

# 12158 S. LIFE SCIENCE WAY

Draper, UT 84020



INDUSTRIAL SUBLEASE | AVAILABLE OCTOBER 1, 2026

**47,461 RSF (3,564 RSF OFFICE)**

HUGHESMARINO

# BUILDING INFORMATION



## **BUILDING**

Lone Peak Innovation Center,  
Building 17

## **ADDRESS**

12158 S. Life Science Way  
Draper, UT 84020

## **AVAILABLE**

October 1, 2026

## **ASKING RATE**

\$0.90 PSF NNN

## **AVAILABLE THROUGH**

September 30, 2027

*Additional Term Negotiable*

## **BUILDING HIGHLIGHTS**

- 400 Amp, 277/480 V, 3 Phase, 4 wire
- 28' Clear Height
- 45' x 58' Column Spacing
- Motion Sensor Lights throughout
- ESFR Sprinklered

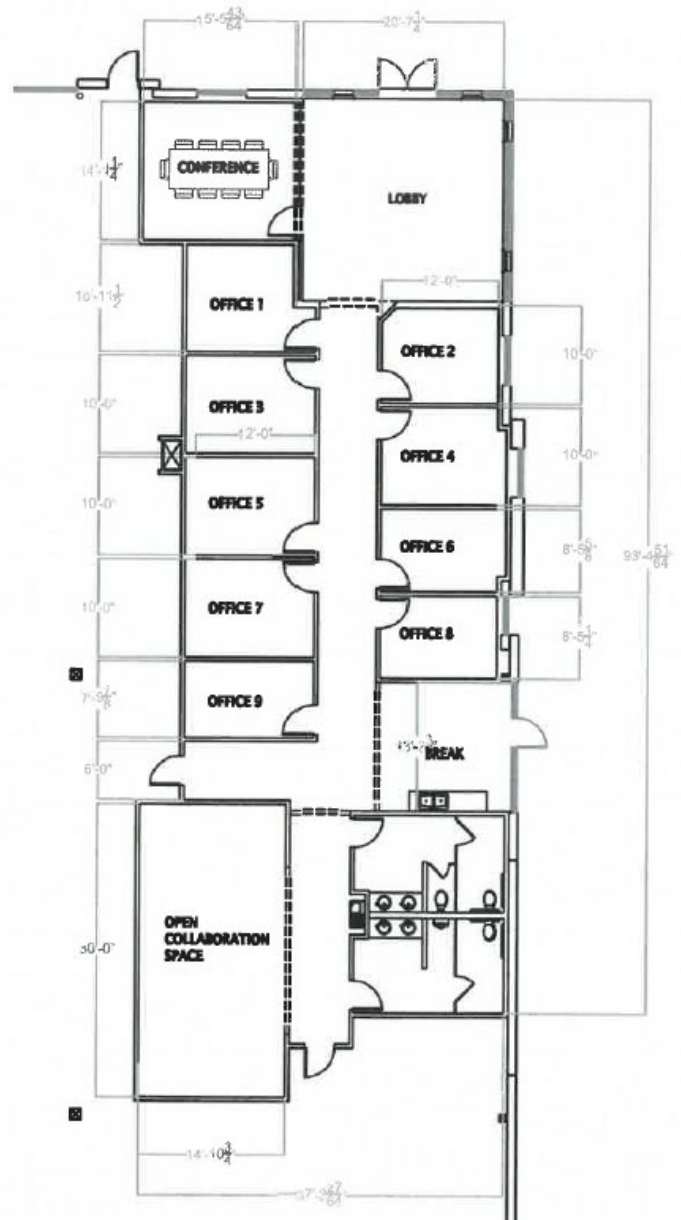
# LOCATION HIGHLIGHTS



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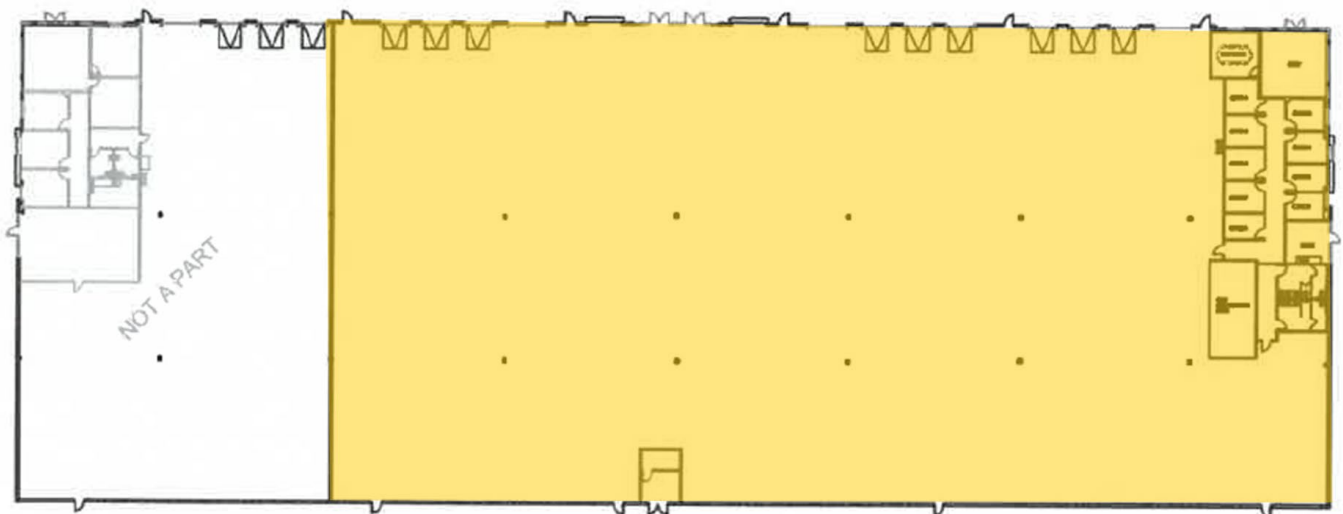
- Direct access to I-15
- Approximately 25 minutes to SLC International Airport
- Abundant Dining Nearby
- FrontRunner & TRAX Access
- Positioned between two major markets – Salt Lake City & Lehi/Provo

# FLOOR PLAN



## SPACE HIGHLIGHTS

- Total: 47,461 RSF
- Office: 3,564 RSF
  - Office includes 9 Private Offices, Conference Room, Breakroom, Lobby, 2 Restrooms, and Collaboration Space
- 3 Grade Level Doors (14' x 14')
- 9 Dock Doors (10' x 10')
  - Equipped with bumpers, seals, lights, and hydraulic 40,000 lb. levelers



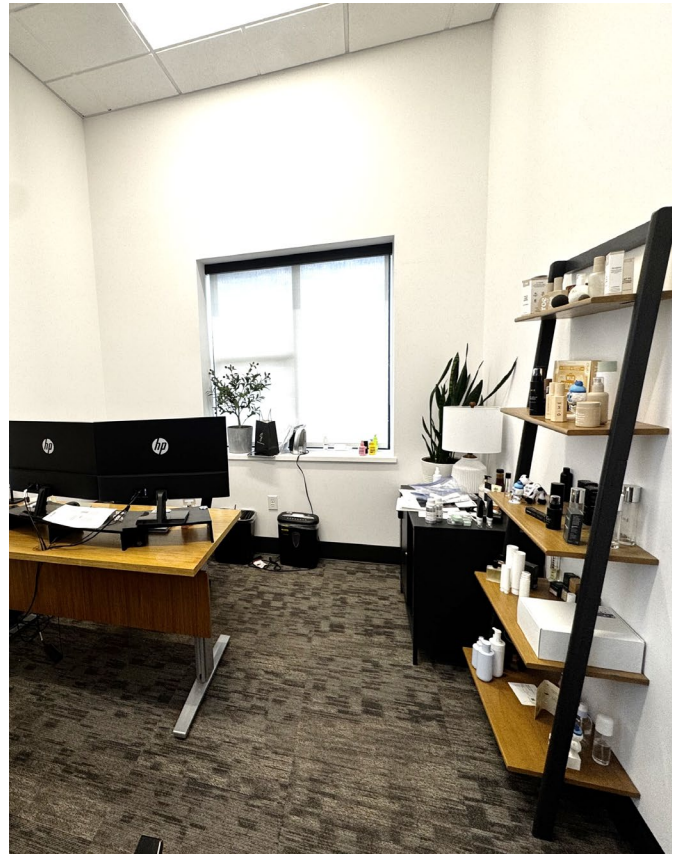
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# CONTACT INFORMATION



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