

# 129,255 SF AVAILABLE

HEADQUARTERS OPPORTUNITY



FURNISHED PLUG & PLAY SUBLEASE SPACE

# 136 CENTER

13707 SOUTH 200 WEST  
DRAPER, UTAH



**CUSHMAN &  
WAKEFIELD**

CUSHMAN & WAKEFIELD

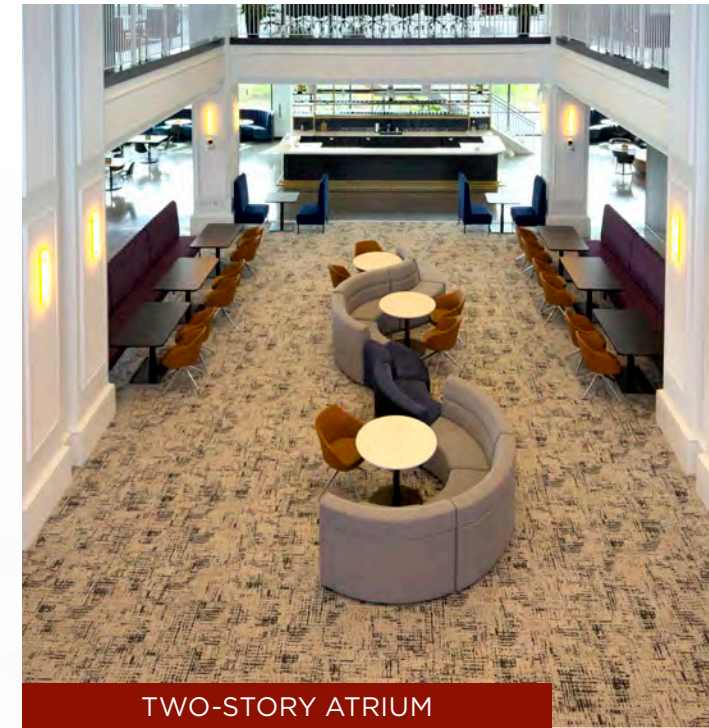
The former Bill local headquarters is ideally located in the heart of Draper, positioned at the crossroads of Salt Lake and Utah Counties. This prime location provides unmatched access to top talent throughout the Wasatch Front, making it an exceptional setting for businesses seeking to recruit and retain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

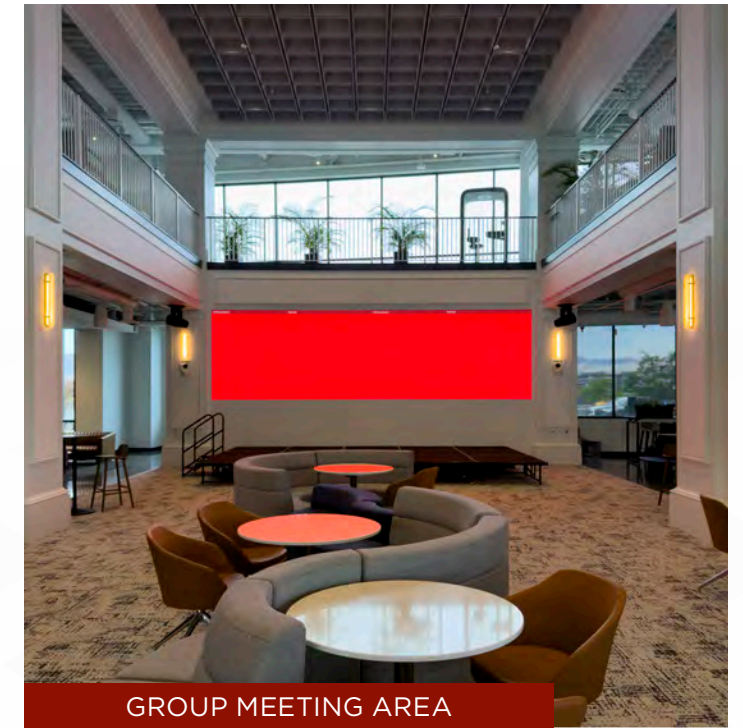
The building offers a premier business destination with large, open gathering areas, an on-site fitness center complete with locker rooms and showers, abundant parking and convenient access to a wide variety of nearby restaurants, retail, and everyday amenities.

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.

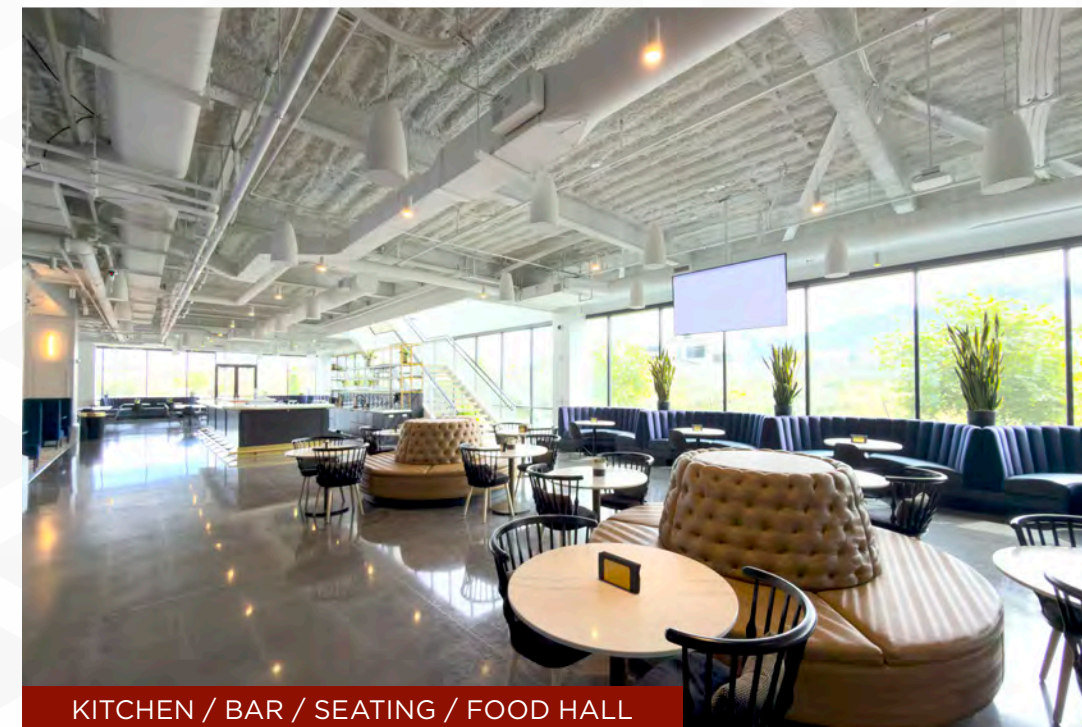
- **First Floor:**      **25,851 RSF**    • Built in 2019
  - **Second Floor:**    **25,851 RSF**    • Building is 155,107 RSF
  - **Third Floor:**      **25,851 RSF**    • 6/1,000 USF Parking
  - **Fourth Floor:**     **25,851 RSF**    • Basketball and Pickleball courts
  - **Fifth Floor:**      **25,851 RSF**    • Fitness Center with shower and changing rooms
  - **Lease Rate:**      **\$31.00/RSF**
  - **LED:**              **May 31, 2031**    • 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



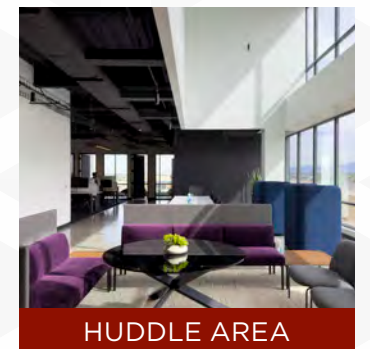
GROUP MEETING AREA



KITCHEN / BAR / SEATING / FOOD HALL



INTERNAL STAIRWAY



HUDDLE AREA



CONFERENCE ROOM



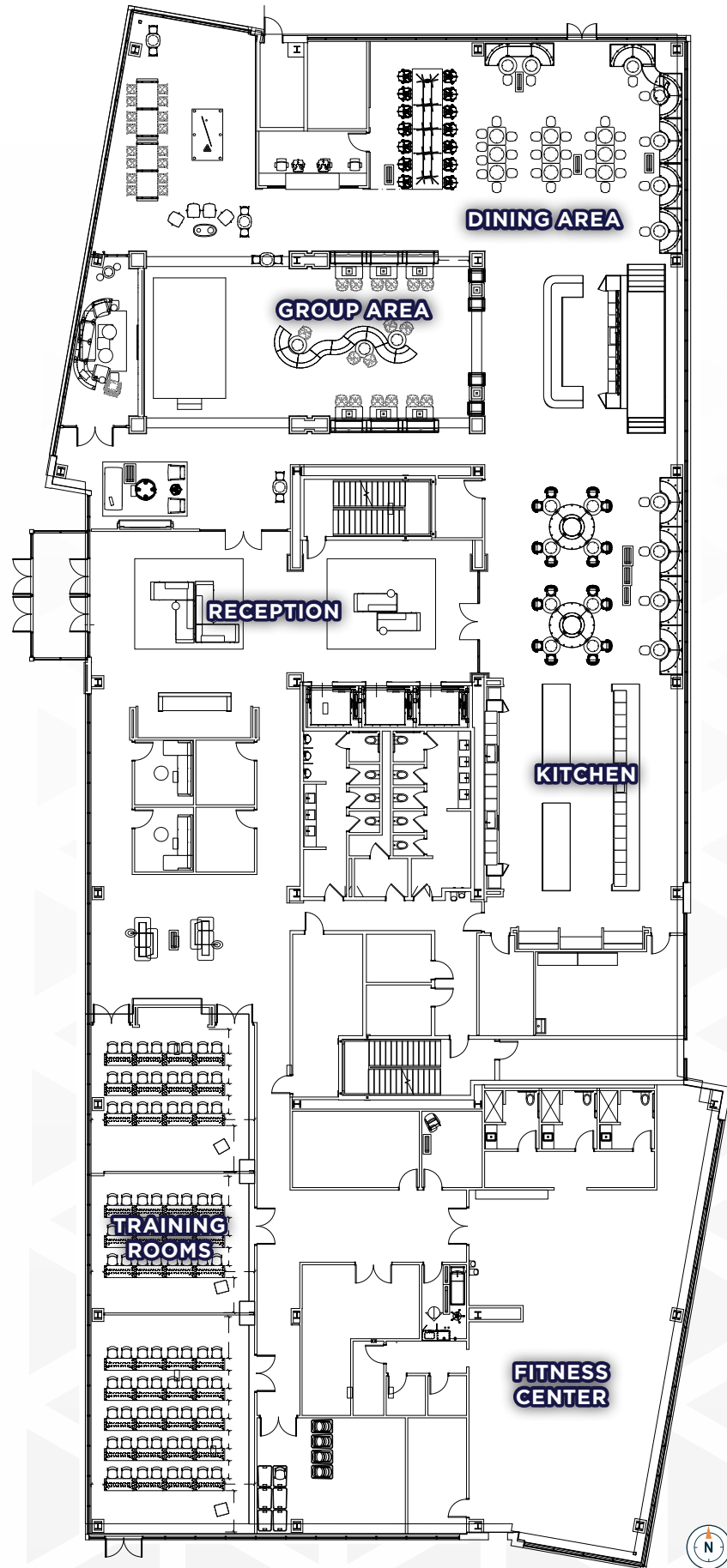
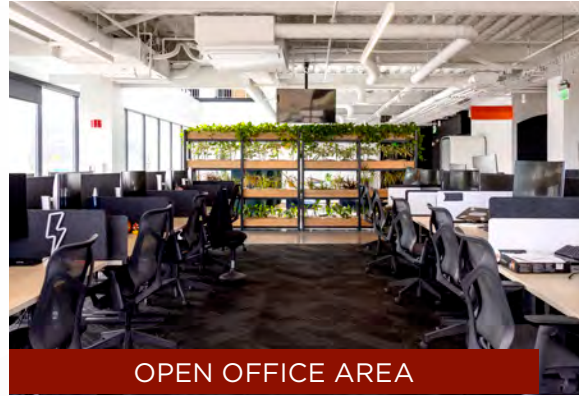
CONFERENCE ROOM



HUDDLE AREA

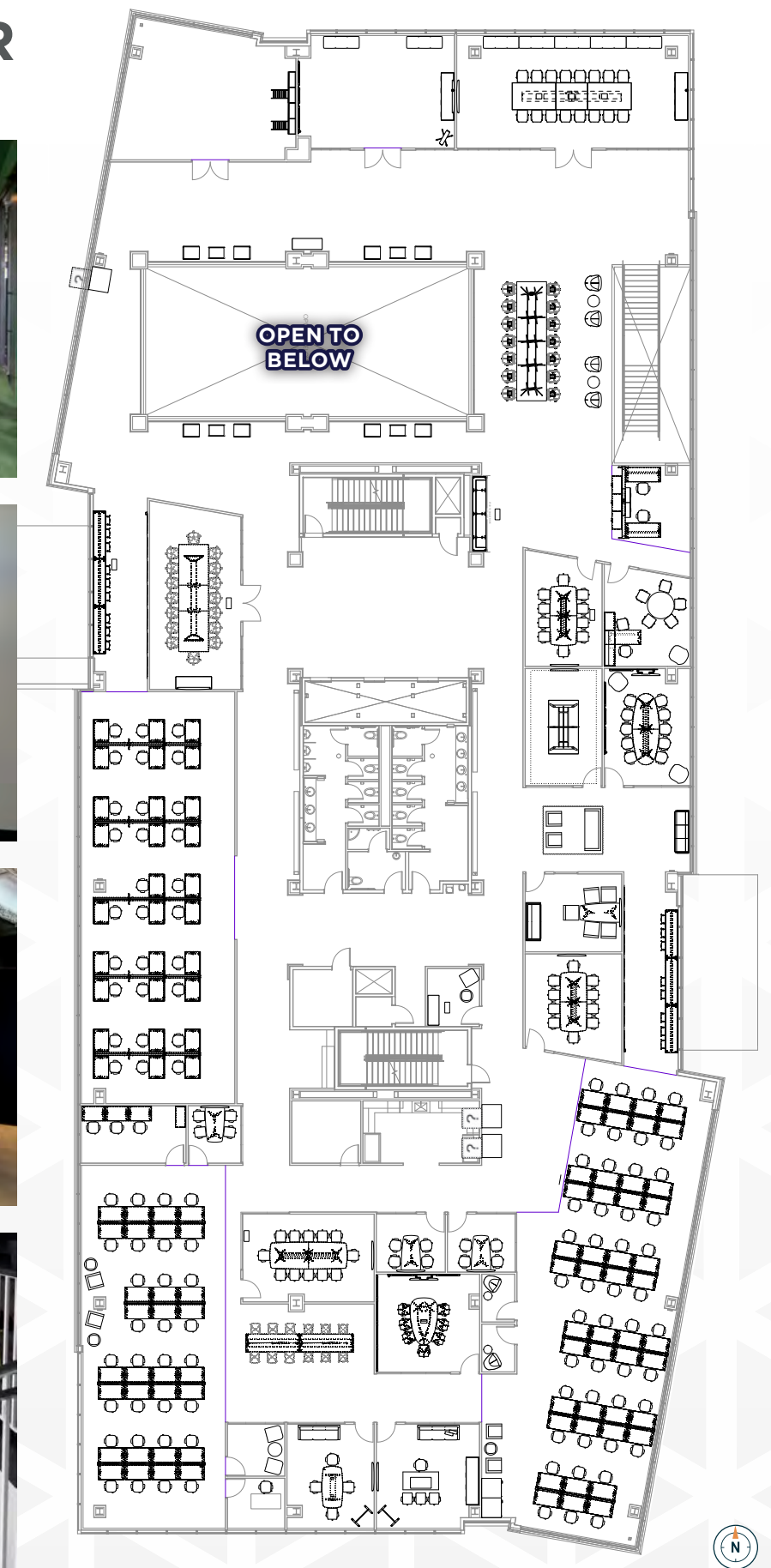
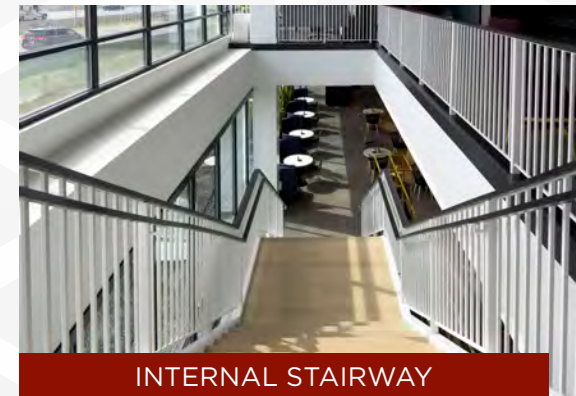
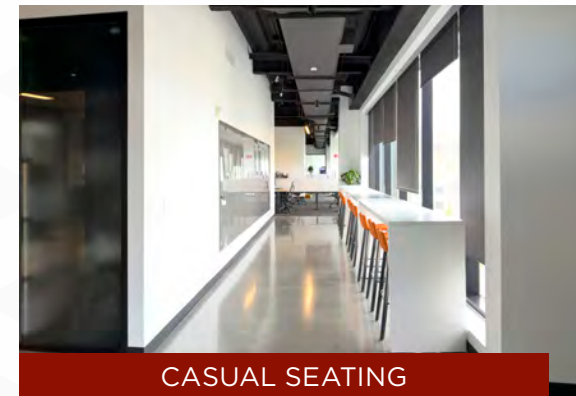
# FIRST FLOOR

25,851 RSF

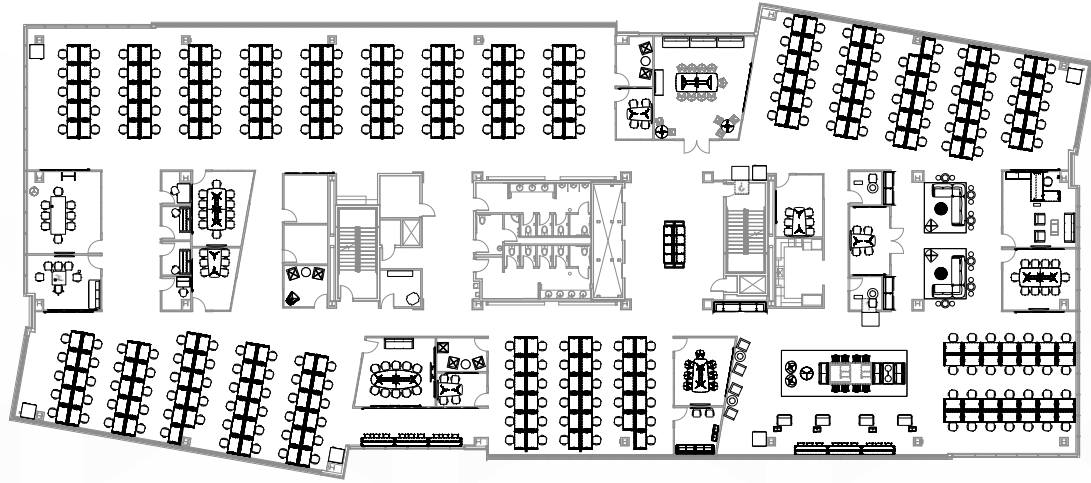


# SECOND FLOOR

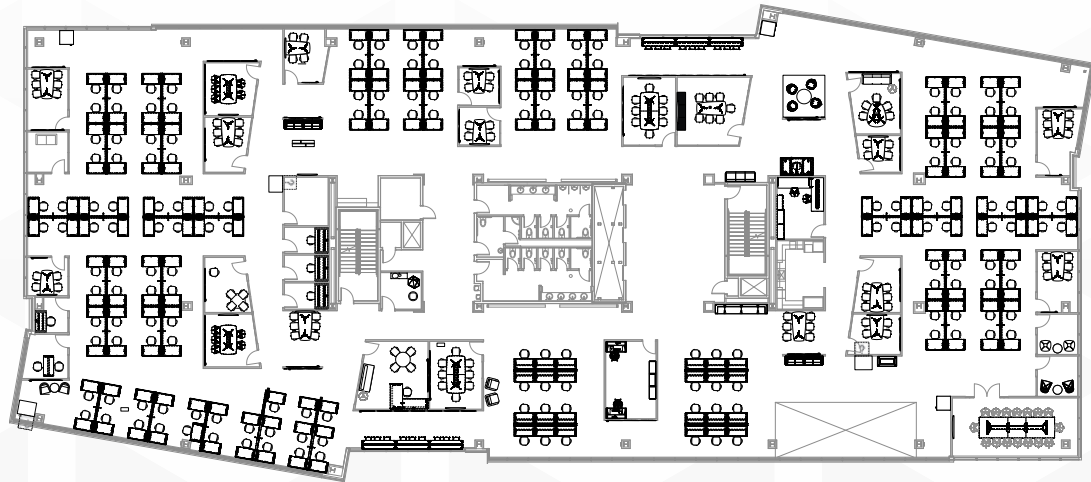
25,851 RSF



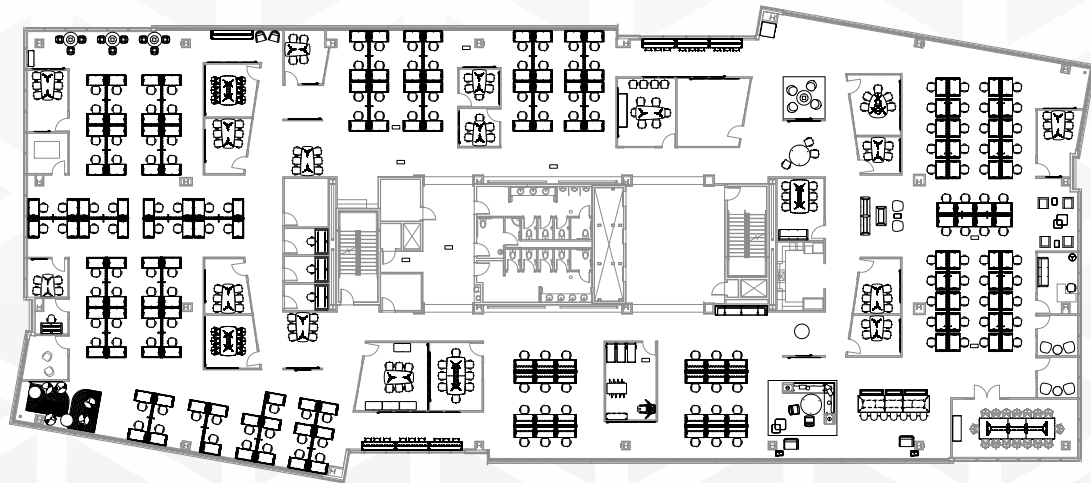
# THIRD FLOOR 25,851 RSF



# FOURTH FLOOR 25,851 RSF



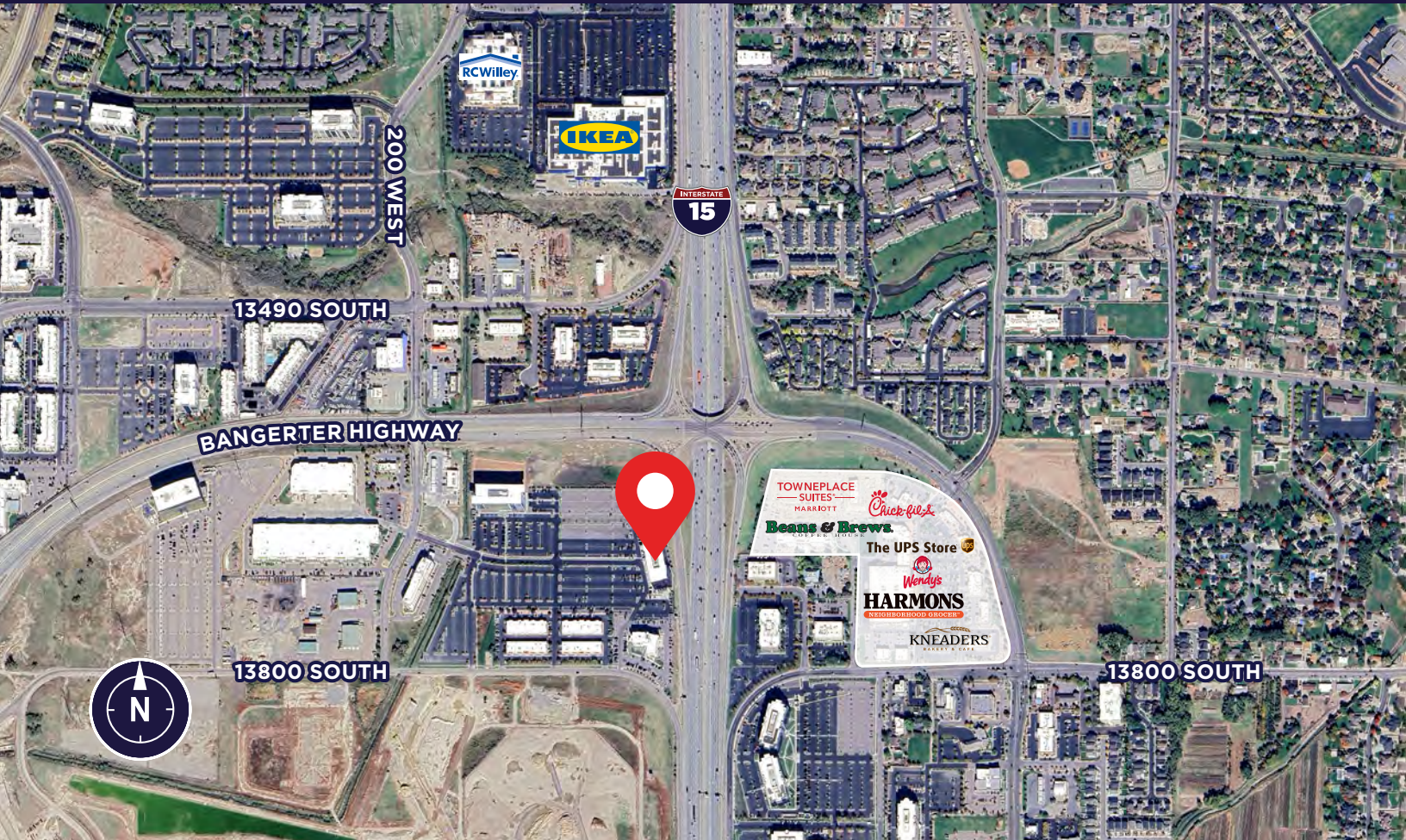
# FIFTH FLOOR 25,851 RSF



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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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