

TECHRIDGE

ST. GEORGE - UTAH

A Modern Tech Center
in Southern Utah



TECHRIDGE.COM

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LEASING BROCHURE



PLAN AREA 1.6

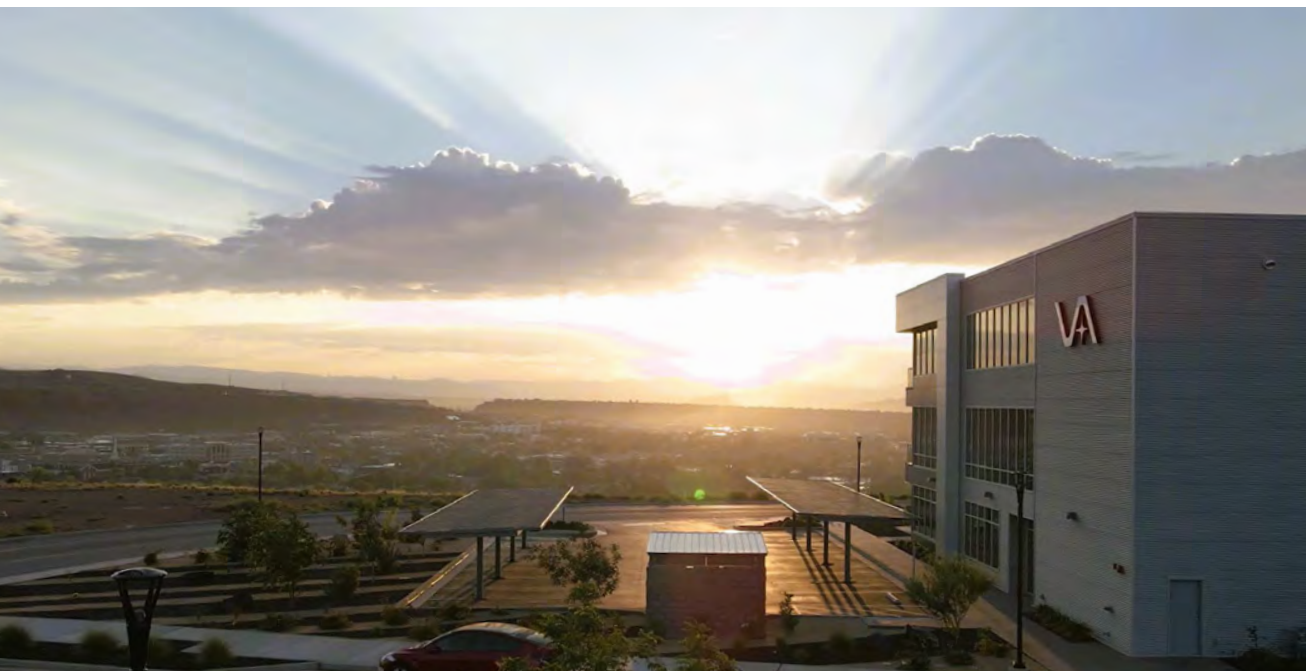


OUR HISTORY

The Tech Ridge mesa overlooking St. George is crested with beautiful basalt rock. This topography made it ideal for long, flat runways. The St. George Municipal Airport operated here for over 80 years. In 2011, as the demand for air transport increased, a new airport was created east of town. This opened a way for new economic opportunity on this striking site-Tech Ridge, a walkable community of technology businesses, shops, restaurants, and living space.

OUR VISION

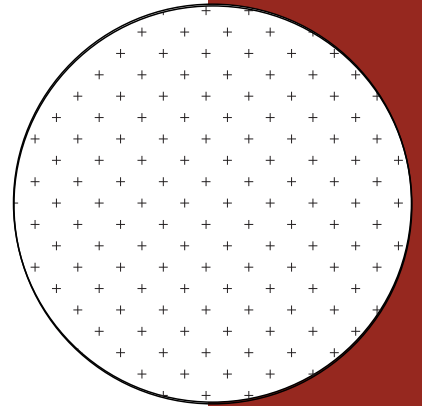
Located on the former St. George Airport site overlooking downtown St. George, the 180-acre Tech Ridge Master Plan redefines the modern urban center. This smart, mixed-use development draws innovative tech companies and amplifies their ability to attract and retain top talent. The mix of workspaces, shops, and eateries promote a dynamic social lifestyle, including 60 acres of easily accessible trails, parks, and open space, all surrounded by the striking red cliffs of Southern Utah.





THE SWEET SPOT

All of the office space and outdoor surroundings at Tech Ridge are designed to inspire creativity. Tech Ridge employers aim to attract and retain high quality people who can contribute to their innovations and where employees work among the best and brightest. Tech Ridge is designed to integrate the workplace, home, and social life so making friends and feeling connected to others is a seamless part of the day.



TECH RIDGE

PLANNED AMENITIES

Tech Ridge has so much more to offer than work. With amenities such as curated lounge areas, state-of-the-art fitness facilities, inspiring outdoor trails, lookouts, and gathering spaces, Tech Ridge promotes productivity and creativity.

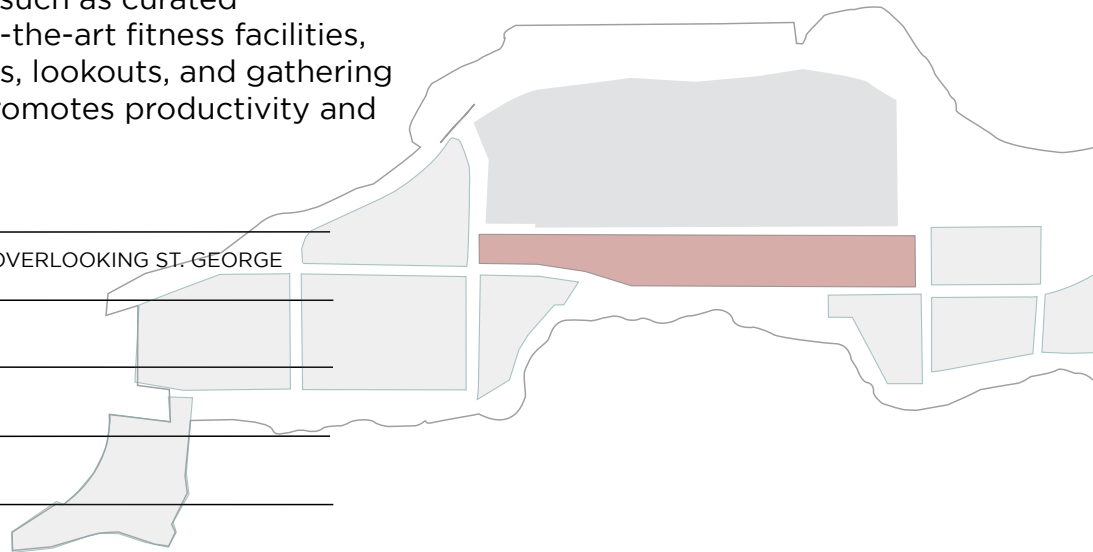
PARKS & TRAILS WITH VIEWS OVERLOOKING ST. GEORGE

HOTELS & EVENT VENUES

MODERN RETAIL & EATERIES

NIGHTLIFE AMENITIES

GROCERY





OVERVIEW

1,300,000 SF/Office	60 acres of Parks, Trails, & Open Space
250,000 SF/Retail	Adventure Park w/Zipline, Bike Path, & Luge Track
600 Hotel Rooms	Event Venues
2,400 Multi-Family Units	



BUILDING FEATURES

BUILD-TO-SUIT OPTIONS AVAILABLE

EXPOSED CEILINGS

POLISHED CONCRETE FLOORS

LARGE OPEN LOBBY

GROUND FLOOR ROLL-UP DOORS

EV/CAR CHARGING STATIONS

SURFACE LEVEL PARKING (3.5/1,000 SF)

OFFICE CENTRIC OUTDOOR AMENITIES

PLAN AREA 1.6

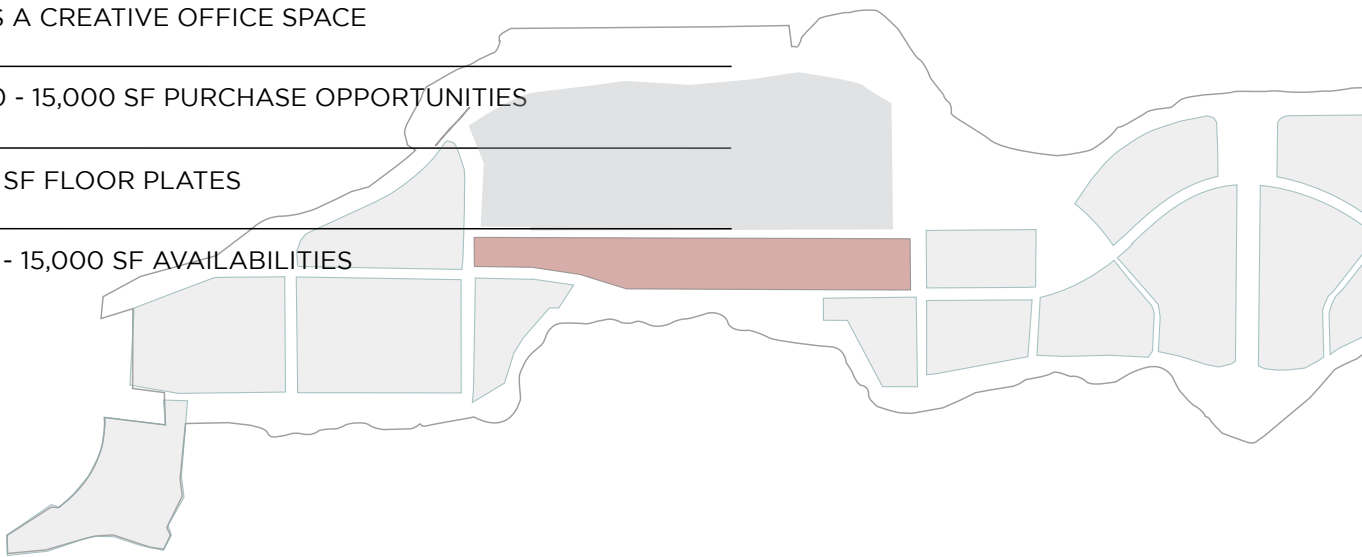
This project hosts twelve 10,000-15,000 sq ft commercial office buildings with purchase and lease opportunities. These buildings are located along the north end of Tech Ridge Parkway.

CLASS A CREATIVE OFFICE SPACE

10,000 - 15,000 SF PURCHASE OPPORTUNITIES

5,000 SF FLOOR PLATES

2,000 - 15,000 SF AVAILABILITIES



TECH RIDGE



Planned Amenities

Thoughtfully designed, Tech Ridge's work environment offers versatility and convenience at every step. Companies will benefit from access to a variety of on-site amenities, which support employer's ability to recruit and retain best in class talent.

- ① Adjacent to Future Public Park
- ② Shaded View Decks + Outdoor Meeting Space
- ③ Basketball Court
- ④ Rim Trail (5 KM)
- ⑤ EV/Car Charging Stations
- ⑥ Scooter Share Program
- ⑦ Robust Campus Wifi
- ⑧ Pedestrian Bridge
- ⑨ Building Specific Patio + Outdoor Meeting Space
- ⑩ 340 Stair Fitness Amenity

FLOOR SPACE PROGRAMMING

TWO STORY BUILDING



LEVEL 1 - TWO STORY BUILDING



LEVEL 2 - TWO STORY BUILDING

FLOOR SPACE PROGRAMMING

THREE STORY BUILDING



LEVEL 1 - THREE STORY BUILDING



LEVEL 2 - THREE STORY BUILDING



LEVEL 3 - THREE STORY BUILDING

CONCEPTUAL FLOOR PLAN

Private Office Plan



LEVEL 1



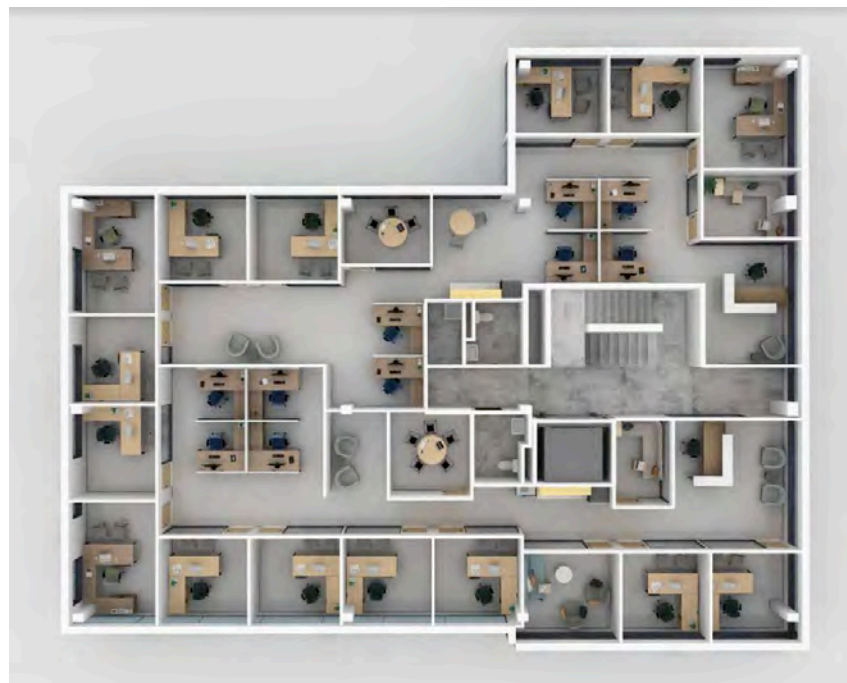
LEVEL 2

CONCEPTUAL FLOOR PLAN

Private Office Multi-Tenant Plan



LEVEL 1



LEVEL 2

CONCEPTUAL FLOOR PLAN

Open Office Plan



LEVEL 1



LEVEL 2

TECHRIDGE

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