

198 E.

1600 S.

PROVO UT

FOR LEASE



BUILDING 4

TIMPANOGOS TECHNOLOGY CENTER

Full building available

- 1st Floor | 42,130 SF
- 2nd Floor | 40,297 SF

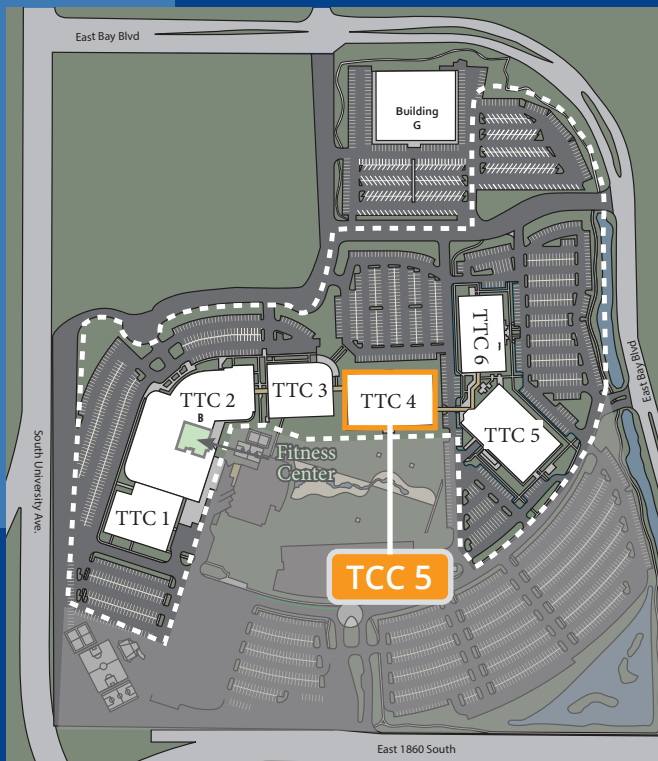
Lease Rate: \$20.00 - \$24.00/SF



Accelerating success.



- 559,944 SF sprawling on 30 acres
- Soccer, volleyball, basketball facilities
- Full access gym for all tenants
- Beautiful grass area and walking paths
- Provo Towne Center Mall minutes away
- Easy access to Provo Airport
- Close to revitalized Downtown Provo
- Class A newly renovated suites
- Parking ratio 5/1000
- Back-up generators for all buildings
- On-site property management
- 24-hour security
- Quick access to I-15
- Remodeled interior lobbies
- Upgraded exterior



Floor plan of Suite 100, 38,939 RSF. The plan shows a large open area with a grid of columns and beams. Key areas include a reception area, a lounge, a kitchen, a bathroom, and a staircase. The plan is color-coded with yellow for circulation and blue for the main suite area.

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