



TRIUMPH BOULEVARD & SR 92 • LEHI, UTAH



TRAVERSE RIDGE CENTER I

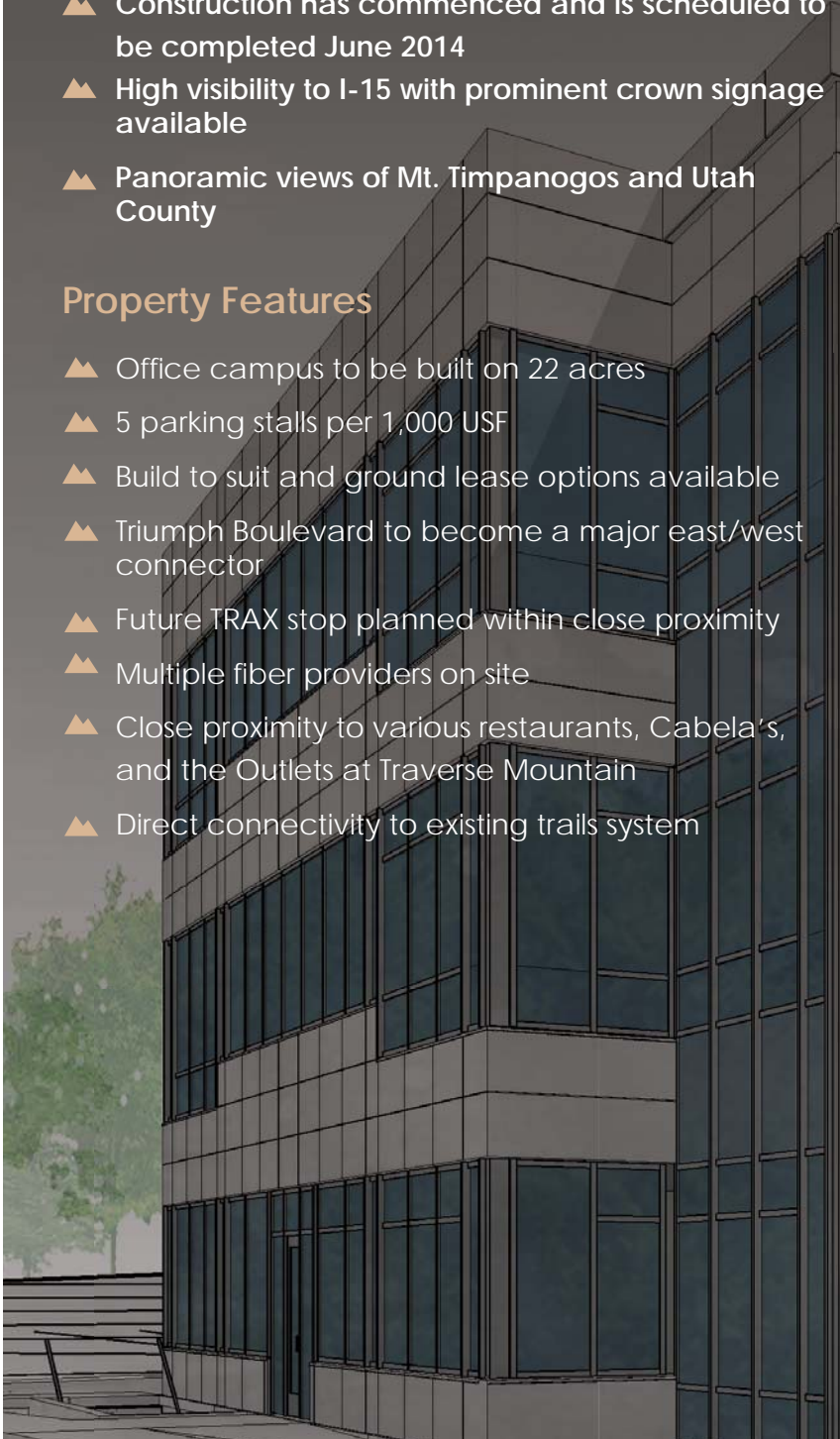
TRAVERSE RIDGE CENTER I

Highlights

- ▲ Lease Rate: \$25.00 per RSF, full service
- ▲ Three story 70,000 SF Class A office building with 23,000 RSF floor plates
- ▲ Construction has commenced and is scheduled to be completed June 2014
- ▲ High visibility to I-15 with prominent crown signage available
- ▲ Panoramic views of Mt. Timpanogos and Utah County

Property Features

- ▲ Office campus to be built on 22 acres
- ▲ 5 parking stalls per 1,000 USF
- ▲ Build to suit and ground lease options available
- ▲ Triumph Boulevard to become a major east/west connector
- ▲ Future TRAX stop planned within close proximity
- ▲ Multiple fiber providers on site
- ▲ Close proximity to various restaurants, Cabela's, and the Outlets at Traverse Mountain
- ▲ Direct connectivity to existing trails system





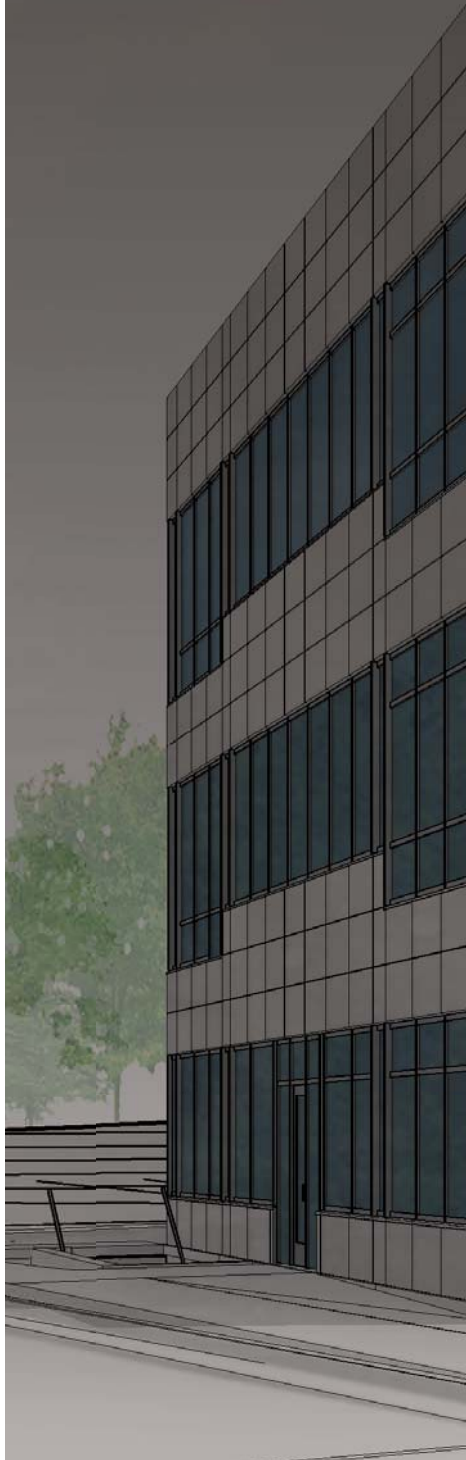
LOCATION

Traverse Ridge Center is ideally located for easy access to both the Salt Lake and Utah Counties via I-15. The new building will sit directly east of the SR 92 exit in Lehi, Utah. Adjacent to or within minutes of the property are a number of very prominent destination points, including: Cabela's, Thanksgiving Point, Factory Outlets, and the new Adobe Campus. Additionally, future developments in close proximity to Traverse Ridge Center include a planned UTA light rail station which will connect with Salt Lake county, Salt Lake International Airport and Utah county, and numerous new restaurants and convenient shopping. With its central location, spectacular views, and high traffic counts, Traverse Ridge Center will have a long and lasting appeal in one of Utah's fastest growing communities.



TRAVERSE RIDGE CENTER I

S I T E P L A N



TRAVERSE RIDGE CENTER COMMERCIAL DEVELOPMENT

NOVEMBER 9, 2012



Y (SR 92)

TRAIL ACCESS

CENTER I

3200 NORTH

OFFICE
BUILDING

TRIUMPH BLVD.

OFFICE
BUILDING





OFFICE
BUILDING

TRAIL
UTA RAIL LINE



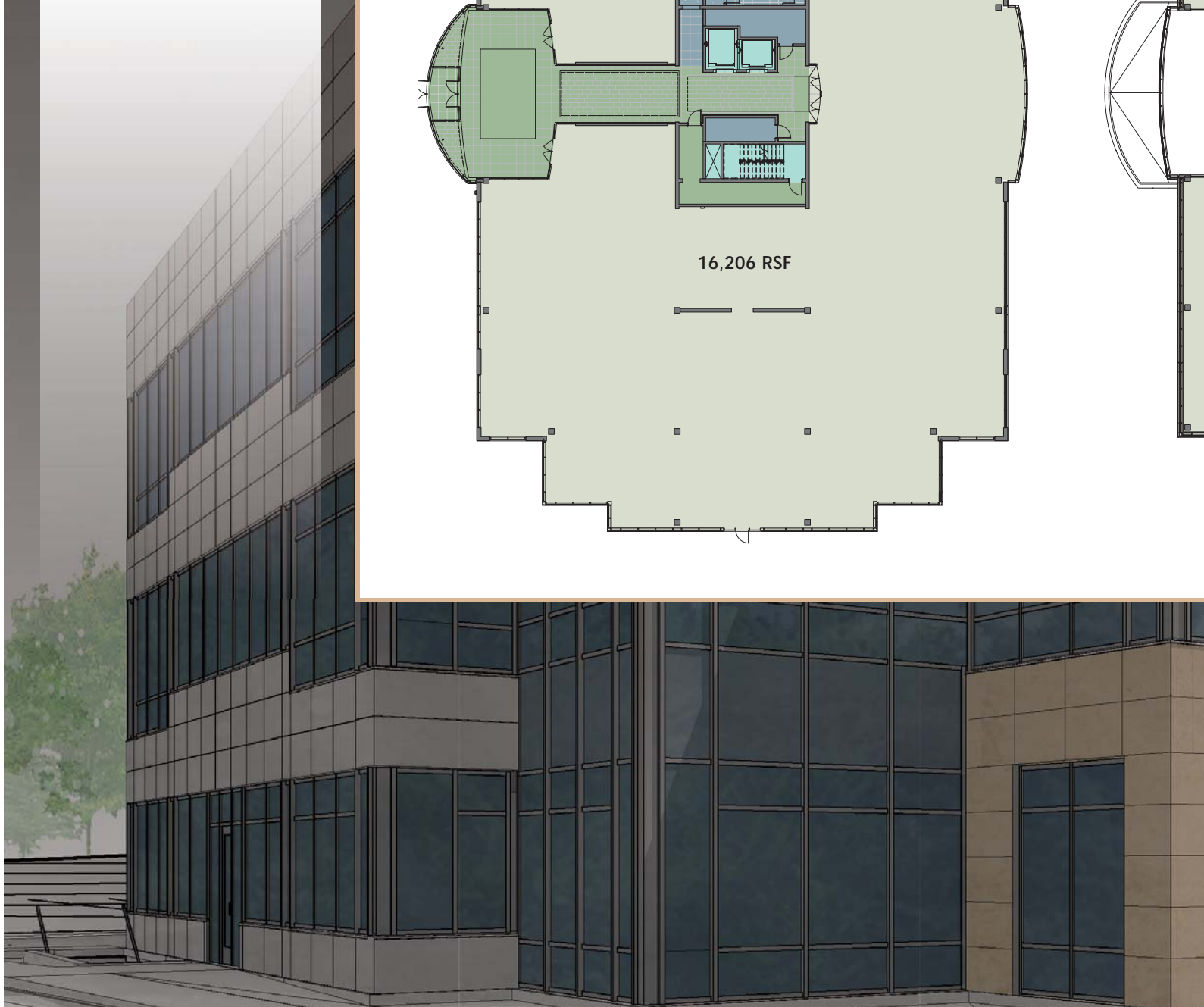
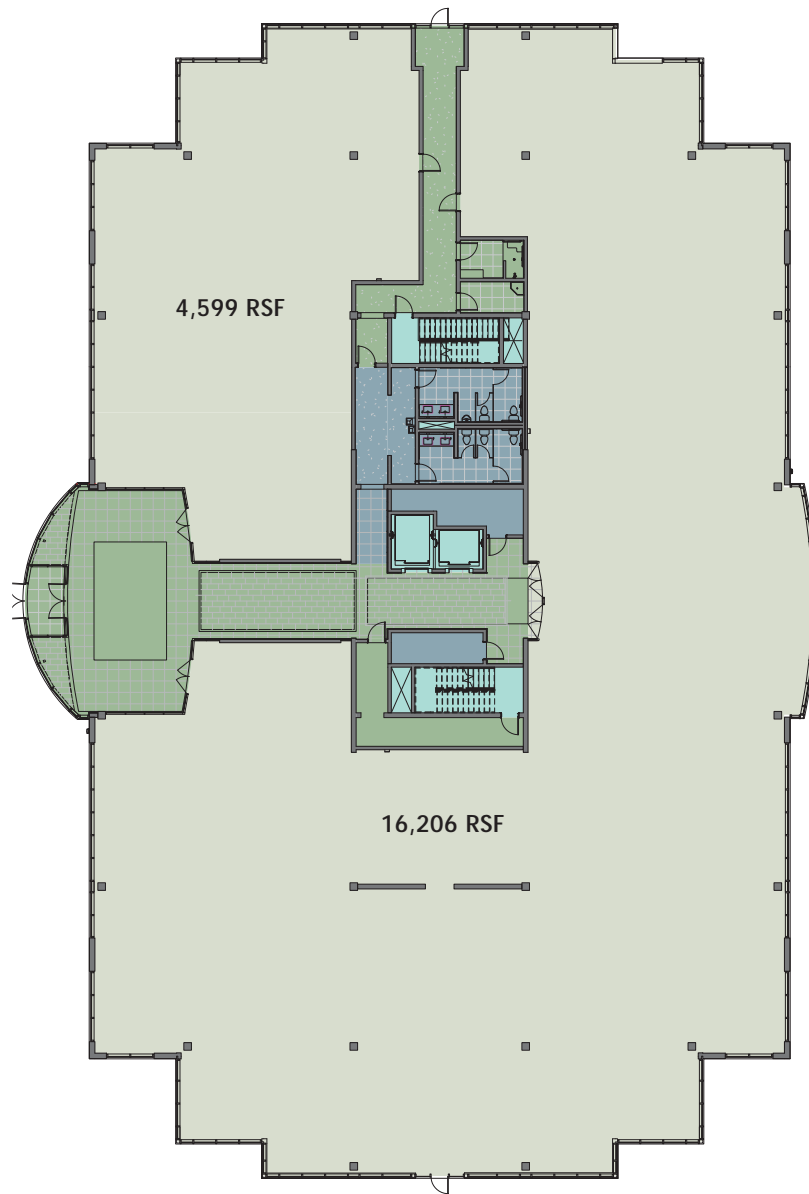
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Rentable Area Legend

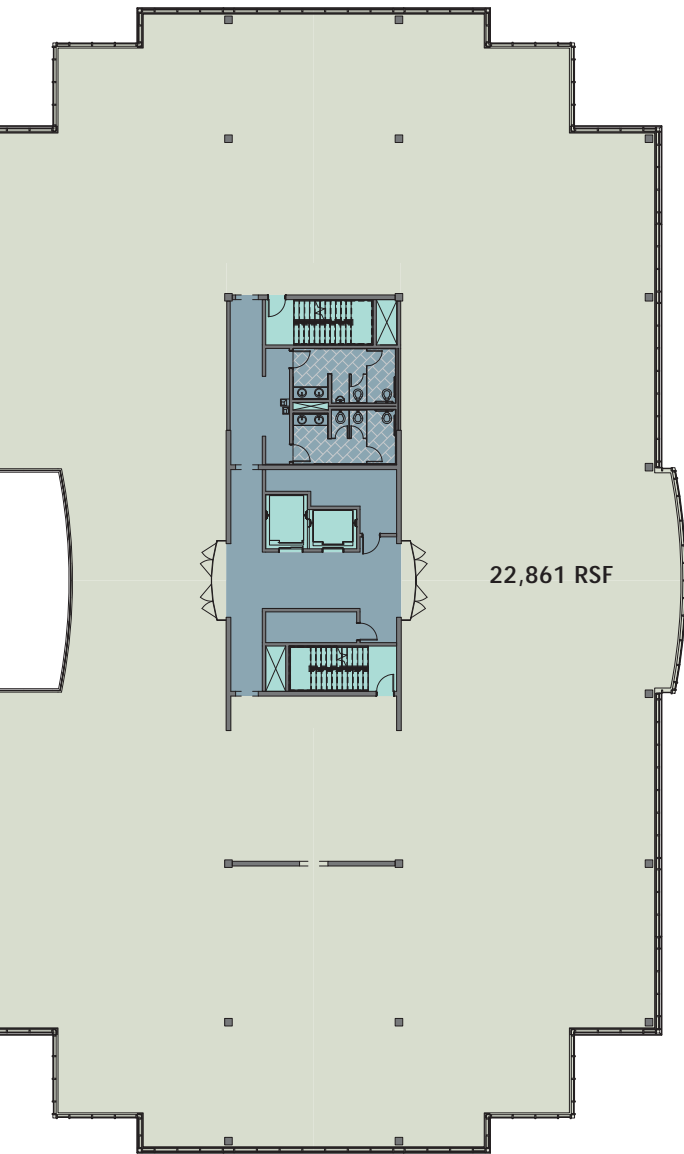
-  Building Common Area
-  Floor Area
-  Major Vertical Penetration
-  Office Area

F L O O R P L A N S

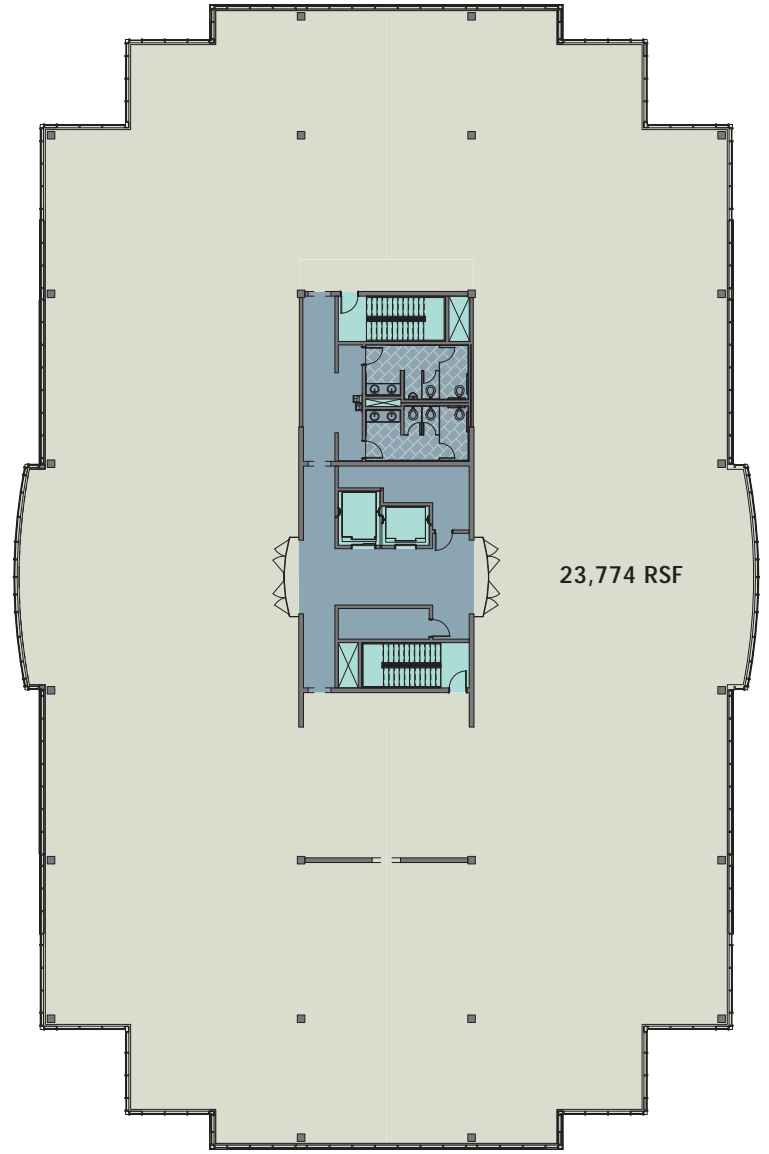
1st Floor



2nd Floor



3rd Floor





TRAVERSE RIDGE CENTER I

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