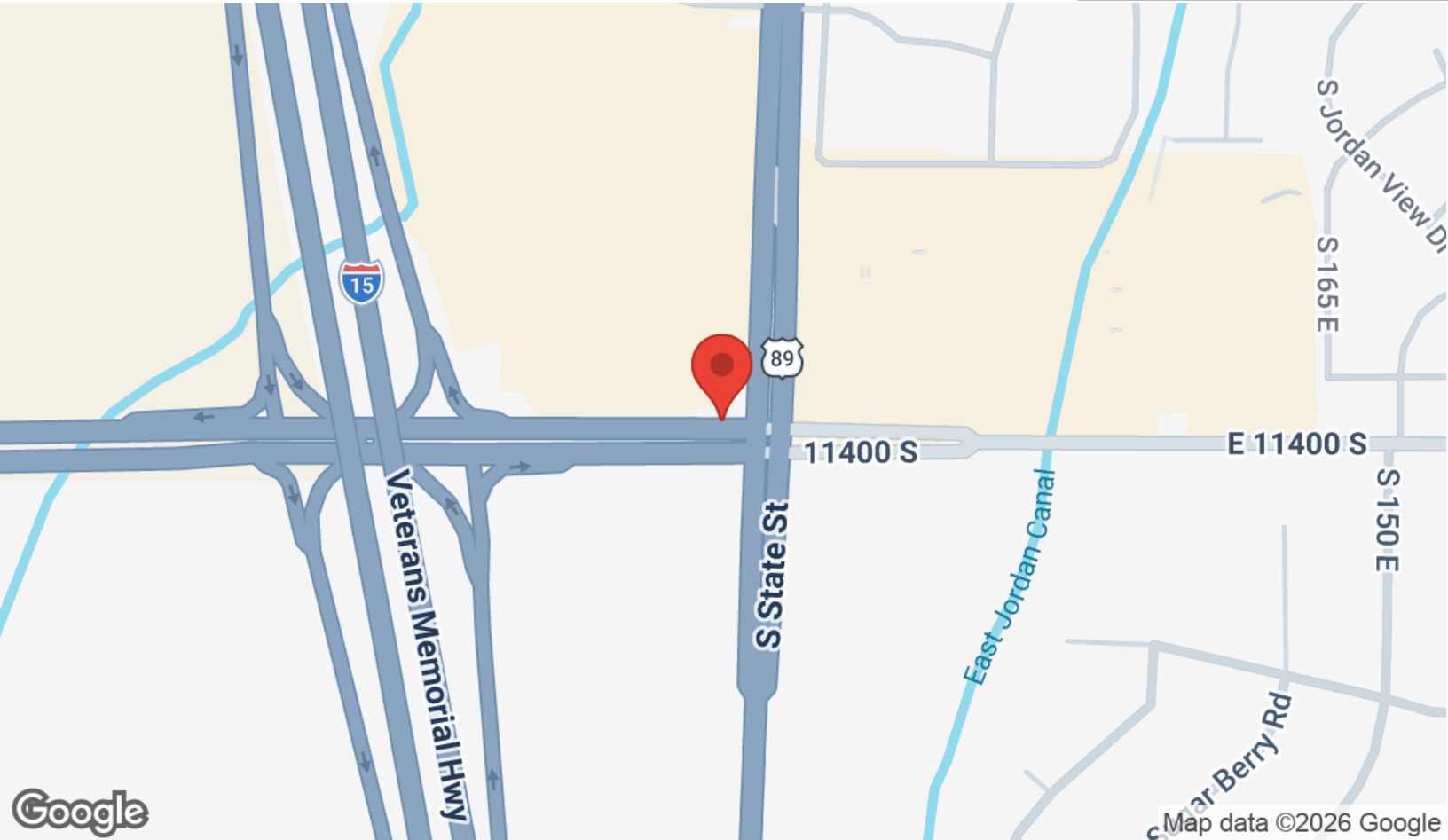
Canyon Crest Medical Canyon Crest Medical

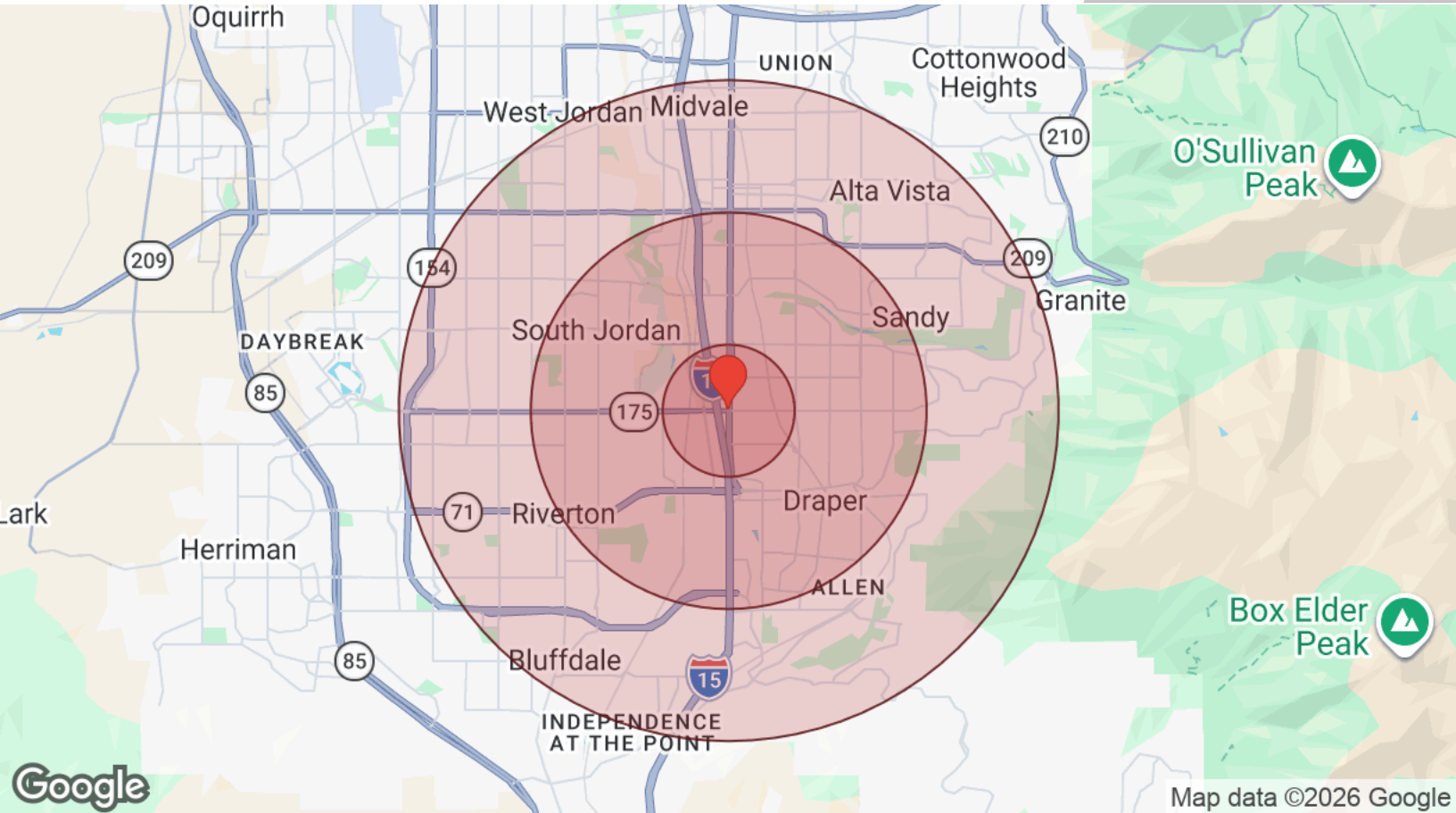
Lone Peak Hospital Lone Peak Hospital

LOCATION MAPS

EXECUTIVE OFFICE SUITES

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,364	47,129	131,259
Female	5,448	47,025	127,758
Total Population	10,812	94,155	259,017

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,264	68,837	187,399
Black	158	1,196	3,808
Am In/AK Nat	35	282	881
Hawaiian	74	669	1,865
Hispanic	1,915	14,293	42,349
Asian	976	5,499	13,624
Multiracial	357	3,135	8,340
Other	35	235	751

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,337	35,449	95,057
Occupied	3,974	32,799	87,864
Owner Occupied	2,260	22,841	62,731
Renter Occupied	1,714	9,958	25,133
Vacant	363	2,650	7,193

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,265	18,497	50,963
Ages 15 - 24	1,634	13,466	36,321
Ages 25 - 54	4,646	38,098	106,596
Ages 55 - 64	992	10,061	27,887
Ages 65+	1,273	14,035	37,249

Income	1 Mile	3 Miles	5 Miles
Median	\$108,089	\$114,497	\$117,325
Under \$15k	149	1,087	3,159
\$15k - \$25k	178	930	2,150
\$25k - \$35k	136	1,419	3,383
\$35k - \$50k	318	2,156	5,499
\$50k - \$75k	471	3,966	10,828
\$75k - \$100k	564	4,505	11,694
\$100k - \$150k	936	7,423	19,032
\$150k - \$200k	623	4,604	12,070
Over \$200k	600	6,710	20,048

PROPERTIES AROUND THE WORLD

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