



Draper Cove Business Park

833 Pioneer Road Unit #100-101, Draper, Utah 84020



FOR SALE

Owner-occupant or Investment Opportunity

Class A Premium Office Space
Single or Multi-tenant Use

SQUARE FOOTAGE
Approx. 4,072 Sq. Ft.

ASKING PRICE
Upon Request

CALL OR TEXT TODAY

Derek Howe

PRINCIPAL LISTING AGENT

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Site Plan/Lease Information

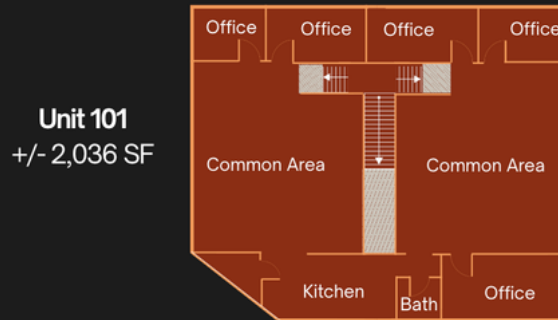
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First Floor Site Plan



Second Floor Site Plan



Units Specs:

- Total combined: +/- 4,072 SF
- **Unit 100:** 936 SF
 - Premium corner unit
 - 2 offices, 2 call-rooms, kitchen, bathroom
- **Unit 101:** 3,136 SF
 - 7 offices, 1 conference room, 2 bathrooms, kitchen area
 - Main floor: +/- 1,100 SF
 - Second floor: +/- 2,036 SF

Lease Terms:

- **Canyon Craft (Unit 100)**
 - NNN lease until Jan 2029
 - Utah-based construction company
- **Fidelity National Title (Unit 101)**
 - NNN lease ending Dec 2026
 - National title & escrow tenant



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Interior Photos

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Unit 100:



**Unit 101
(Main Level):**



(Second Level):



Property Information: Draper Cove Business Park



Fully Leased Multi-Tenant Investment

100% occupied with established tenants in place

- Units Located within the premier Draper Cove Business Park
- Class A construction completed in 2021
- High-end office and flex condo units throughout
- Ample on-site parking for tenants and visitors
- Prime Draper location with excellent I-15 access and visibility on 12300 S
- Low-maintenance commercial condo ownership
- Strong tenant mix in a rapidly growing business corridor
- Long-term upside in one of Salt Lake County's premier office/flex developments

Business Map

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