



11451 S 700 E, Draper, UT 84020

Undisclosed

2,203 SF Office

Office | Single tenant



Truett Chamberlain
UT UT 6494753-SA00
801.361.5855

Listing Added: 07/08/2025
Listing Updated: 07/08/2025



Building Details

Property Type	Office	Subtype	Executive Office, Coworking, Medical Office, Creative Office, Traditional Office
Tenancy	Single	Total Building SQFT	5,806
Land Acres	0.5	Lot Size (acres)	0.5
Class	A	Year Built	1995
Year Renovated	2019	Buildings	2
Stories	1	Ceiling Height	9
Total Parking Spaces	22	Elevators	No
Cross Street	700 E.	Zoning	CN
APN	28203010590000	County	Salt Lake County

Building Description

Welcome to 11451 S. 700 E. Draper, UT 84020, a beautifully updated and professionally designed commercial property ideal for a medical, wellness, or boutique office practice. Nestled against a picturesque mountain backdrop, this single space offers exceptional curb appeal with a clean, contemporary exterior, updated landscaping, and convenient client parking.

Step inside to a spacious and stylish reception area featuring luxury vinyl wood-style flooring, and a calming neutral color palette. The lobby comes with a reception desk, large windows which allow natural lighting, and recessed lighting throughout.

The layout includes multiple private treatment rooms and consultation spaces, each designed for maximum comfort and efficiency. Every room is outfitted with premium finishes, ample natural light, modern fixtures ready to support a range of professional services from aesthetics to counseling or wellness treatments. The space also has 1 breakroom, two bathrooms, 6 offices, and plenty of open space.

Additional highlights include:

- Two private entrances for client discretion or staff convenience
- Built-in cabinetry and shelving throughout
- High-end window treatments for privacy and ambiance
- Updated HVAC and lighting systems
- Fully functional kitchenette or prep area

Whether you're expanding your practice or launching a new one, this thoughtfully designed space delivers a professional and serene environment that's sure to impress both clients and team members.

*1,400 SF detached garage can also be leased for an additional cost.

**The main floor can be split into to two suites. Both having 3 offices spaces, a lobby, and a bathroom.

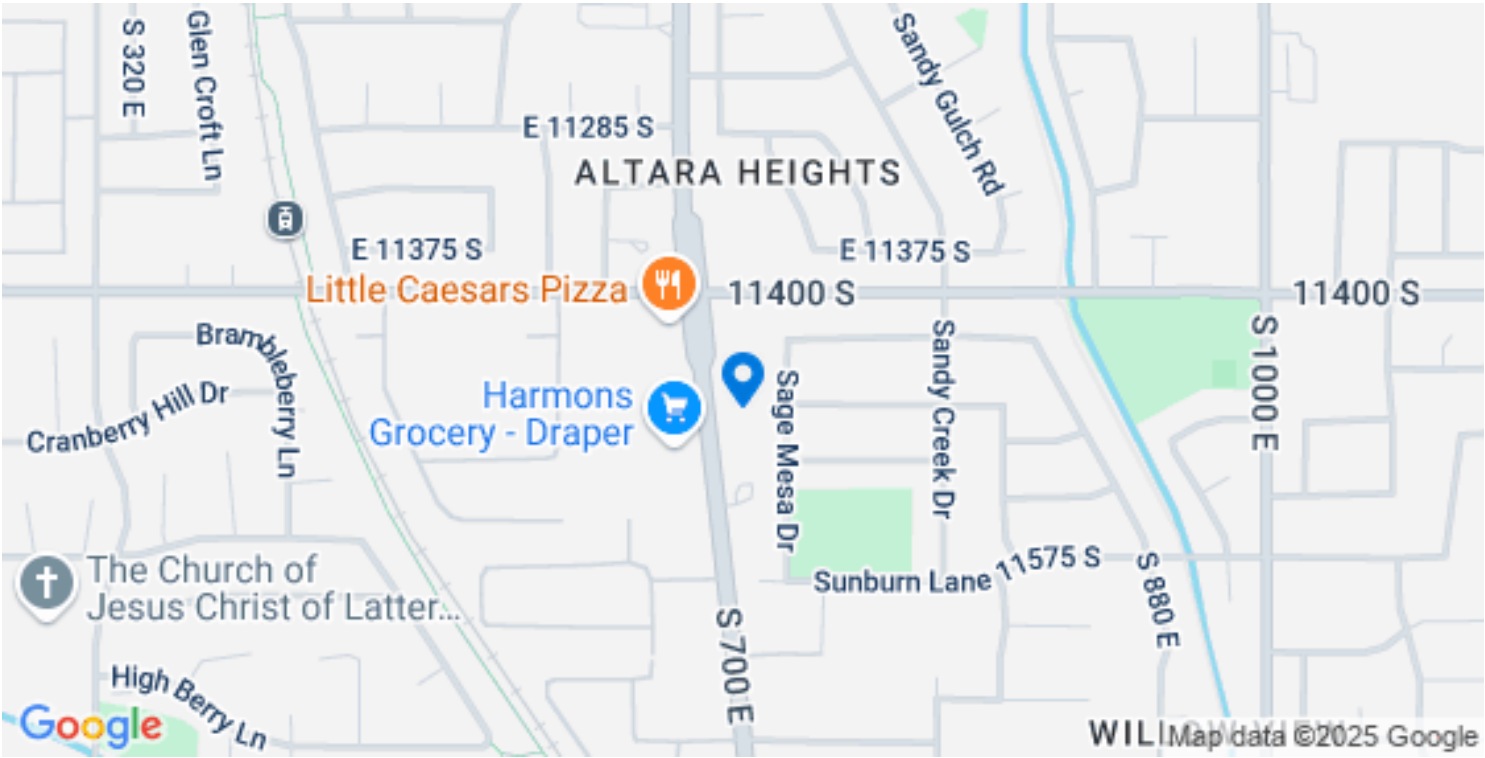
***The property can be purchased if interested (estimated to be \$2,500,000).

Schedule a private tour today to experience the potential of this exceptional property.

Building Highlights

- 4 Minutes from the I-15 Freeway
- 700 E. Monument Sign Space`
- Daily Traffic Count = 15,000
- 22 parking stalls
- Detached 1,400 Garage (for an additional price)
- ADA Compliant
- Across the Street from Harmons Grocery Store
- Within Walking Distance to a Maverik Gas Station
- 13 Minute Walk from a Trax Station

Building Location (1 Location)



Details

Listing Type	Direct	RSF	2,203 SF
USF	2,203 SF	Parking	22
Rate (Per SF)	\$2.95 / SF / MO	Lease Type	Full Service

Lease term	Negotiable	Total Rate (Per SF/MO)	\$2.95
Total Monthly Rent	\$6,498.85		

Property Photos (19 photos)

