

1850 W ASHTON BLVD 4TH FLOOR

Lehi, Utah 84043



OFFICE SUBLEASE | AVAILABLE NOW

**Min. 15,000 RSF (Shared) or
31,967 RSF (Not Shared)**

HUGHES MARINO

BUILDING INFORMATION



BUILDING

Thanksgiving Station 2

ADDRESS

1850 W Ashton Blvd,
4th Floor

Lehi, UT 84043

AVAILABLE

Now

ASKING RATE

\$28.00 Full Service

AVAILABLE THROUGH

March 31, 2028

ADDITIONAL FEATURES

- Abundant Retail Amenities Nearby
- On-Site Fitness Center, Showers, Lockers & Bike Storage
- Golf simulator for full-floor tenant

LOCATION HIGHLIGHTS



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FREEWAY ACCESS



RETAIL & RESTAURANTS



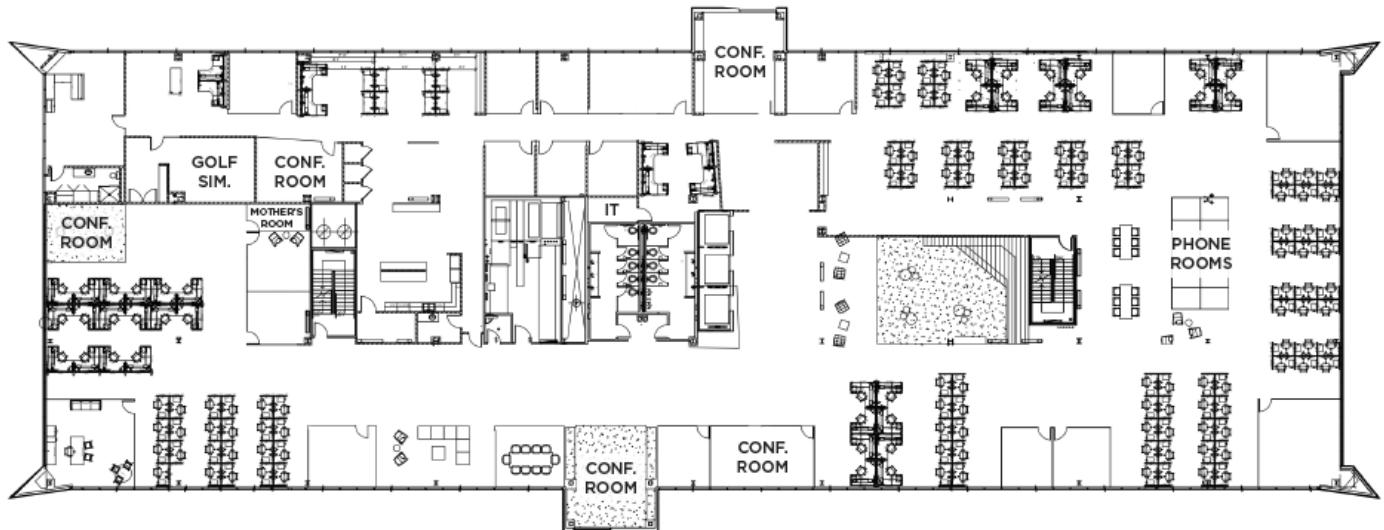
HEALTH CLUB



KEY HIGHLIGHTS

- Convenient Thanksgiving Station Location
- Excellent I-15 Access
- Frontrunner Station is accessible via Bus Route every 15 minutes
- 40 Minutes to SLC International Airport & Downtown

FLOOR PLAN

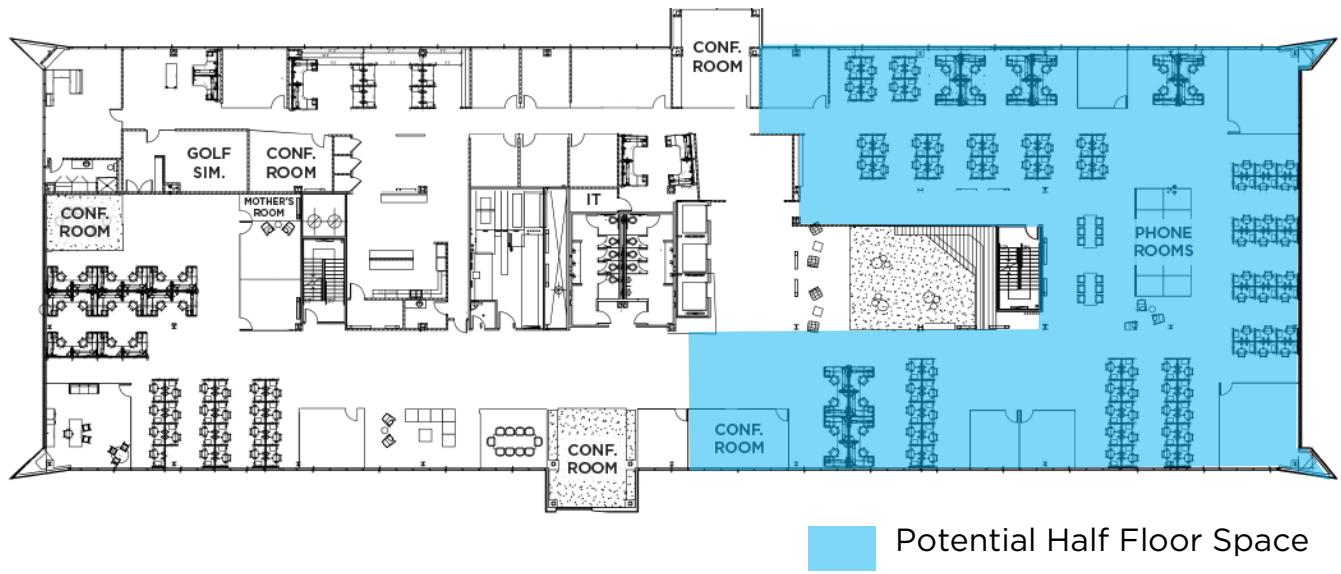


SPACE HIGHLIGHTS

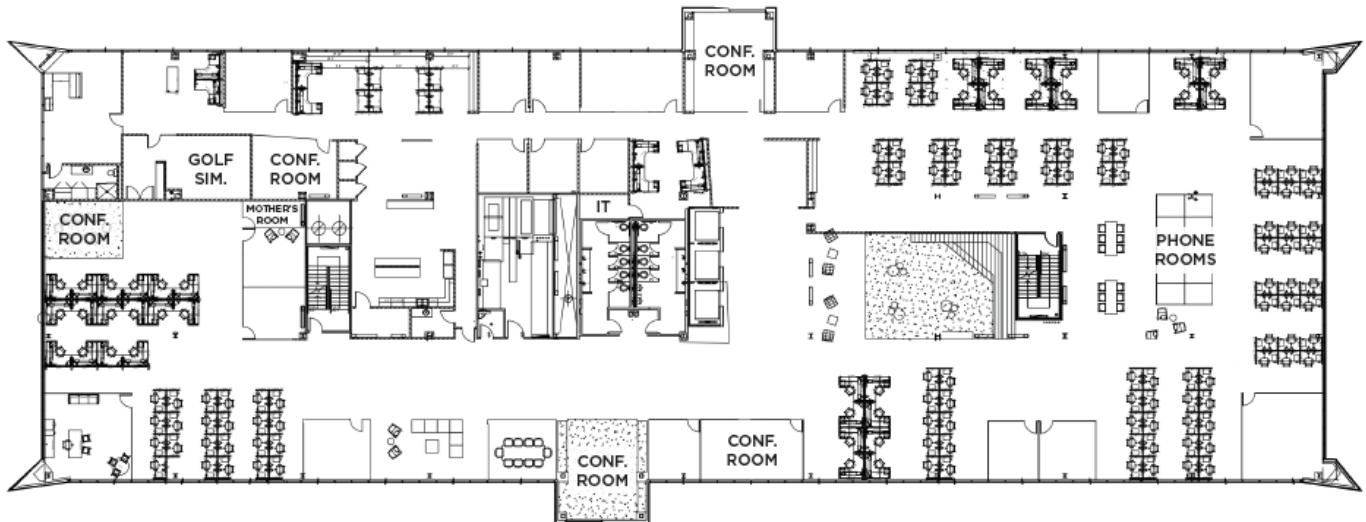
- Up to 31,967 RSF
 - *Sublease half of the floor or full floor.*
 - *If the full floor is needed, the current tenant will need 120 days to vacate.*
 - *Current tenant will not demise the floor with a common area corridor but will allow co-tenancy for a half floor.*
- Multiple Conference Rooms
- Large Kitchen and Breakroom
- 20 Private Offices
- 156 Workstations (42 of which are S/S)
- Private Phone Rooms
- Mother's Room
- Amphitheatre area for all-hands meetings
- Private shower/restroom
- Beautiful high-end finishes
- Co-tenancy can be arranged - Only pay for what you need

FLOOR PLAN

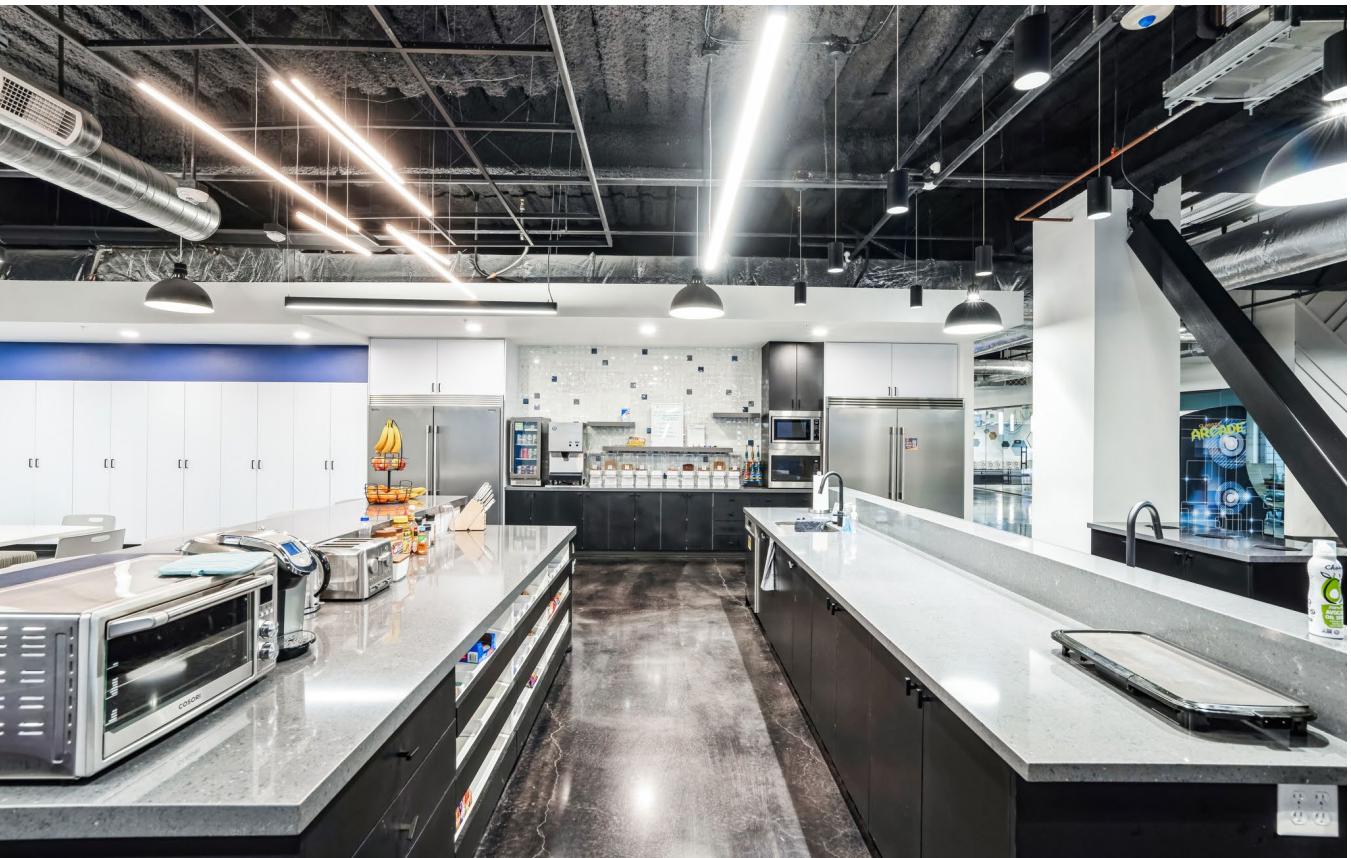
HALF FLOOR OPTION - APPROX. 15,000 RSF



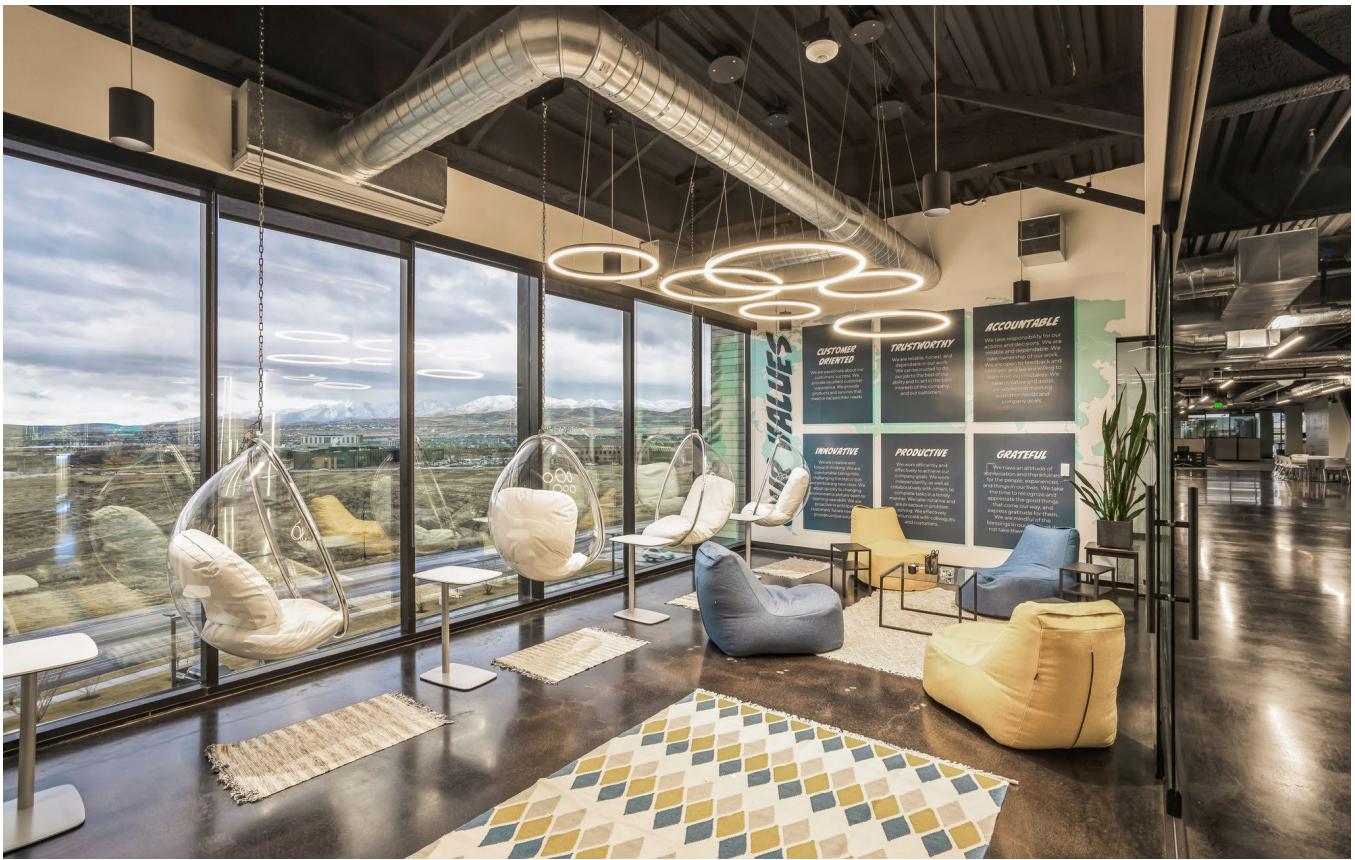
FULL FLOOR OPTION - 31,967 RSF



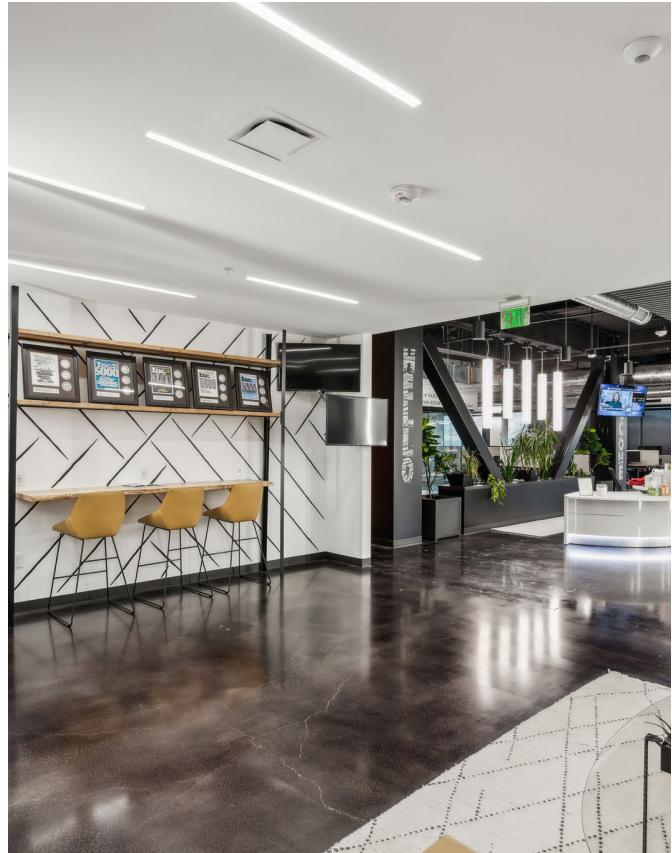
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