



TIMPANOGOS

TECH CENTER

PROVO, UTAH



CBRE



MOVE-IN READY SUITES AT YOUR FINGERTIPS





WHY UTAH

Utah is a thriving hub for business, innovation, and entrepreneurship. As the #1 Best State to Start a Business according to Wallet Hub, and boasting the #1 best economic outlook, Utah has established itself as a leader in economic growth. With a highly concentrated market for residents in their 20s, the state is attracting a young and ambitious population. Furthermore, Utah's risk capital and entrepreneurial infrastructure ranks #3 nationwide, making it an attractive destination

for startups and small businesses. Provo, has been recognized as the best performing city in the nation, cementing Utah's reputation as a hotbed for economic activity and innovation. Beyond its thriving economy, Utah is also home to breathtaking natural beauty, including five stunning national parks, as well as top-ranked universities and institutions including the top ranked nearby BYU in Provo and University of Utah in Salt Lake City, making it an ideal place to live, work, and play.



PROPERTY OVERVIEW

ASKING RATE
\$18-22 FSC

Features

- Available suites range from 4,557 SF – 174,856 SF
- Abundant parking ratio available
- Superior access to I-15 via University Ave
- Abundance of natural light and magnificent mountain views throughout
- Quick and easy access to growing communities and talent
- Building exterior signage available to qualified Tenants
- Backup generators across the campus
- Numerous walking paths
- Abundant outdoor spaces available for group activities
- 24-hour security with regular patrols
- On-site property management
- Shopping at the Provo Towne Center Mall located across the street

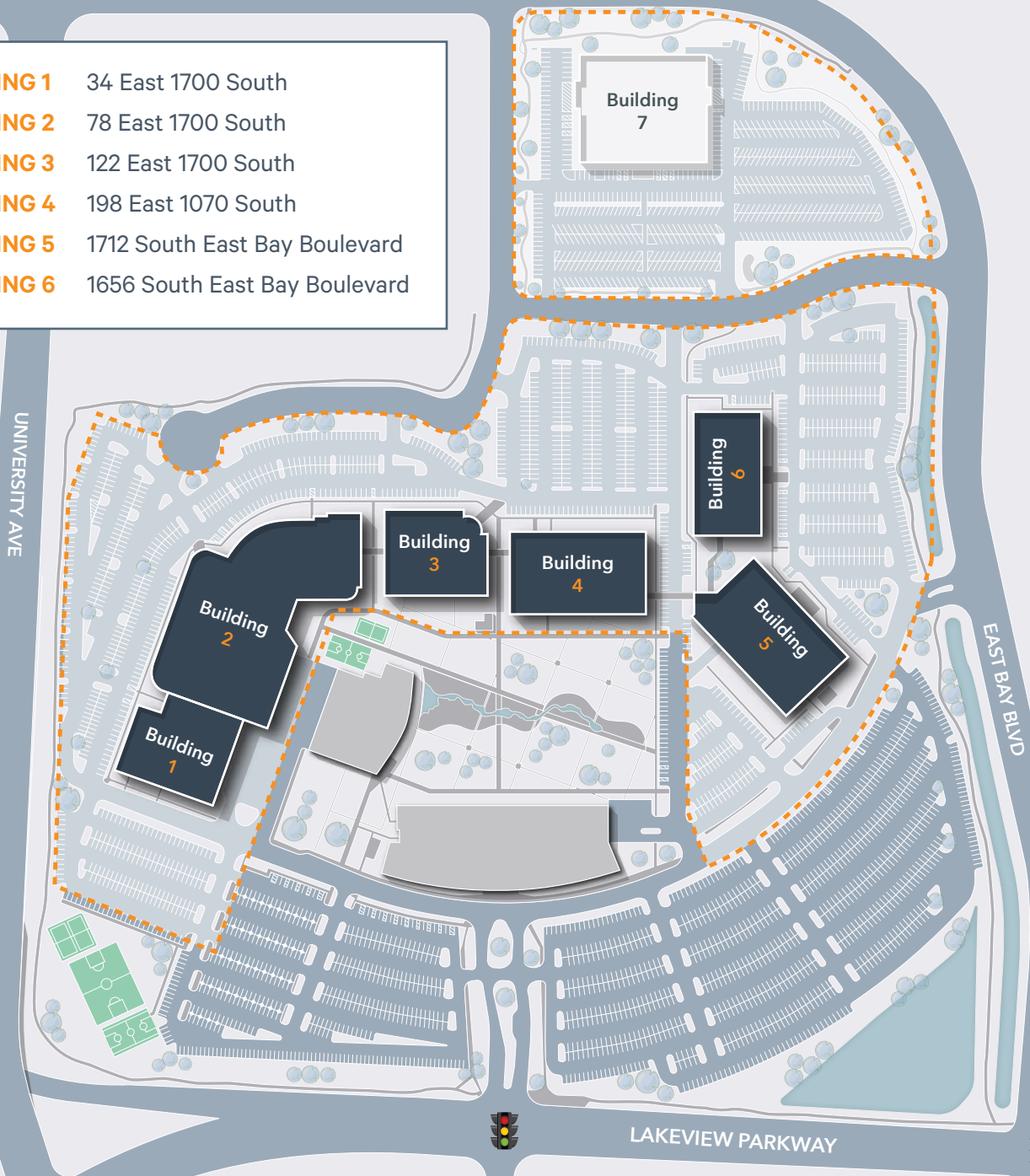
Campus Upgrades

- Class A finishes and landscape
- On-site cafeteria and coffee shop
- Expanded fitness center (8,800 SF)
- 4 Volleyball courts & 2 basketball courts
- Exclusive Shuttle Service
- Exterior upgrades to create a fully-integrated Office Campus
- Interior lobby remodeled in most buildings

SITE PLAN



- | | |
|-------------------|-------------------------------|
| BUILDING 1 | 34 East 1700 South |
| BUILDING 2 | 78 East 1700 South |
| BUILDING 3 | 122 East 1700 South |
| BUILDING 4 | 198 East 1070 South |
| BUILDING 5 | 1712 South East Bay Boulevard |
| BUILDING 6 | 1656 South East Bay Boulevard |





DEMOGRAPHICS

Utah has been the fastest growing state in the US from 2020 to 2023 achieving a remarkable 23.9% population growth. Most of the state's population, over 2 million residents, resides in towns and cities along the Wasatch front with many growing technology and start-up firms choosing to reside between Provo and Lehi. With a median age of 31.4 compared to the national average of 38.5, Utah is a hotbed for young entrepreneurs and recent graduates looking for adventure in the Wasatch Mountains and exciting opportunities for work along the Front.

Utah County at a Glance



92.2%

HIGH SCHOOL EDUCATION OR HIGHER



24.4

MEDIAN AGE



719,174

POPULATION

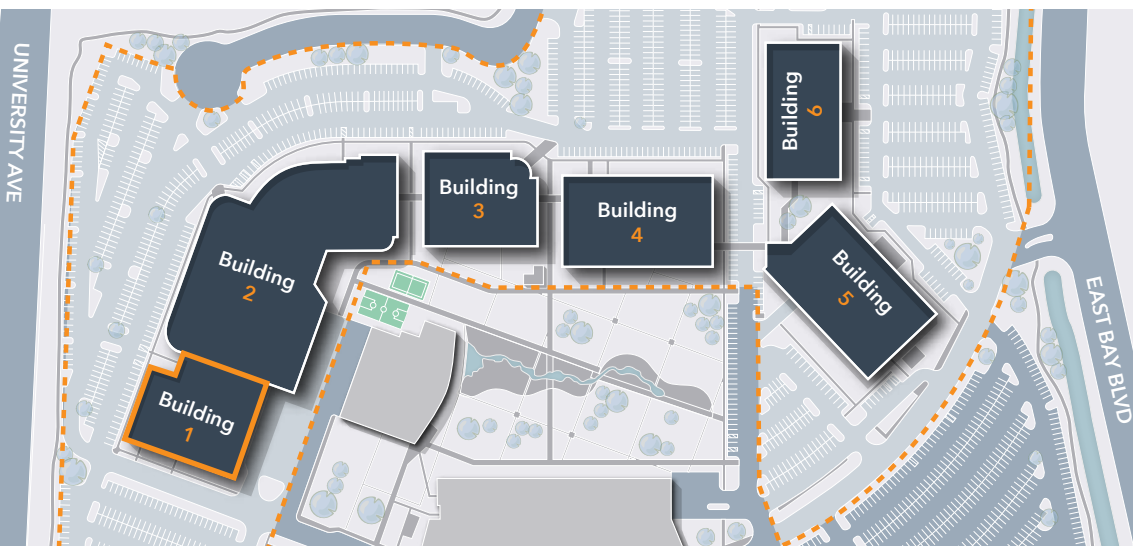


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BUILDING 1 – 34 EAST 1700 SOUTH
FIRST FLOOR



TIMPANOGOS
TECH CENTER

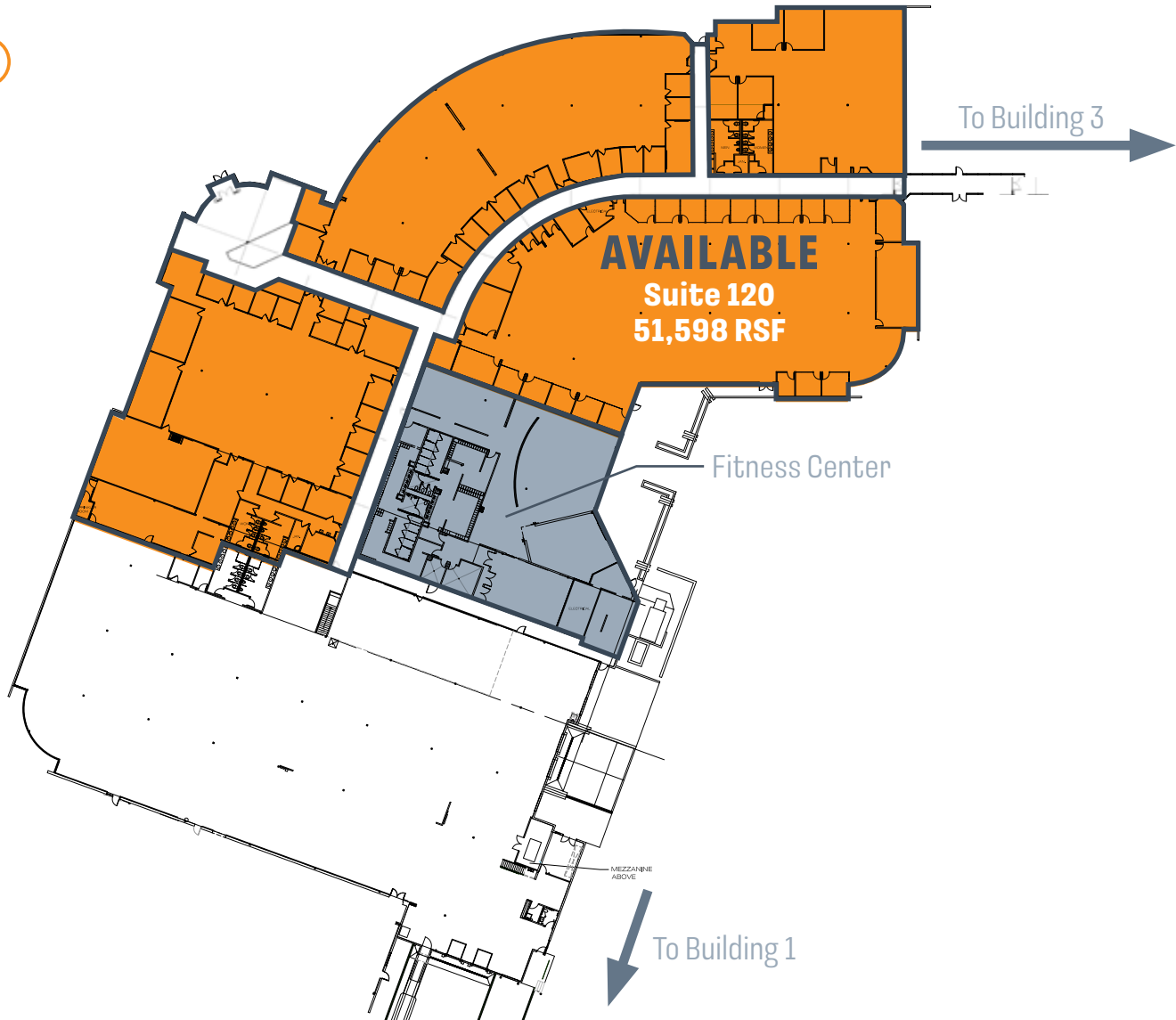


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BUILDING 2 – 78 EAST 1700 SOUTH
FIRST FLOOR



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BUILDING 4 – 198 EAST 1700 SOUTH
FIRST FLOOR



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To Building 3



To Building 5



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BUILDING 4 – 198 EAST 1700 SOUTH
SECOND FLOOR



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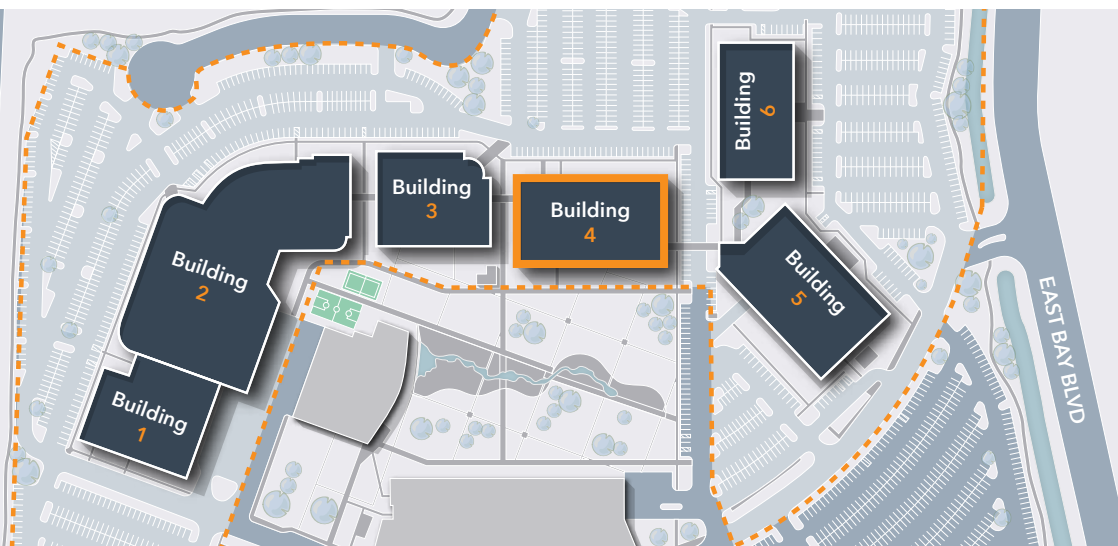
To Building 3



AVAILABLE
Suite 200
42,130 RSF

To Building 5

UNIVERSITY AVE

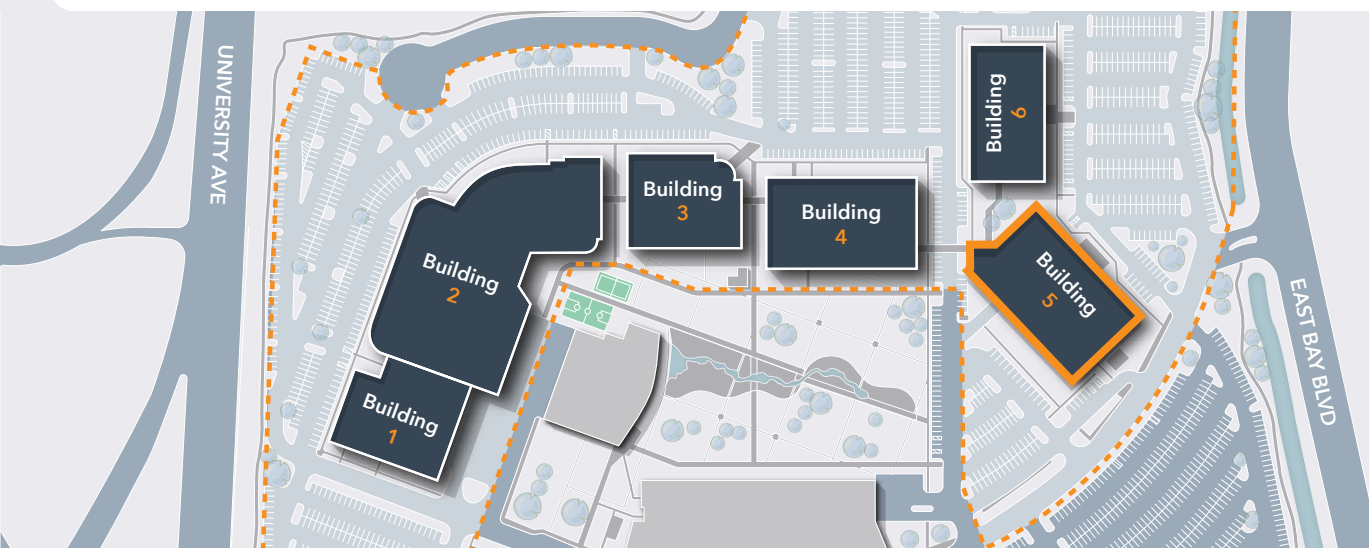
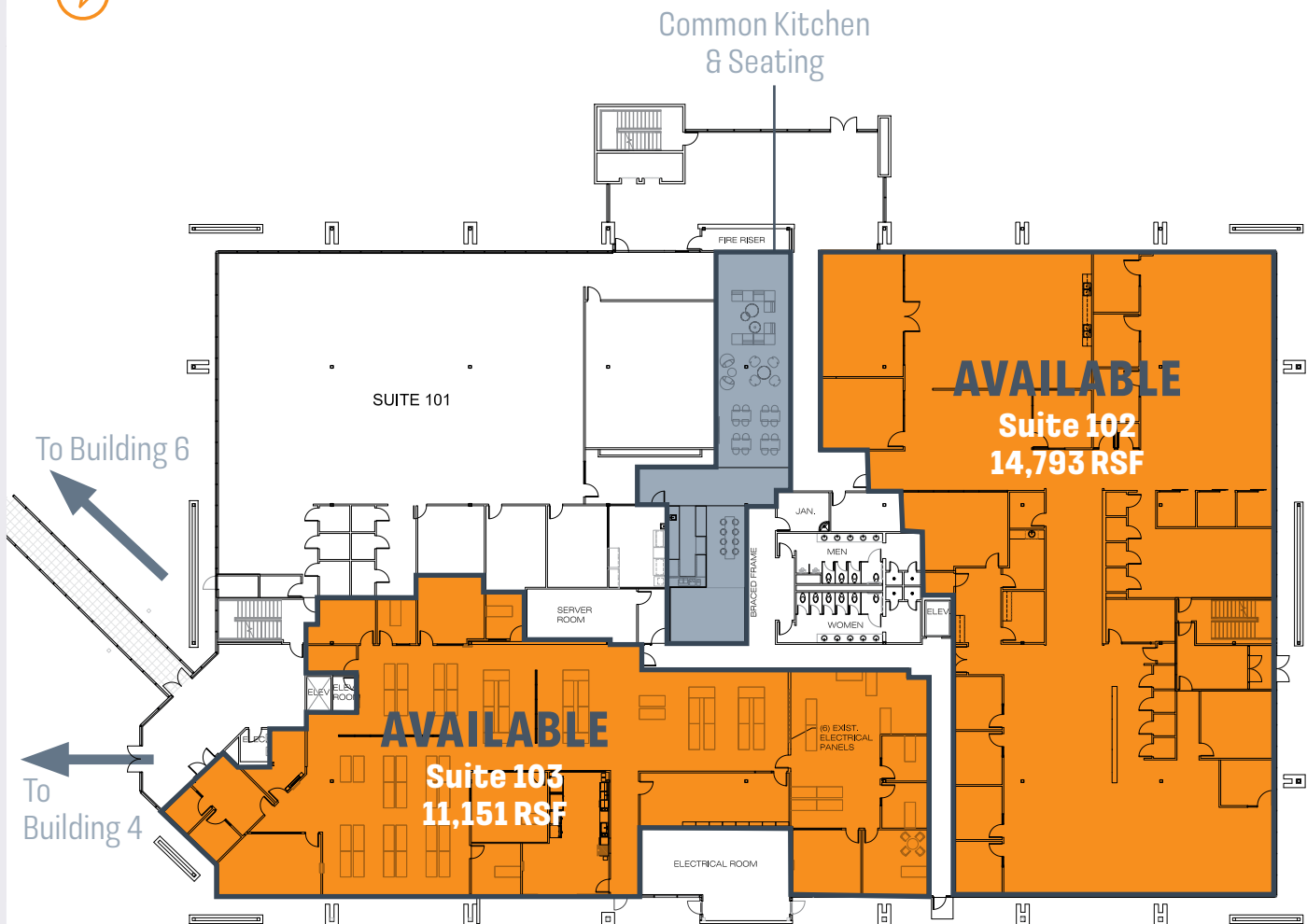


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BUILDING 5 – 1712 SOUTH EAST BAY BOULEVARD
FIRST FLOOR



TIMPANOGOS
TECH CENTER

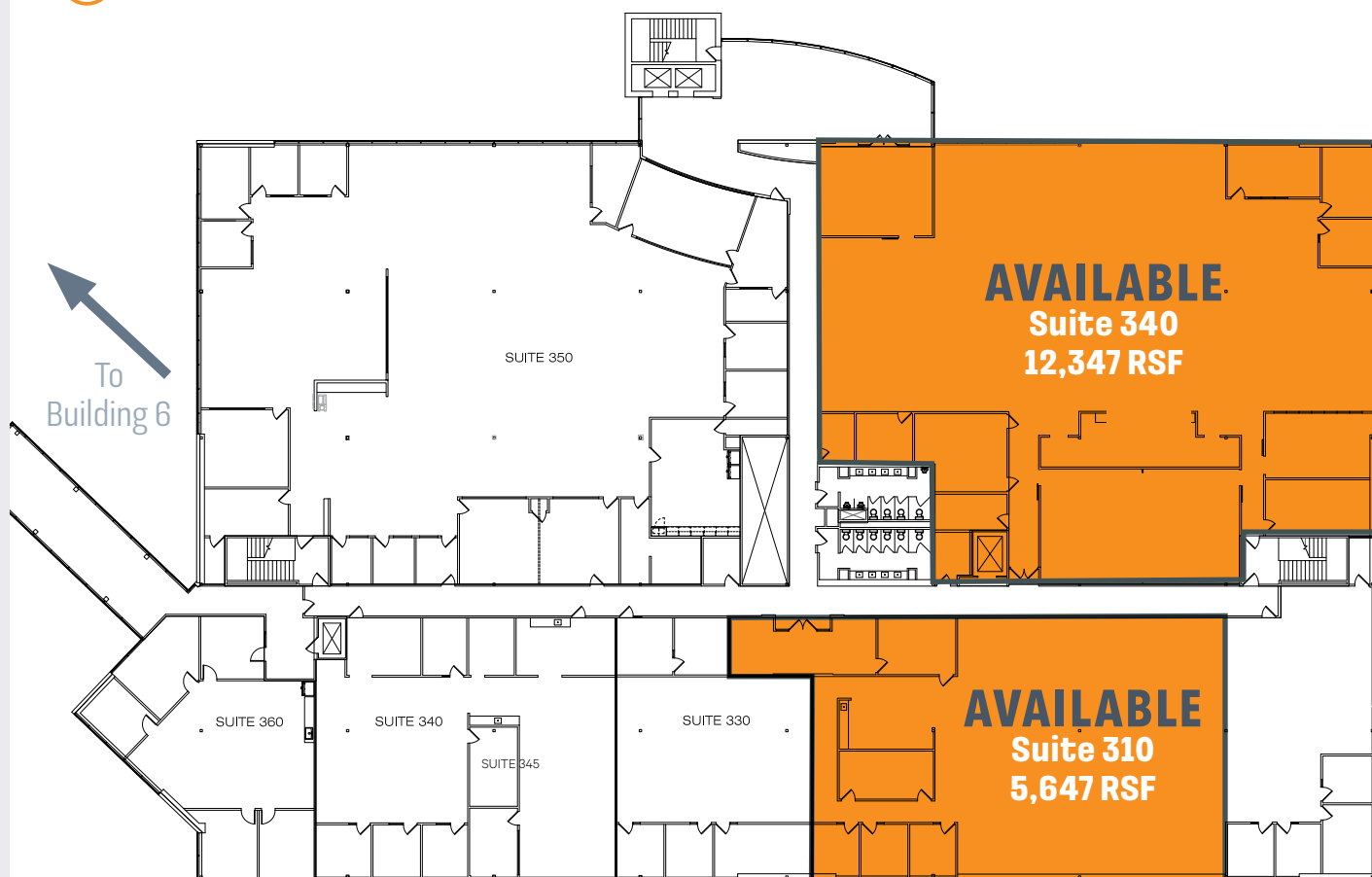


TIMPANOGOS TECH CENTER

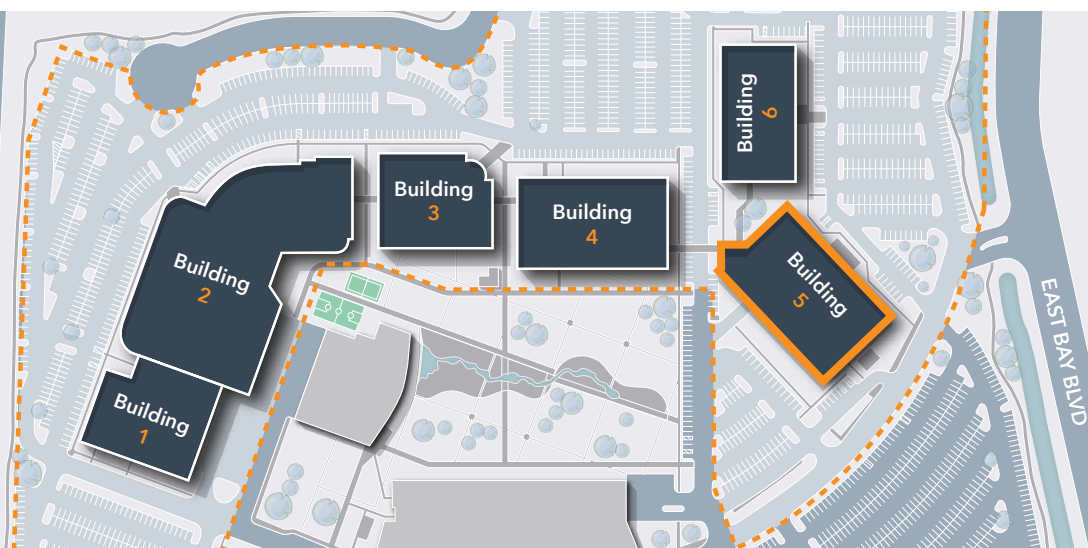
BUILDING 5 – 1712 SOUTH EAST BAY BOULEVARD
THIRD FLOOR



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UNIVERSITY AVE



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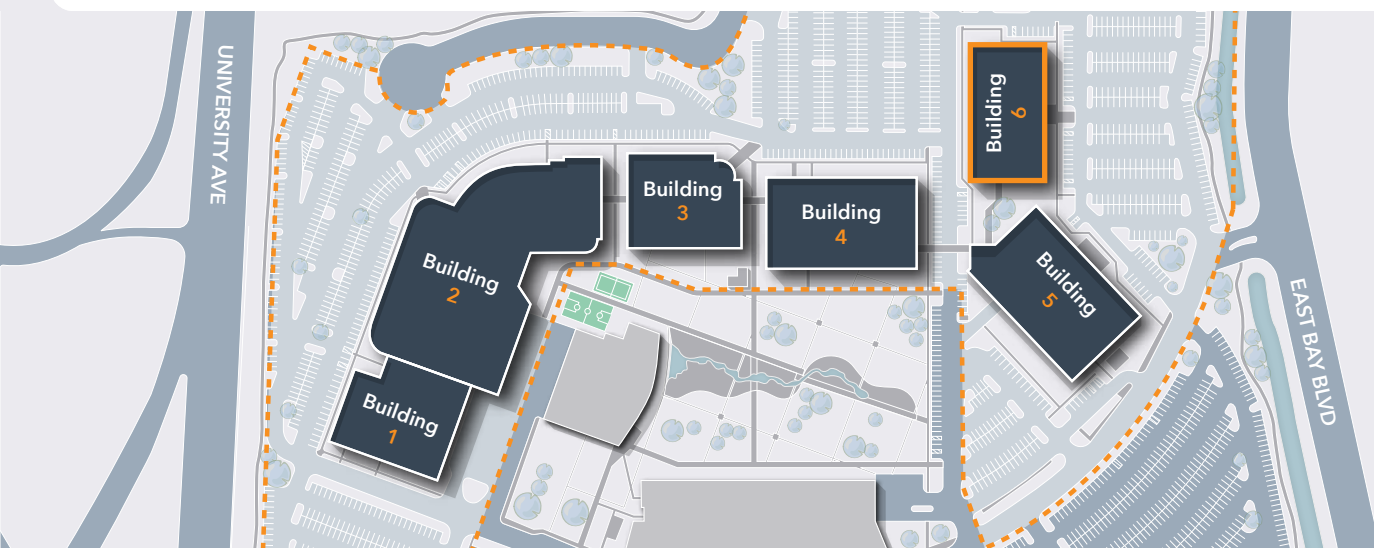
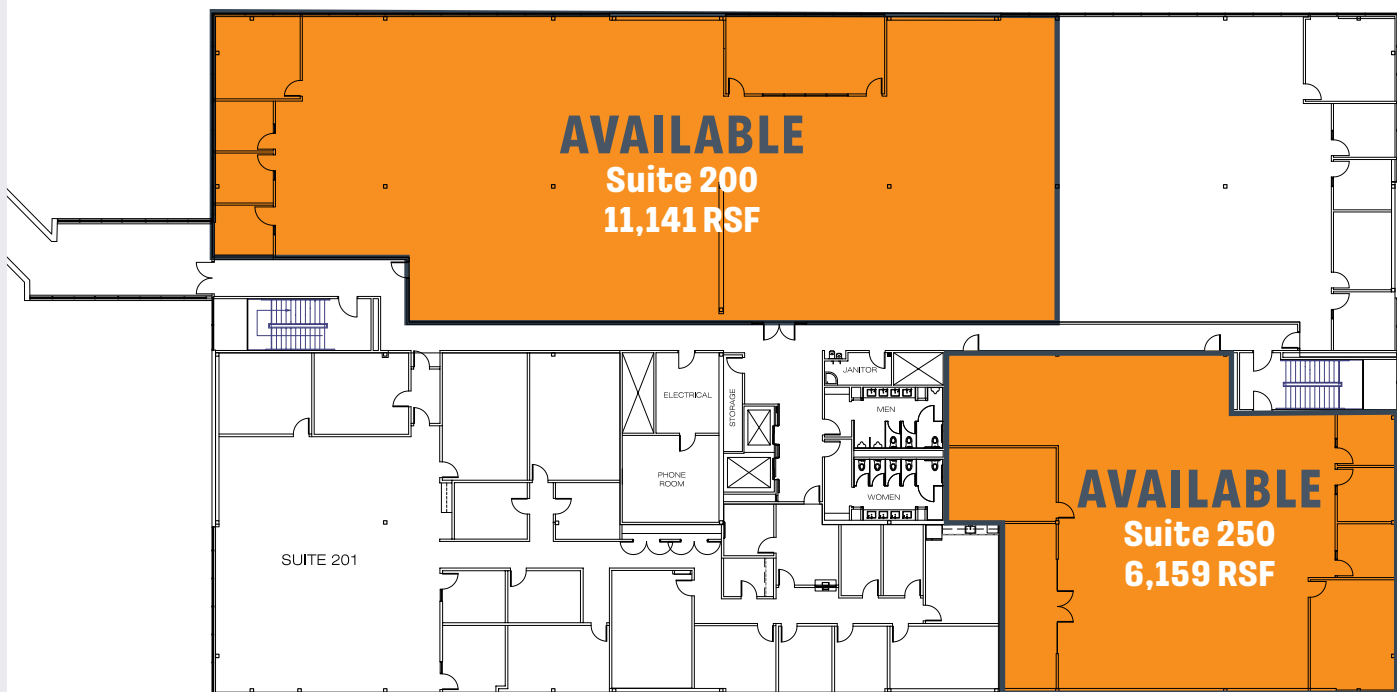
BUILDING 6 – 1656 SOUTH EAST BAY BOULEVARD
SECOND FLOOR



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To Building 5



AMENITIES

WITHIN 5 MILES RADIUS

POPULAR FOOD OPTIONS

- | | | |
|---|--|--|
| 1  | 6  | 11  |
| 2  | 7  | 12  |
| 3  | 8  | 13  |
| 4  | 9  | 14  |
| 5  | 10  | 15  |

RETAILERS

- | |
|---|
| 1  |
| 2  |
| 3  |
| 4  |

HOTELS

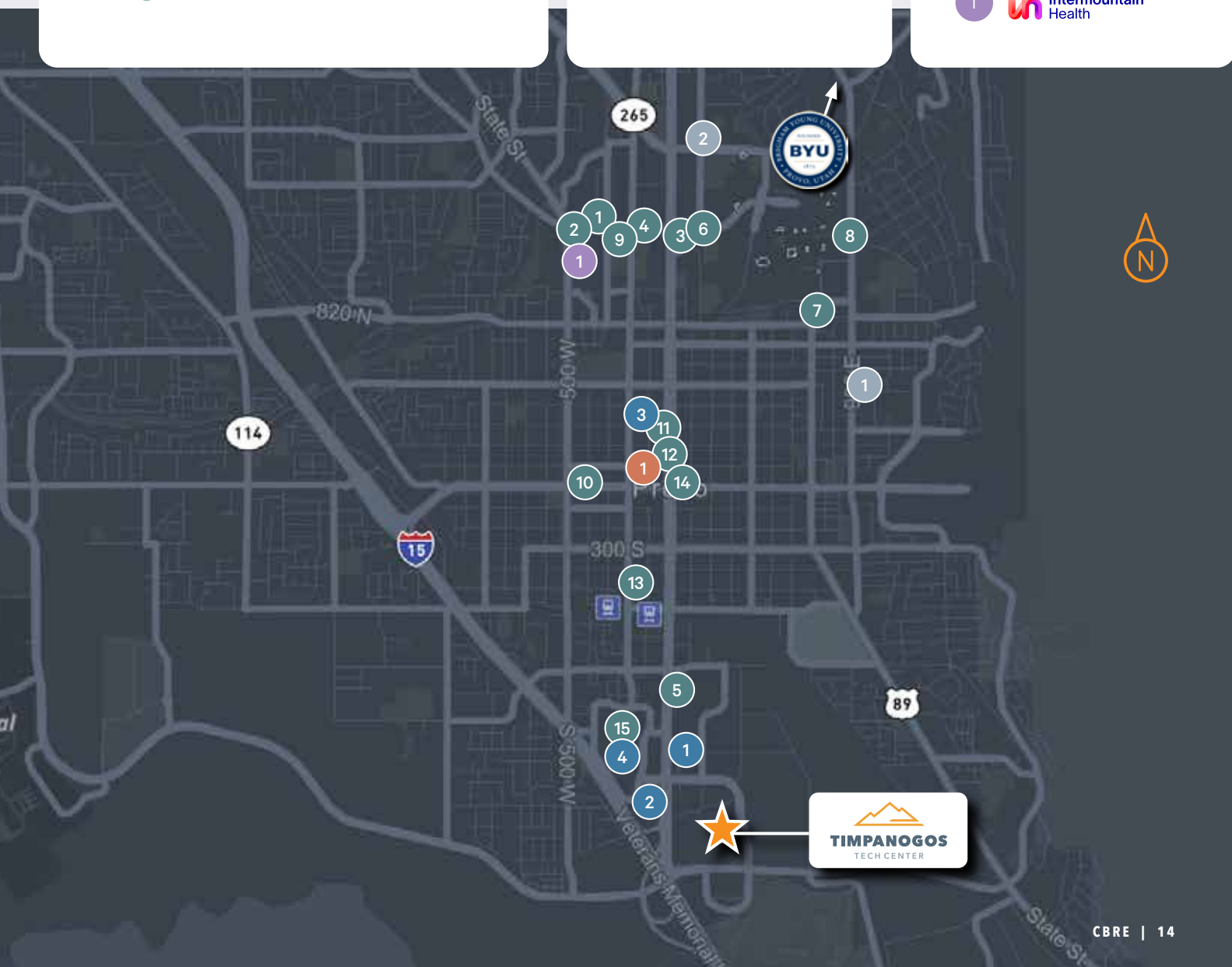
- | |
|---|
| 1  |
|---|

FITNESS/SPORTS

- | |
|---|
| 1  |
| 2  |

HEALTH

- | |
|---|
| 1  |
|---|



TRANSIT MAP





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