

66 East

66 E. Wadsworth Park Dr.
Draper, Utah 84020



*Conceptual modifications shown; final conditions may vary

4,346 to 33,307 RSF

Leasing Information:

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66 East commands direct I-15 frontage visibility with immediate Bangerter Highway access and boasts unobstructed mountain views. Oriented on the Salt Lake/Utah County line, it conveniently serves both markets, expanding access to talent for recruiting and retention while placing the entire Wasatch Front within easy reach. Situated in one of the top five fastest-growing trade areas in the country by population, the property enjoys walkable, diverse dining, employee amenities, and retail just steps away at the adjoining Bangerter Crossing Retail Center.

Property Highlights

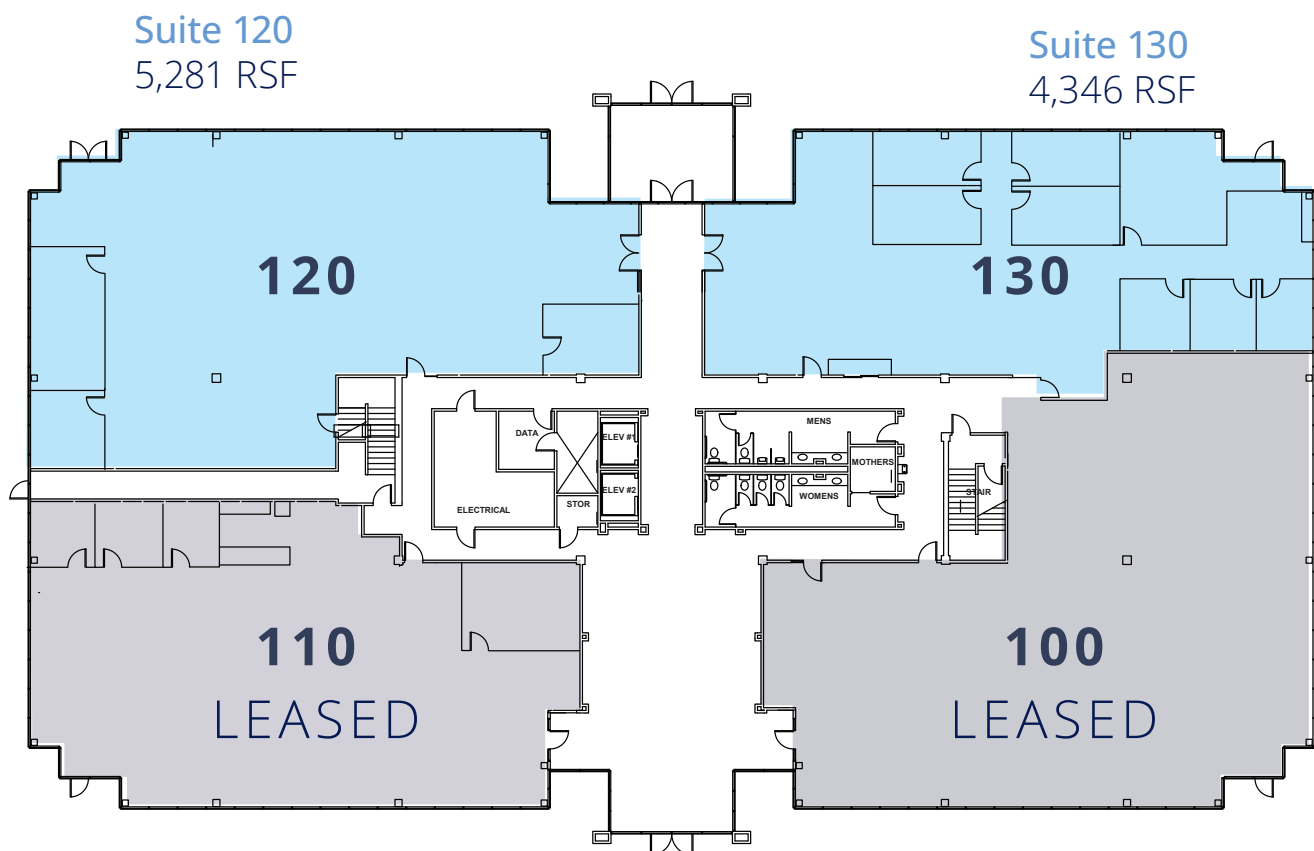
- 33,307 SF total available across three suites, ranging from 4,346 RSF to a full floor of 23,680 RSF
- Recent common full-scale renovations blending modern and traditional, incorporating Class A aesthetics throughout; TI allowance available
- I-15 visible crown signage potential
- Fiber optic connectivity
- Generous 5/1,000 parking ratio
- Directly across from Utah's Innovation Hub, The Point, Utah's most significant development, with 600 acres under construction
- Situated within the designated trade area of the top five cities for population growth in the U.S.
- Walkable proximity to diverse dining, amenities, and retail services at the adjoining Bangerter Crossing Retail Center
- I-15 visibility with immediate access to the I-15/Bangerter Highway interchange

Key Features

New Common Area Upgrades



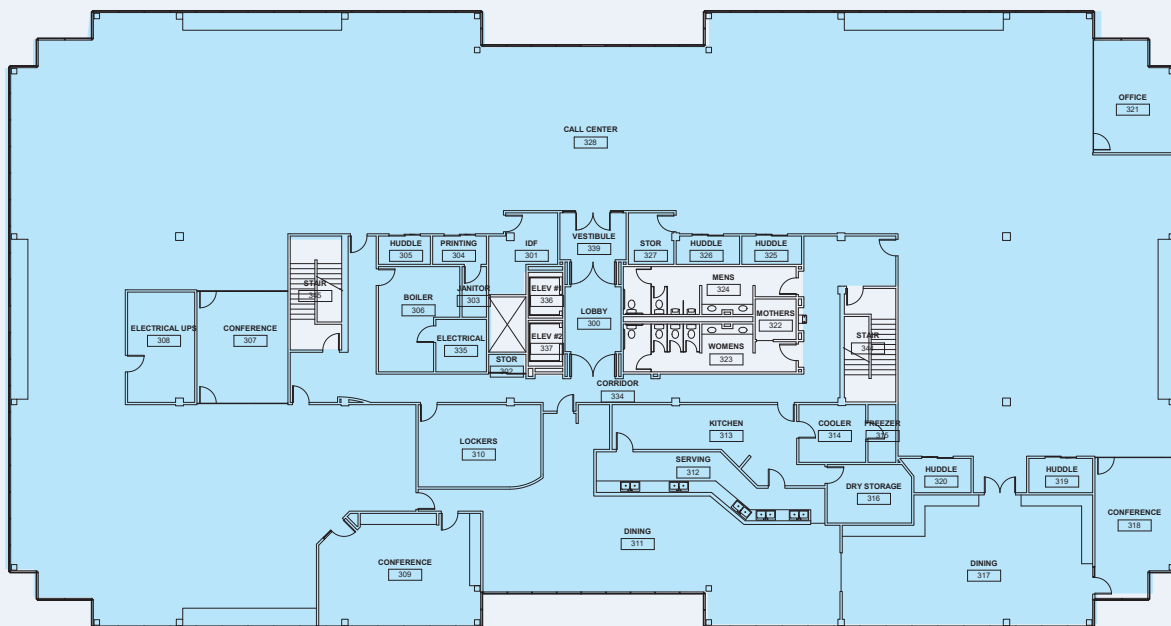
1st Floor | 9,627 RSF





*Representative Photos

3rd Floor | 23,680 RSF Full Floor



Amenities Map



Drive-Time Map

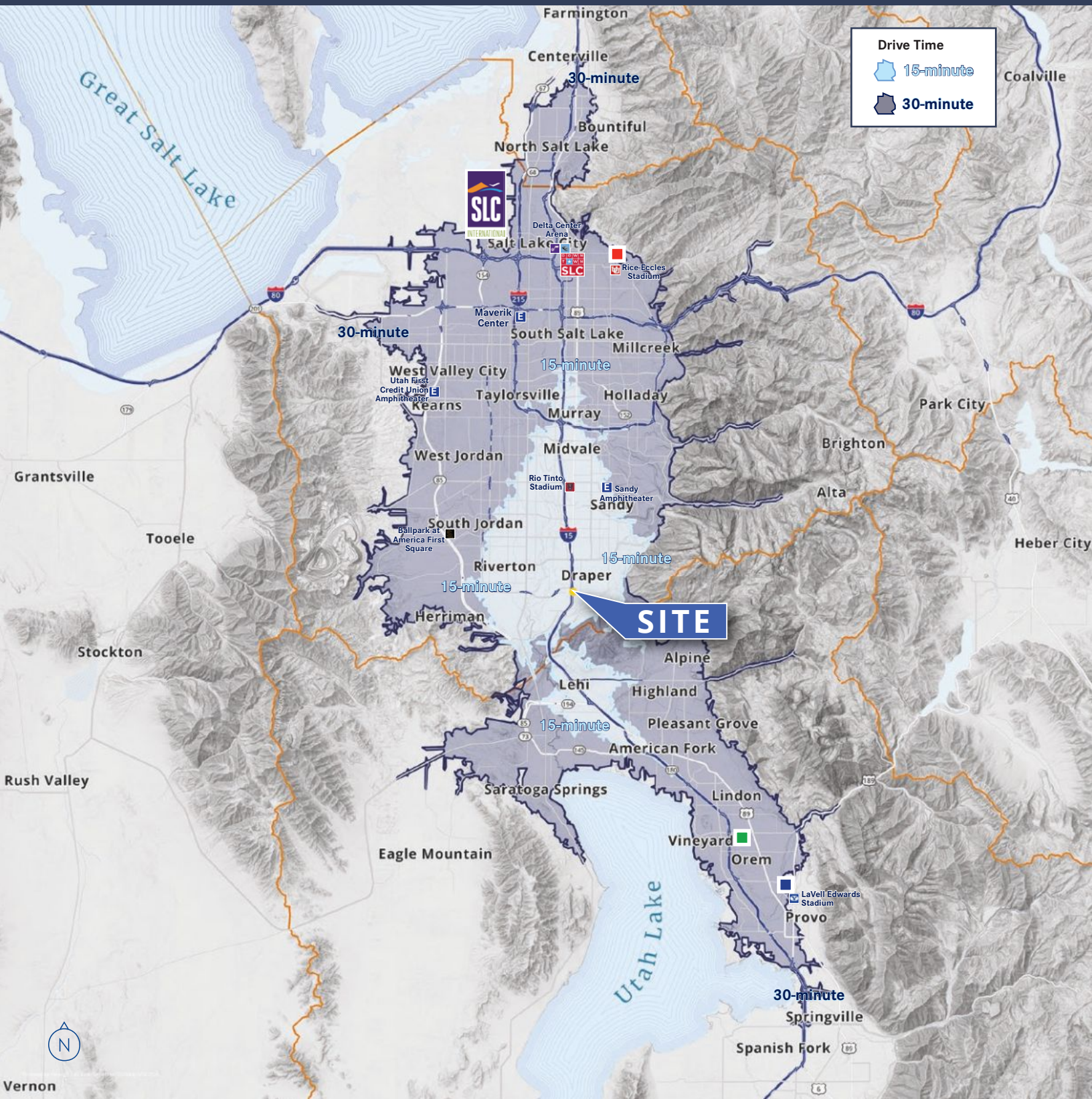
Central Wasatch Front Location

30-Minutes to Everywhere

University of Utah

Utah Valley University

Brigham Young University





Draper, Utah

Located between Salt Lake City and Provo/Orem on the I-15 corridor, Draper sits at the core of Utah's "Silicon Slopes" with an established base of technology, financial services, and healthcare employers. Major corporate campuses line the corridor, and the surrounding commercial infrastructure reflects decades of sustained business investment.

The city's 56,000-plus residents are well-educated and professionally oriented, supporting a deep local labor pool that regional and national occupiers consistently cite as a primary draw.

For employees, the quality-of-life package is hard to match in the region: direct access to Big and Little Cottonwood Canyons for skiing and hiking, highly rated schools, and a median household income among the highest in the state.

Dining, retail, and services are well-developed throughout the city, and the Wasatch foothills provide a backdrop that makes Draper one of the more sought-after addresses on the Front for recruiting purposes.

Salt Lake City International Airport is approximately 25 minutes north, and Provo Regional Airport sits roughly 30 minutes south, giving businesses straightforward access to both major air connections on the Wasatch Front.

Key Points

Draper, Utah



56k

Population
(2025)



4.7%

Population Growth
2025-2030



34.7

Median Age

UTAH FOCUS

U.S. Chamber of Commerce Foundation ranks Utah:

#1

Innovation &
Entrepreneurship

#2

High-Tech
Performance

#3

Economic
Performance

Utah's Point of the Mountain, 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.

Tech companies have flocked to Utah for lower taxes, flexible regulatory environmental regulations, and a well-educated, 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, Symantec)

Goldman
Sachs

Ancestry

Microsoft

Adobe

bill

Verisk

TESLA

TEXAS
INSTRUMENTS

SUNRUN

DELL EMC

VISA

1800 contacts

Morgan Stanley

vivint.

proofpoint

Accolades

- Forbes has ranked Utah as the Best State for Business 7 times since 2010
- A tech workforce fed by major technology & research universities: University of Utah, Brigham Young University, & Utah Valley University, all of which offer programs intended to develop young entrepreneurs
- A concentration of Software & Web Developers, Computer & Information Research Scientists, & other technology related companies & job opportunities
- Utah among the top states in the nation for software & information technology employment with an employee base of over 66,000 people
- According to Wallethub, Salt Lake City ranks 7th among the best U.S. cities for STEM (Science, Technology, Engineering, & Math) jobs, beating out Chicago, New York City, San Jose, & other prominent "tech forward" towns

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Potential Crown Signage

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