



THE POINT

DRAPER, UTAH



THE POINT

CREATIVE WORKSPACE THAT INSPIRES

The Point is destined to become a beacon of innovation, a central hub location where a diverse and dynamic urban population thrives. This expansive development promises a holistic approach to living, working, shopping and seamlessly connecting residents to elevated experiences.

Fueled by innovation, this development boasts modern office spaces designed to inspire. Imagine working in a dynamic environment with floor-to-ceiling glass, offering breathtaking views and fostering a connection to the vibrant community outside. Curated open space experiences and amenity-rich facilities encourage collaboration and a sense of belonging. Here, a young, highly educated, and diverse workforce thrives, drawing talent from the six universities within a 45-Minute radius. This isn't just an office space; it's a hub for the next generation of ground breaking ideas.

6.3M

SQUARE FEET
PHASE 1 TOTAL

2.3M

SQUARE FEET
OFFICE

380K

SQUARE FEET
HOSPITALITY

360K

SQUARE FEET
RETAIL & ENTERTAINMENT

3.2K

MULTIFAMILY
UNITS

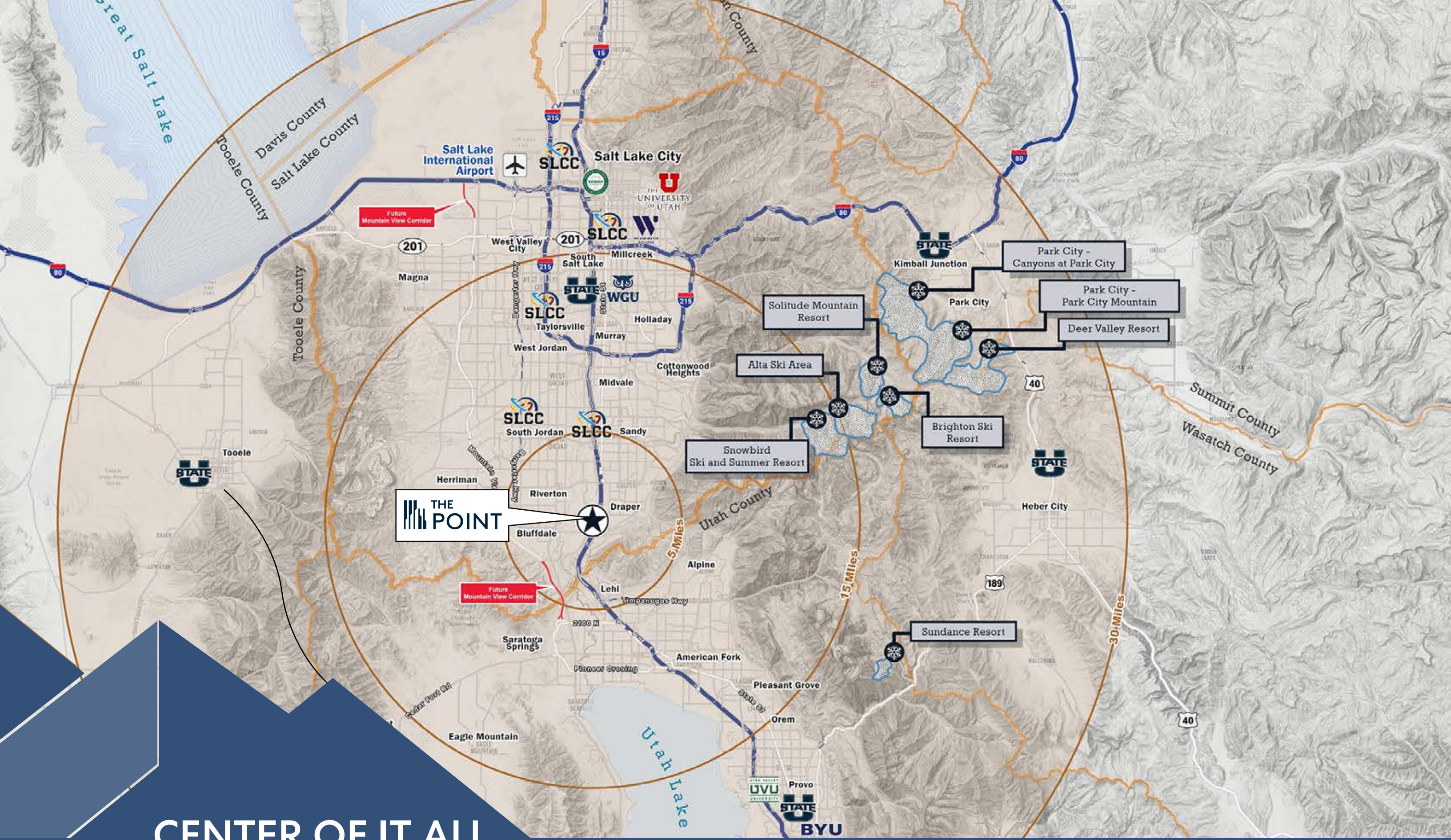




A VIBRANT HUB FOR ALL

Imagine a network of activated streets and walkways, infused with the irresistible energy of world-class shopping and a diverse array of dining options. Sustainable practices will be woven throughout, creating a rare and significant achievement in quality place making. Expansive open spaces will provide a sanctuary for nature lovers, while stunning mountain views grace the backdrop.





CENTER OF IT ALL

Long-term Master Plan

The Point is a visionary 600-acre master-planned community designed to become a thriving hub of residential, commercial, retail, entertainment, and innovation.

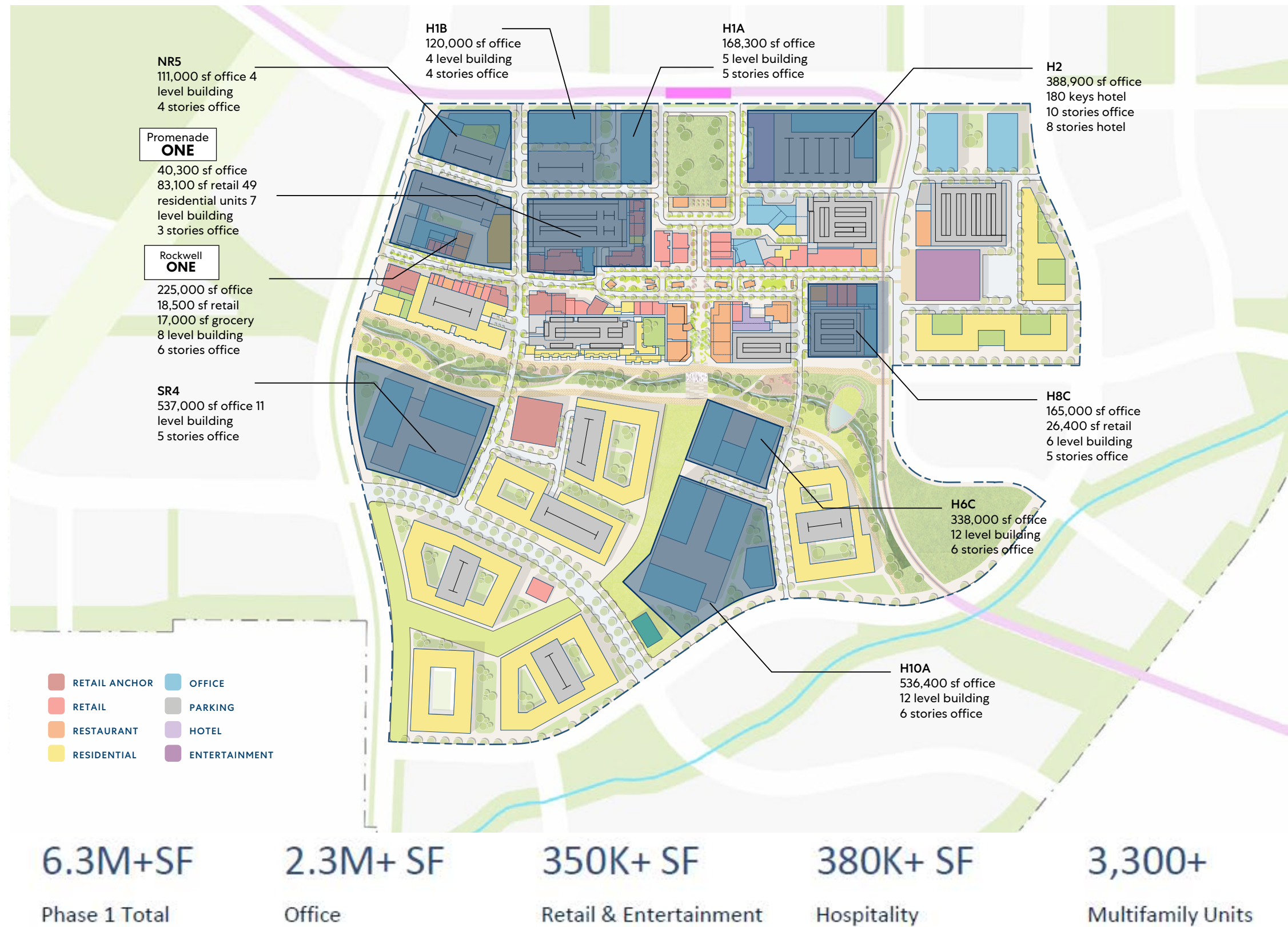
TTP's initial 100-acre phase will serve as the catalyst and core of this expansive master plan, set to unfold over the coming decades. Future development will bring thousands of additional residents and millions of square feet of commercial, retail, entertainment, educational, medical, and other uses to the site.



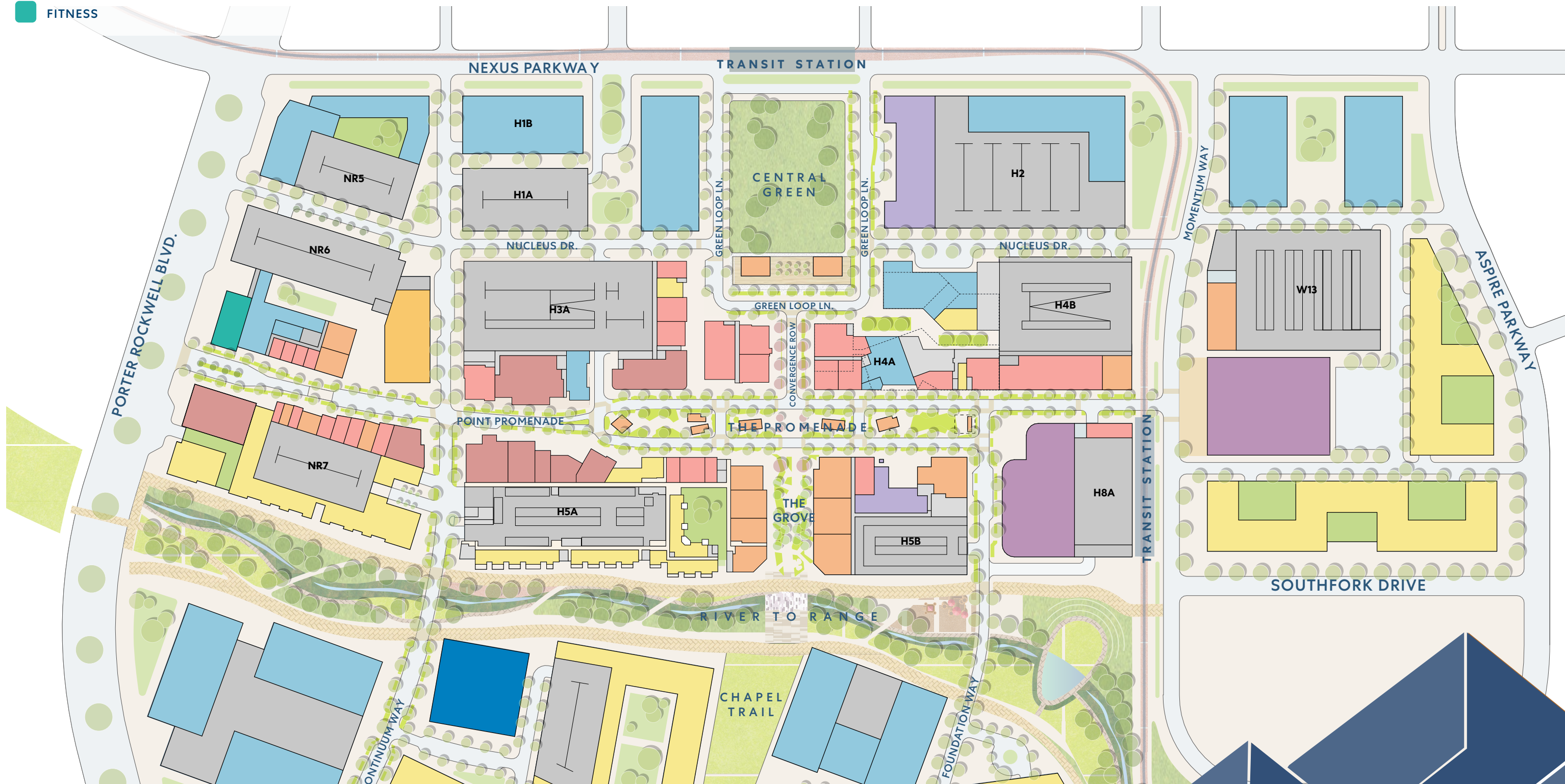
Phase 1 Master Plan

Phase 1 is thoughtfully designed as a dynamic mix of uses that will establish a foundation of long-term employment, premier residential options, best-in-class retail, and a vibrant entertainment hub.

Positioned as the centerpiece of the broader 600-acre master plan, Phase 1 will generate activity and set a high standard for the quality and vision that will shape and attract future development at The Point.



- RETAIL ANCHOR
- OFFICE
- RETAIL
- PARKING
- RESTAURANT
- HOTEL
- RESIDENTIAL
- ENTERTAINMENT
- FITNESS





THE POINT
PROMENADE ONE

4

STORY BUILDING

3

STORIES OFFICE

40.3K

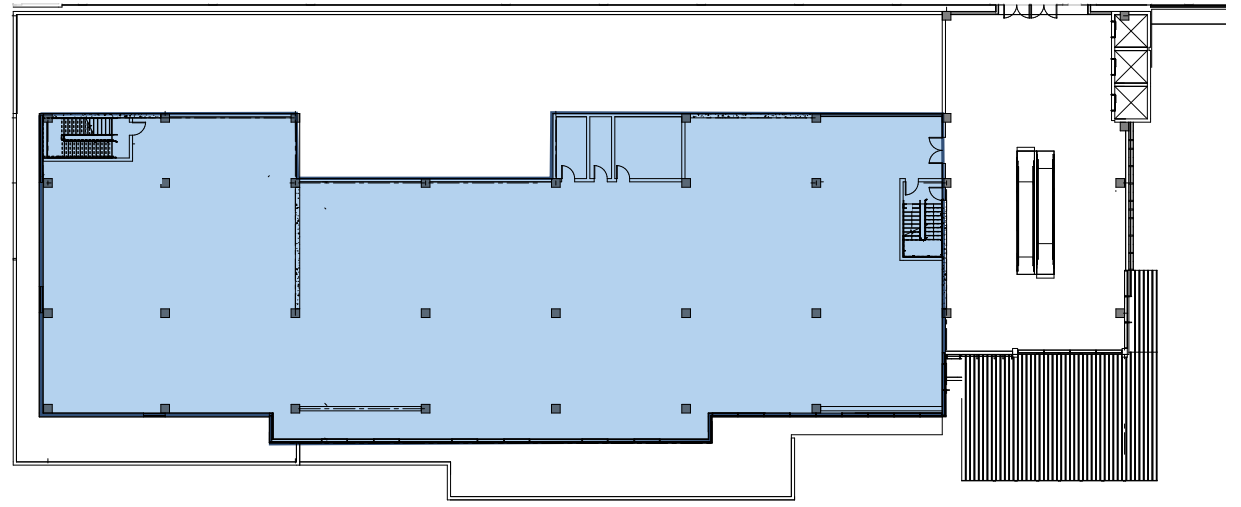
SQUARE FEET OFFICE

13.4K

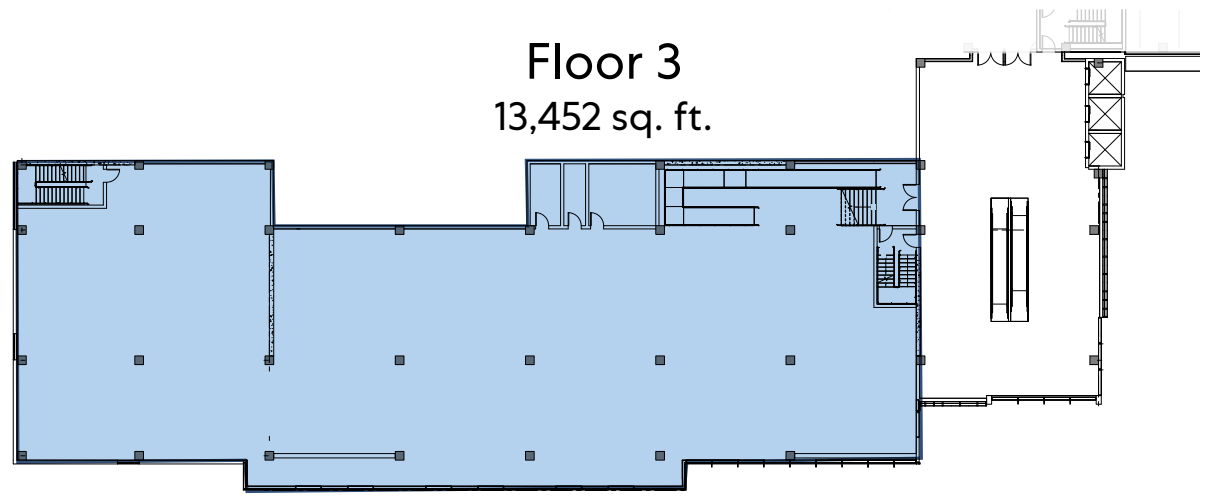
FLOOR PLATE SF



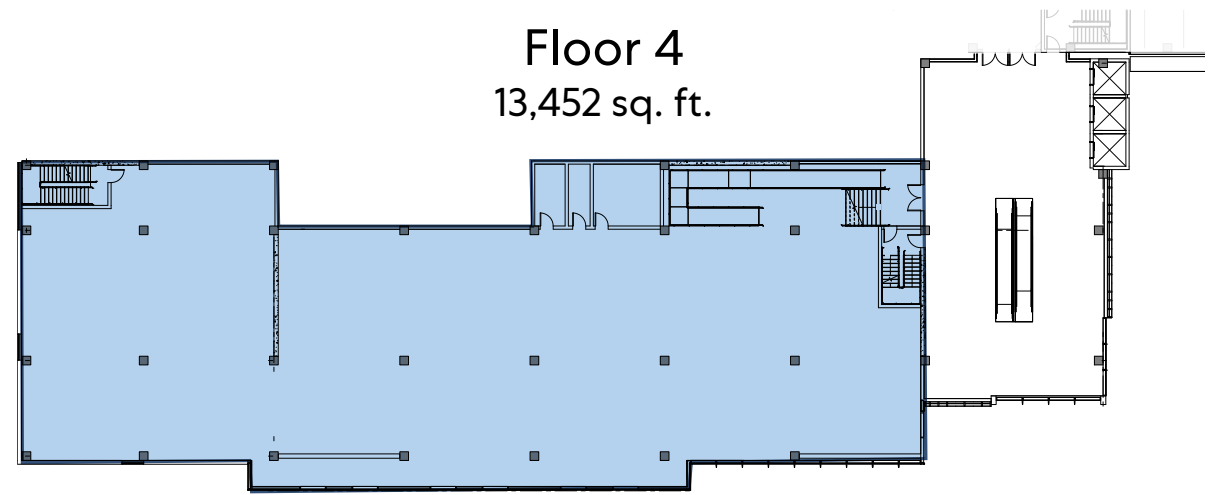
Floor 2
13,452 sq. ft.



Floor 3
13,452 sq. ft.



Floor 4
13,452 sq. ft.





THE POINT
ROCKWELL ONE

8

STORY
BUILDING

6

STORIES
OFFICE

225K

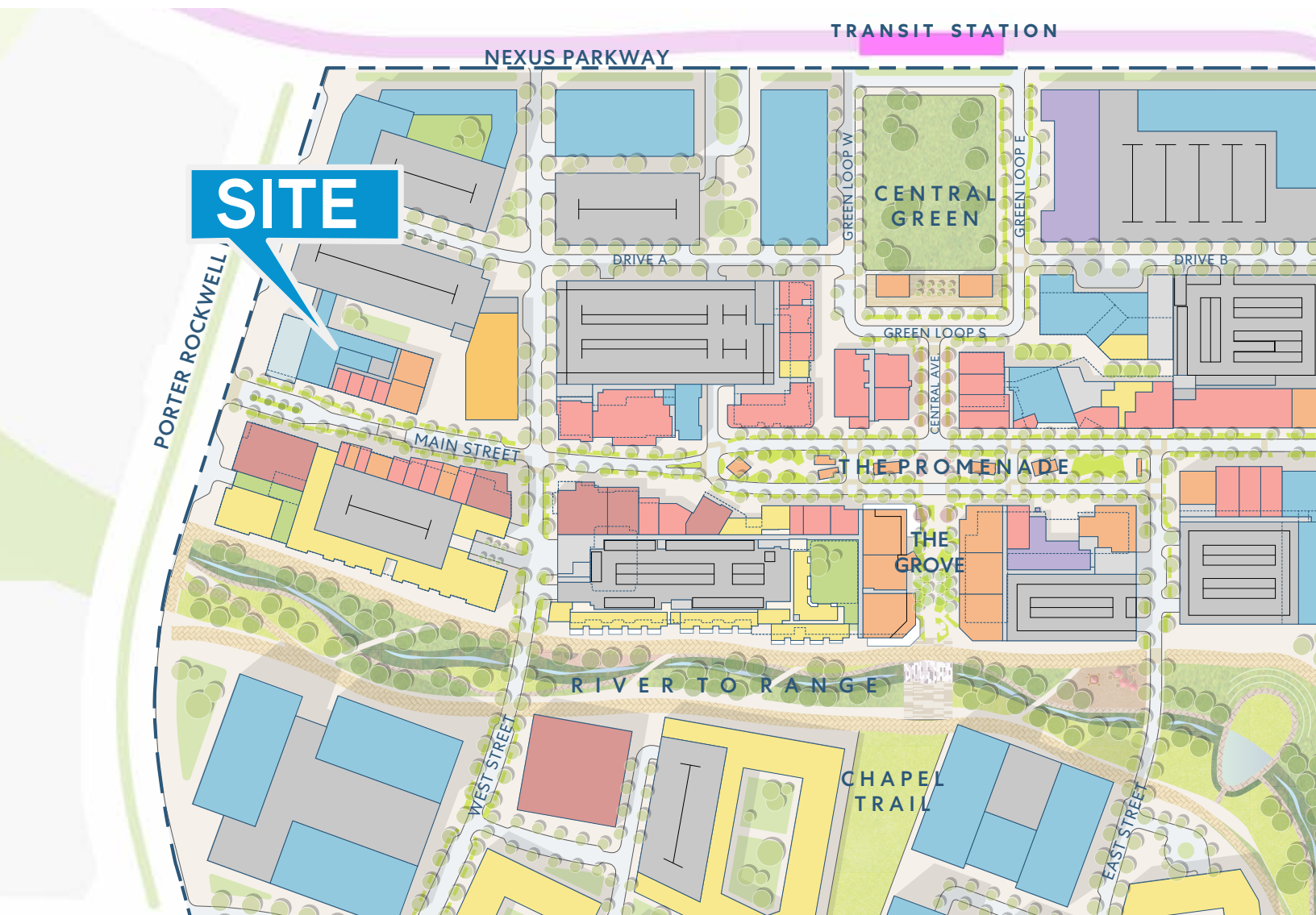
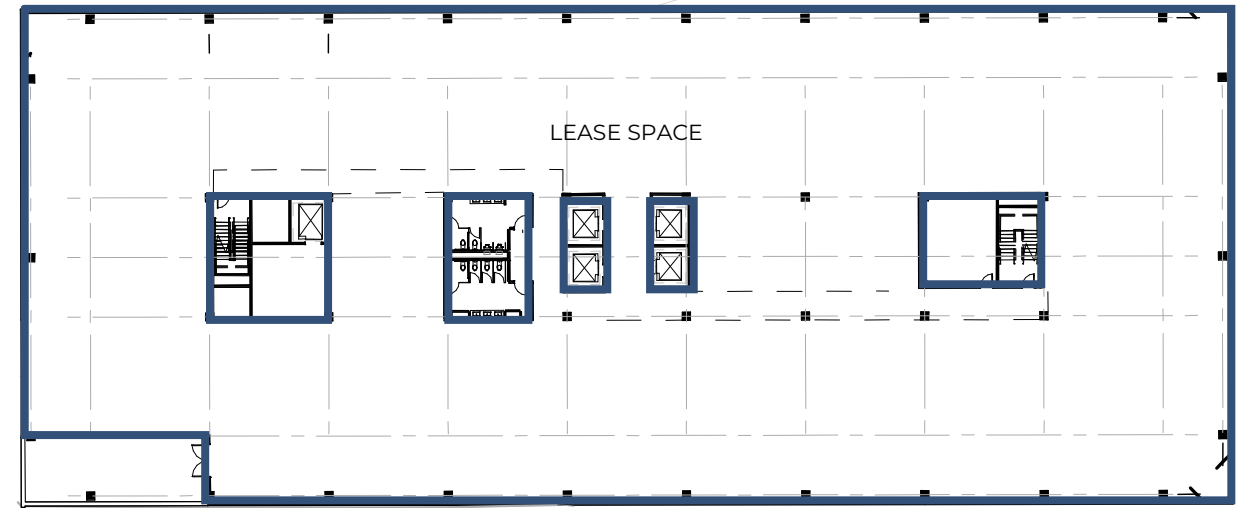
SQUARE FEET
OFFICE

37.5K

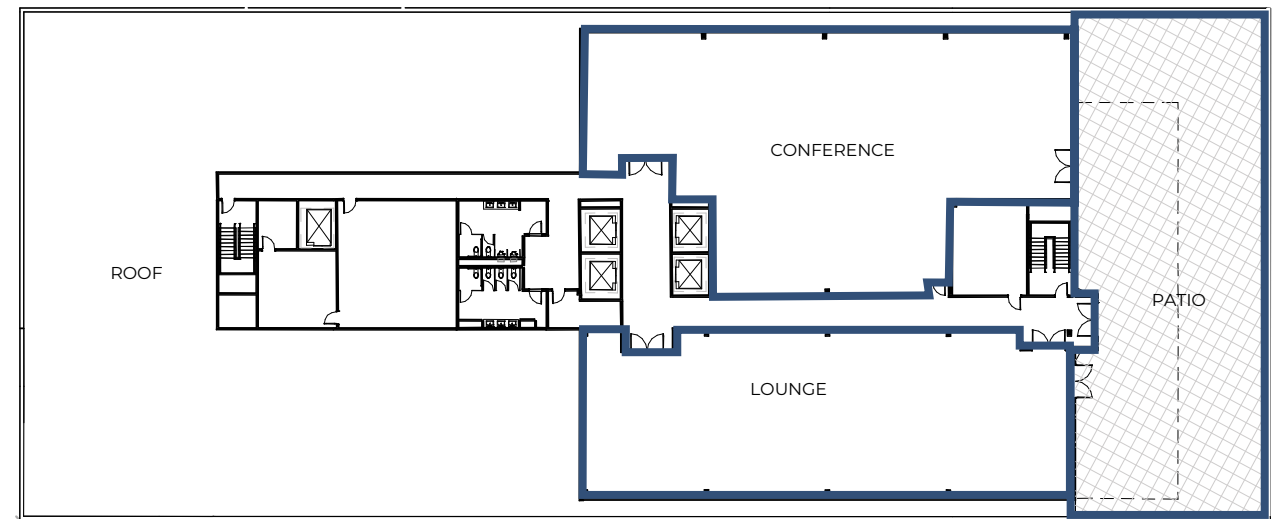
FLOOR
PLATE SF



Floors 2-7



Floor 8
Amenities only



THE POINT IS THE CENTER OF SILICON SLOPES

Utah's Point of the Mountain also known as "Silicon Slopes" refers to the cluster of information technology, software development, hardware manufacturing and research firms that have emerged along the Wasatch Front. Utah is nationally recognized as a leading technology hub. In fact, the demand for workers among the growing list of tech companies is out-pacing the supply of the Utah workforce.

Tech companies have flocked to Utah for its lower taxes, more flexible regulatory environment, and a well-educated, unmatched multilingual workforce. There is a strong mixture of local homegrown startups (Domo, Ancestry, Qualtrics, Pluralsight, etc.), as well as major Fortune 500 companies (Adobe, Microsoft, Oracle, ebay, etc.)



Adobe

ebay

TESLA

Microsoft

VISA

bill

TEXAS INSTRUMENTS

Goldman Sachs

ancestry

sunrun

vivint.

Verisk

Morgan Stanley

DELLEMC

1800 contacts

proofpoint

Best Economic Outlook

Utah ranked No.1 for the 17th year in a row
Rich States Poor States — April 2024

Best State For Growth

Utah was determined the #3 best for growth
U.S. News & World Report — August 2022

Best State Economy

Utah ranked #2 for best state economy
WalletHub — June 2024

Most Affordable States 2024

Utah is the #6 most affordable state
USA Today — March 2024

Best State to Move to

Utah ranked the #1 best state to move to
ConsumerAffairs — August 2024



11

World Class Ski Resorts

There are 11 ski resorts along the Wasatch Mountain Range. Less time in the car, more time on the mountain.



5

National Parks

Utah's Mighty 5 national parks are Arches, Bryce Canyon, Capitol Reef, Canyonlands, and Zions.



3,400+

Dedicated Trails

For hiking, mountain biking, backpacking and more.

THE POINT

Developed by The Point Partners (TPP) - a joint venture between, Lincoln Property Company, Wadsworth Development Group, and Colmena Group, TPP is uniquely qualified to deliver a first-class build-to-suit office experience. Combining the experience and knowledge of a best-in-class national developer from LPC with local knowledge and expertise from WDG and CG. Each of these companies on their own have delivered multiple build-to-suit projects for a diverse set of users and clients.

Lincoln

COLMENA
GROUP

WADSWORTH
DEVELOPMENT GROUP

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