

TRAVERSE RIDGE

SUBLEASE

3451 NORTH TRIUMPH BLVD.
LEHI, UTAH 84043

2ND FLOOR AVAILABLE

1,744 RSF AVAILABLE
LED: 5/31/2028

JESSE MANGUM

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CLASS A OFFICE SUITE

HIGH-END FINISHES



SUBLEASE

HIGHLIGHTS

2nd Floor 1,744 RSF

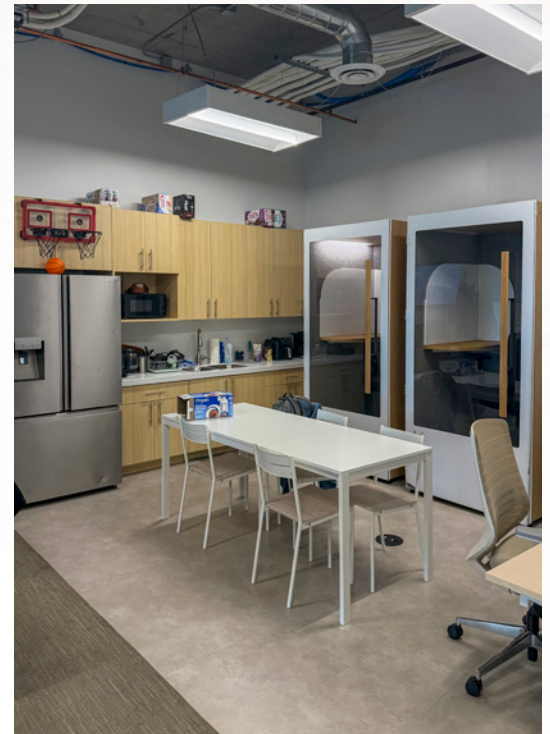
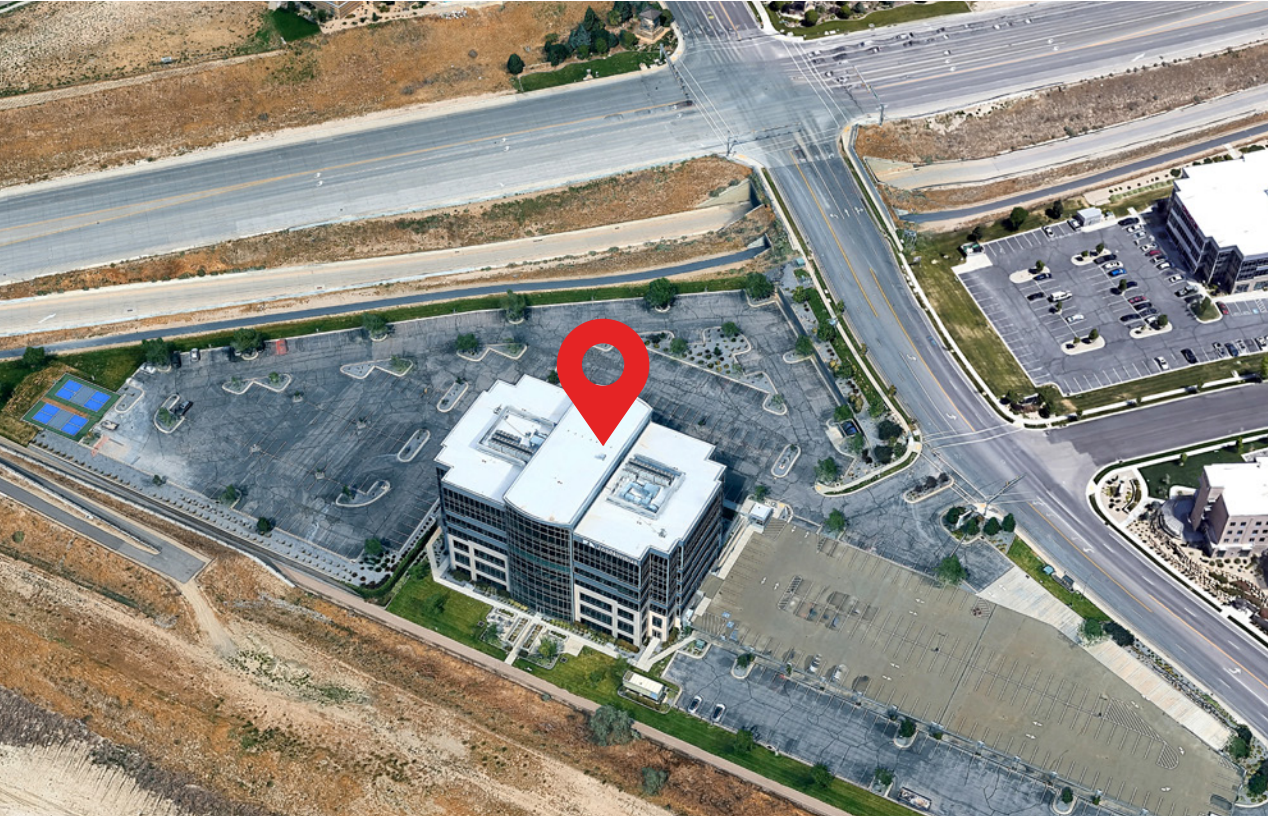
- Available Through 5/31/2028
- \$31.00 / SF Full Service
- Furniture Available





BUILDING INFO & AMENITIES

- Traverse Ridge
- High-End Onsite Amenities:
 - On-site Fitness Center with showers
 - Covered Parking Structure
 - 4/1,000 RSF Parking
 - Immediate Access to I-15 from Triumph Blvd.



1

Conference Room

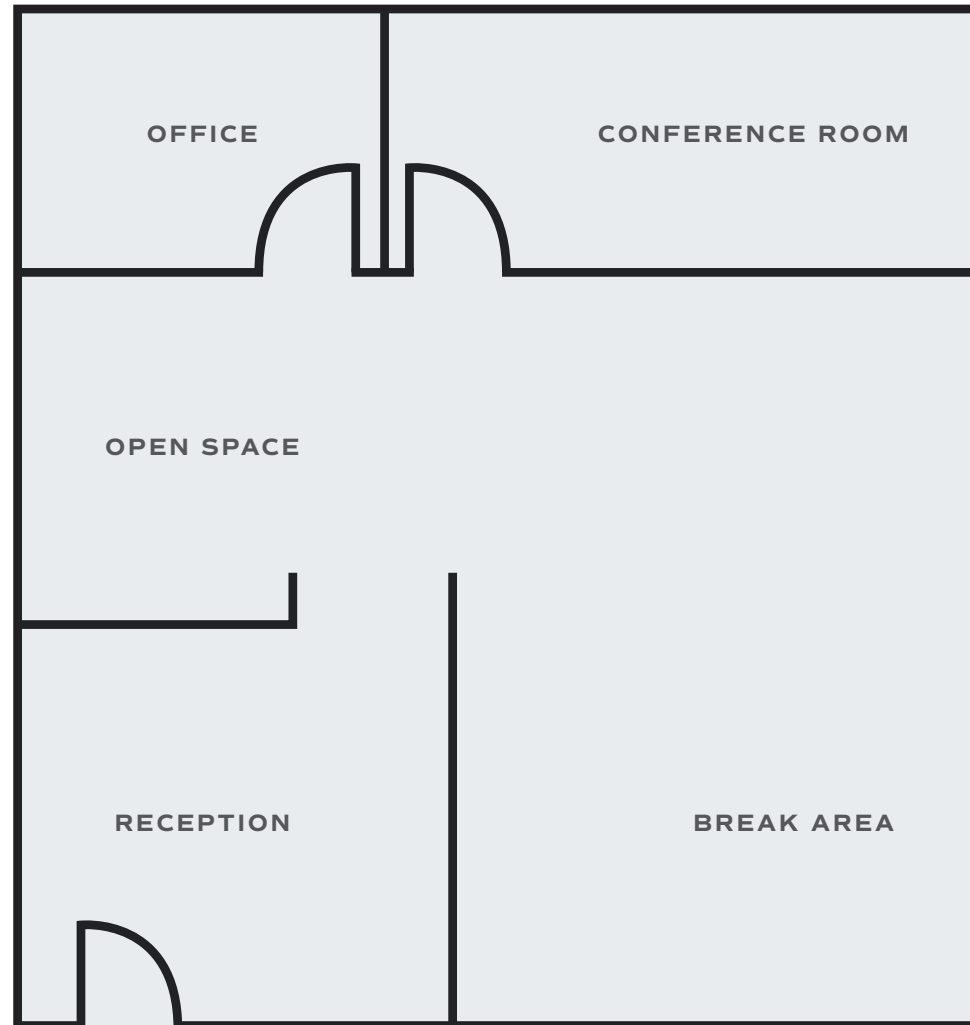
1

OFFICE

1

Kitchen / Breakroom

2nd FLOOR / SUITE 201



2nd Floor | 1,744 RSF Available | Available Now
Expires 5/31/2028 | \$31.00 /SF, Full Service



15

OUTLETS AT TRAVERSE MOUNTAIN
Bath&BodyWorks
SKECHERS NikeFactoryStore
H&M Q Auntie Anne's

Cabela's
Women's Business Owners

HARMONS Cafe Rio
crumbl cookies F45 TRAINING
Swig Capriotti's Brasa Grill
Beans & Brews The Pancake House Jockey Mike's

3451 Triumph Blvd,
Lehi, UT 84043

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W TIMPANOGOS HWY

FIREHOUSE SUBS
MO BETTAS STARBUCKS COFFEE

MEGAPLEX

BLAZE TACO BELL
Panera
Wendy's Chick-fil-A

N 1200 W

W 3200 N

N CENTER ST

W 2600 N

N 1200 E

Smith's
FOOD & DRUG STORES
STARBUCKS COFFEE Swig
VASA COFFEE Cava
Orangetheory
ZUPAS
DEL TACO

15

N 600 W

W 2100 N

W 1500 N

W STATE ST

15

Smith's
FOOD & DRUG STORES
STARBUCKS COFFEE McDonald's
Dutch Bros Little Caesars



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