



## OFFICE SUBLLEASE

### Northpointe Business Park 1220 South 630 East, 3rd Floor American Fork, Utah 84003

#### Property Highlights

- Available: 17,903 SF (3rd Floor)  
Suite 380: 5,197 SF  
Suite 360: 6,266 SF  
Suite 340: 6,440 SF
- Ample parking ratio of 5/1,000
- Excellent I-15 access via 2 interchanges
- LED: June 30, 2030
- Multiple fiber providers
- Backup power generation
- Lease Rate: \$24.50 SF / Full Service

3rd Floor  
17,903 SF

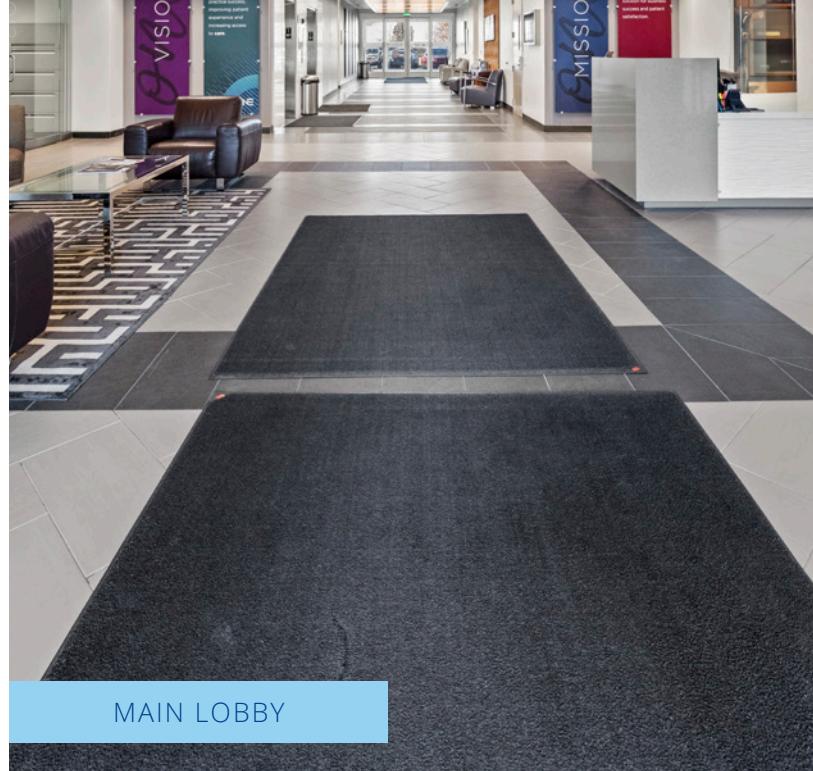
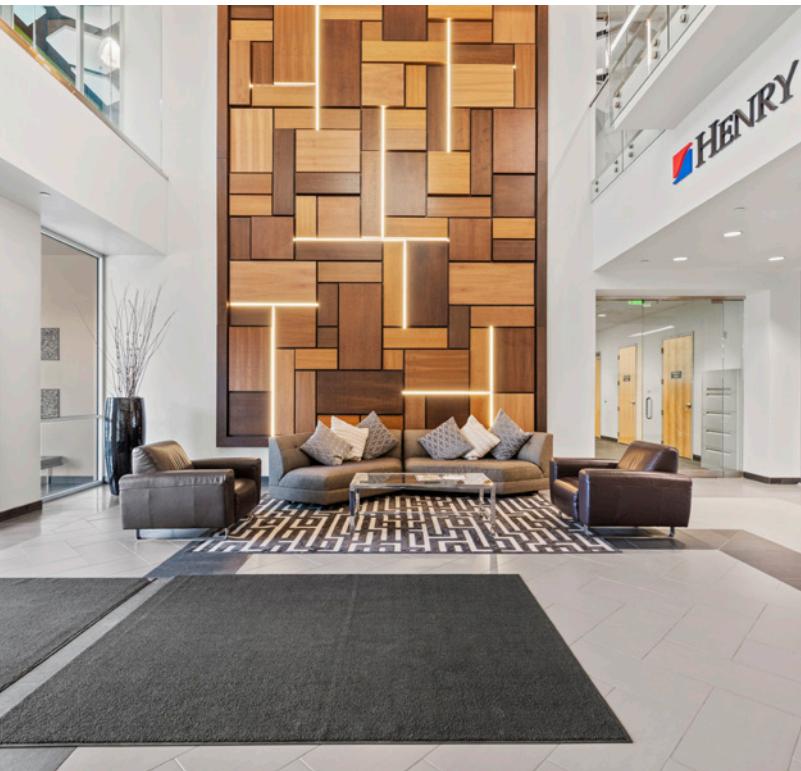
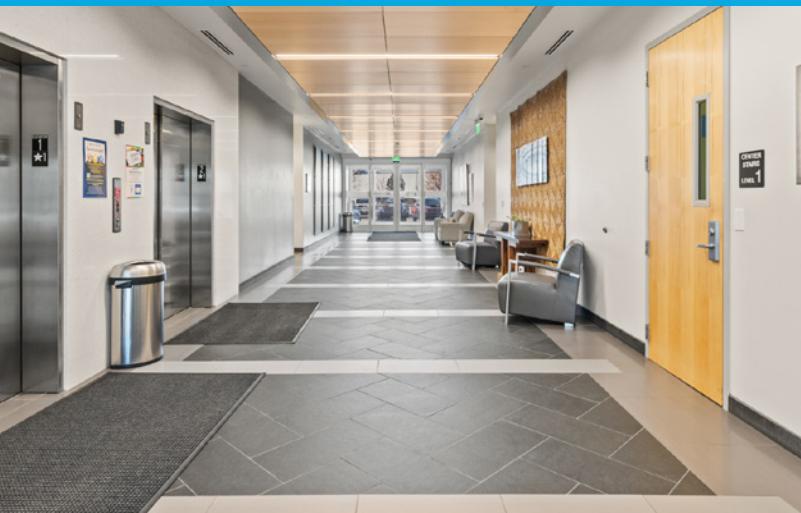
#### Contact:

**David Heninger**  
Senior Vice President  
+1 801 666 4620  
dave.heninger@colliers.com

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**Colliers**  
2100 Pleasant Grove Blvd. | Suite 200  
Pleasant Grove, UT 84062  
Main: +1 801 610 1300  
colliers.com

## NORTHPOINTE BUSINESS PARK | SUBLICENSE



MAIN LOBBY

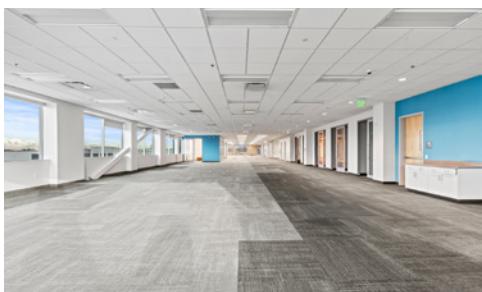
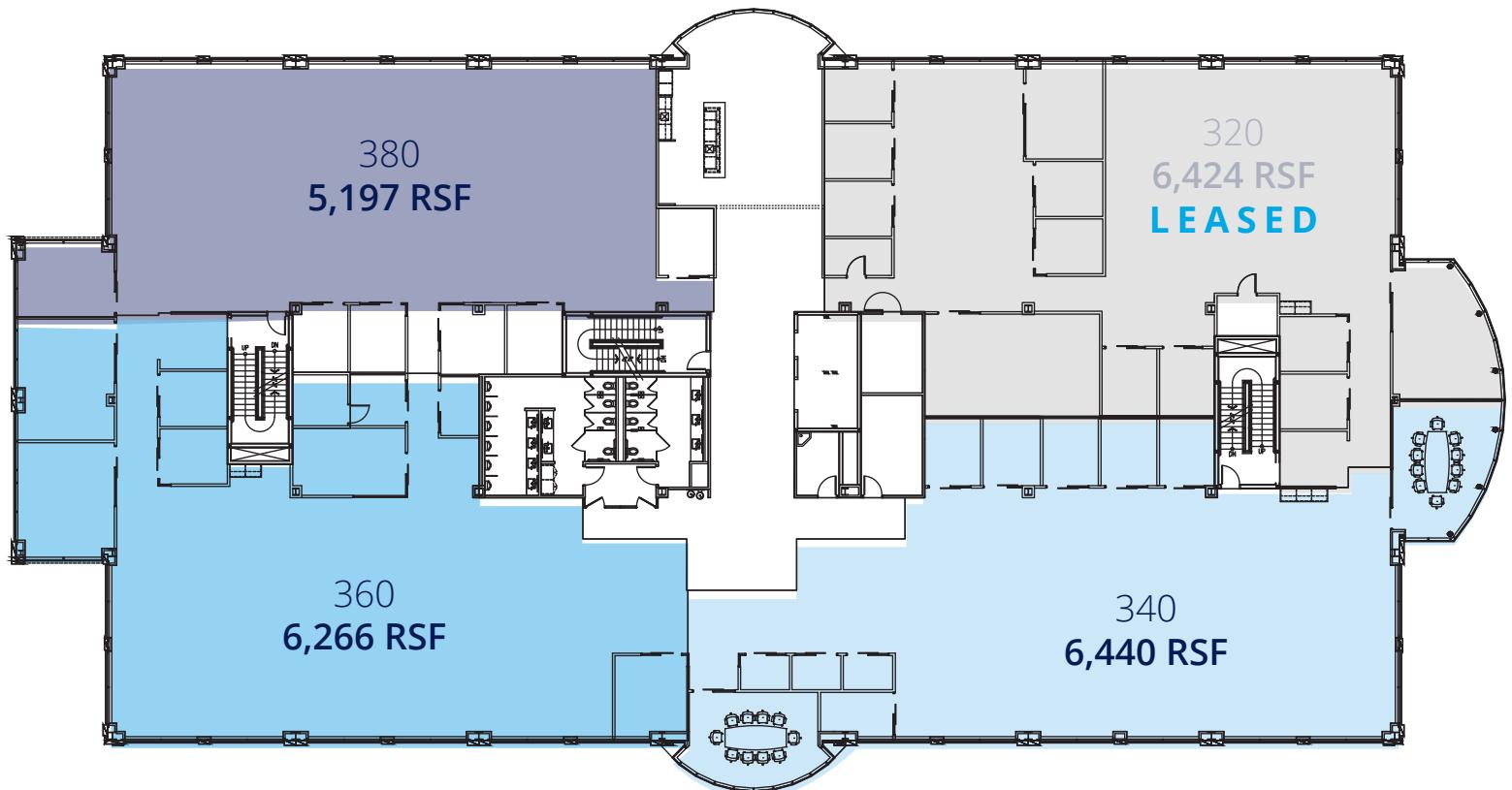
3RD FLOOR AVAILABLE

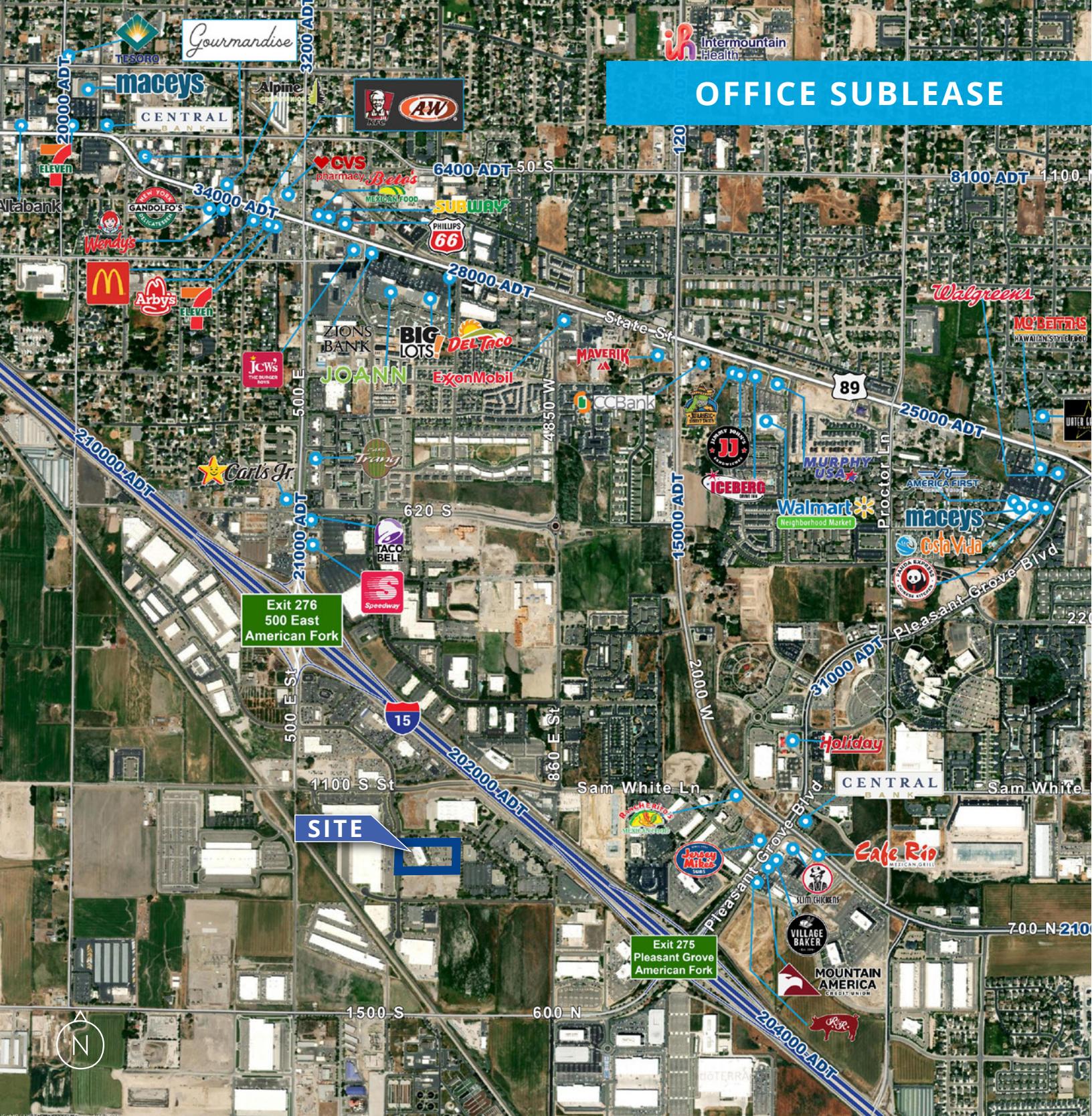


# 3rd Floor

- Suite 380
- Suite 360
- Suite 340

Available:  
17,903 SF





Colliers

2100 Pleasant Grove Blvd., Suite 200  
Pleasant Grove, UT 84062  
Main: +1 801 947 8300  
[colliers.com](http://colliers.com)

**David Heninger**  
Senior Vice President  
+1 801 666 4620  
[dave.heninger@colliers.com](mailto:dave.heninger@colliers.com)

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