

# TRIUMPH

C E N T E R

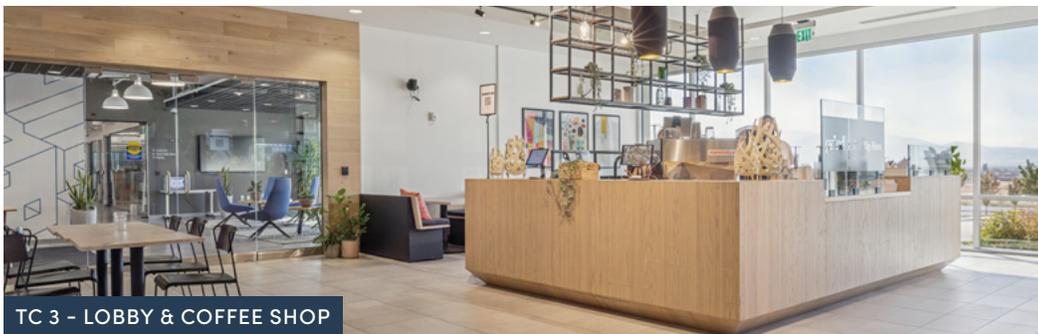
2,076 SF—30,000 SF  
Class A Office Space For Lease

1800, 1850, 2000 Ashton Boulevard &  
2701, 2801 North Thanksgiving Way, Lehi, Utah 84043

# 2,076 SF–30,000 SF Available

## Property highlights

- 745,401 SF in 5 Class A office buildings
- Outdoor green space and tenant-only basketball court
- On-site fitness centers
- Training facilities
- Two parking garages
- 3,296 parking spaces
- Located off I-15 with immediate access and high visibility
- Signage opportunities





<b>TC 1</b>	1800 Ashton Boulevard
<b>TC 2</b>	1850 Ashton Boulevard
<b>TC 3</b>	2701 North Thanksgiving Way
<b>TC 4</b>	2801 North Thanksgiving Way
<b>TC 5</b>	2000 Ashton Boulevard

# TC 5

2000 Ashton Boulevard, Lehi, Utah 84043



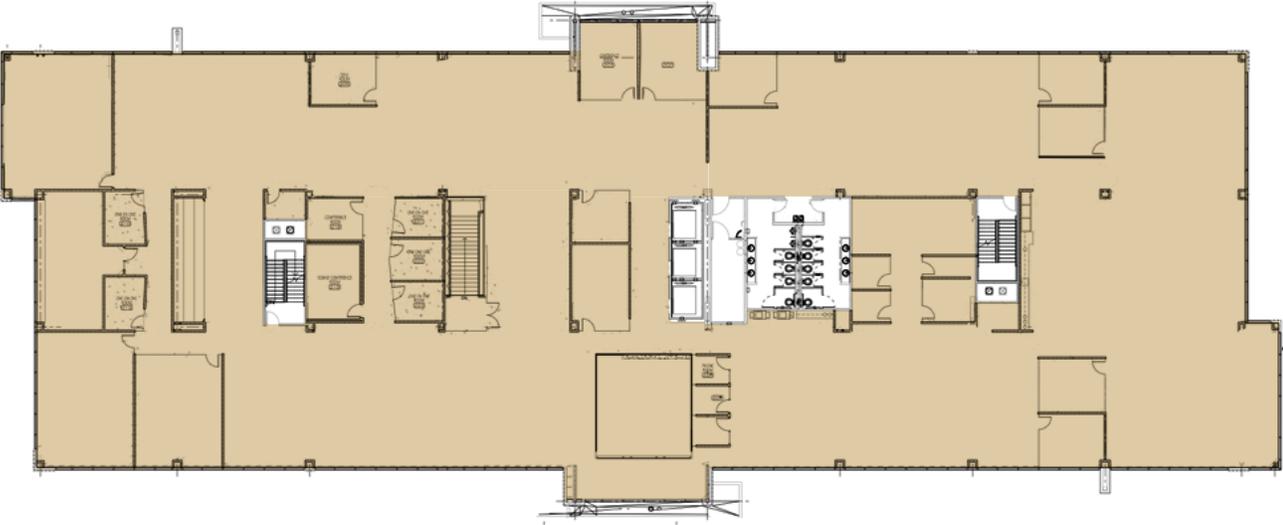
## Available Space

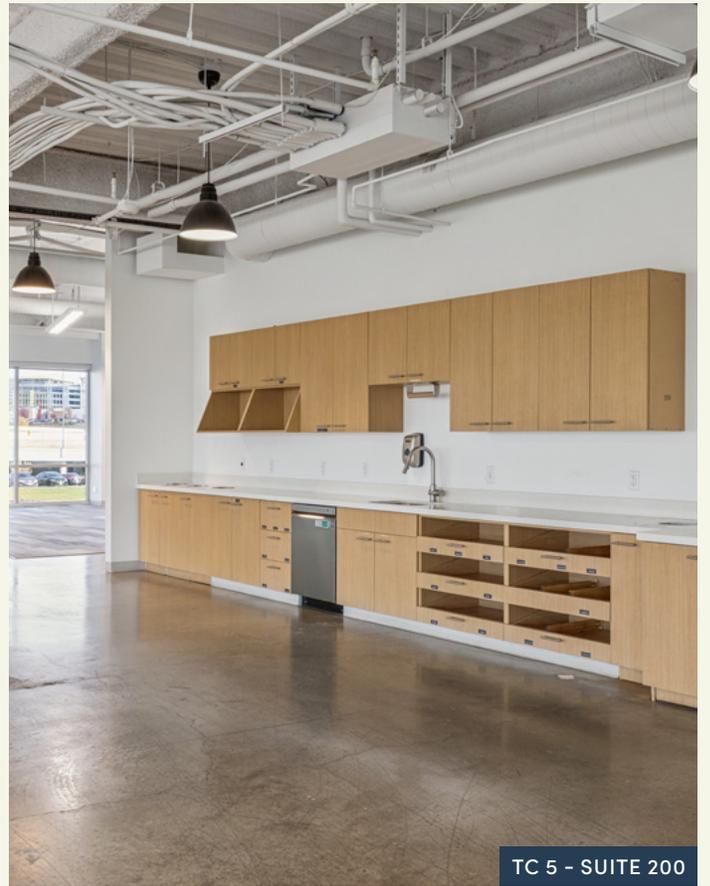
Suite 200	30,500 SF
Suite 475	4,890 SF

**SUITE 475 - 4,890 SF**



**2ND FLOOR - 30,500 SF**





# TC 4

2801 North Thanksgiving Way, Lehi, Utah 84043

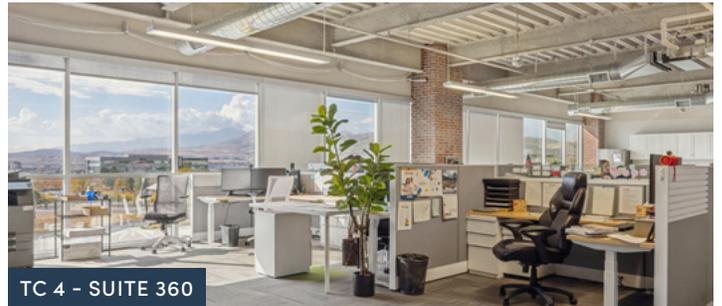


## Available Space

Suite 125	4,073 SF	Suite 320	3,618 SF
Suite 250	11,159 SF	Suite 350	6,530 SF
Suite 300	16,328 SF	Suite 360	3,588 SF



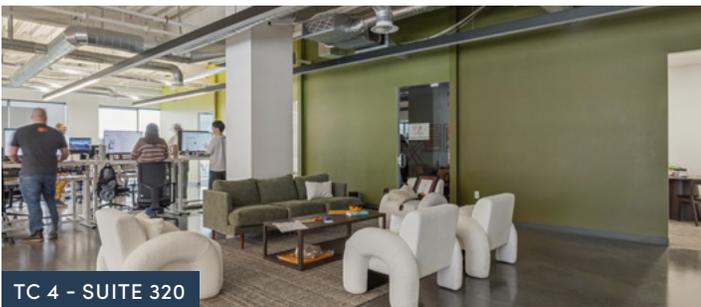
TC 4 - SUITE 125



TC 4 - SUITE 360



TC4 - 2ND FLOOR LOBBY



TC 4 - SUITE 320

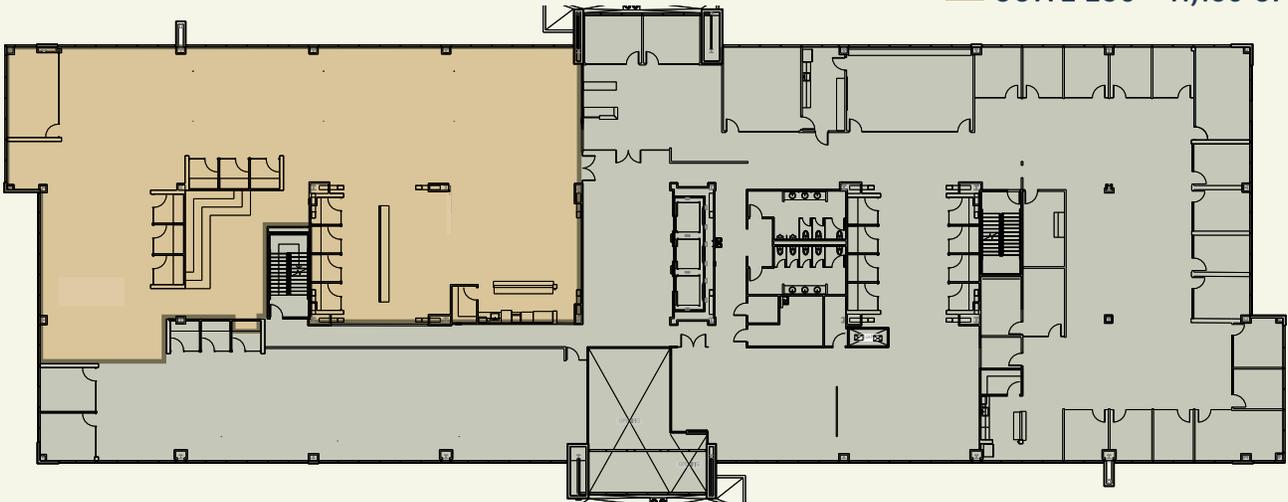


TC 4 - SUITE 250

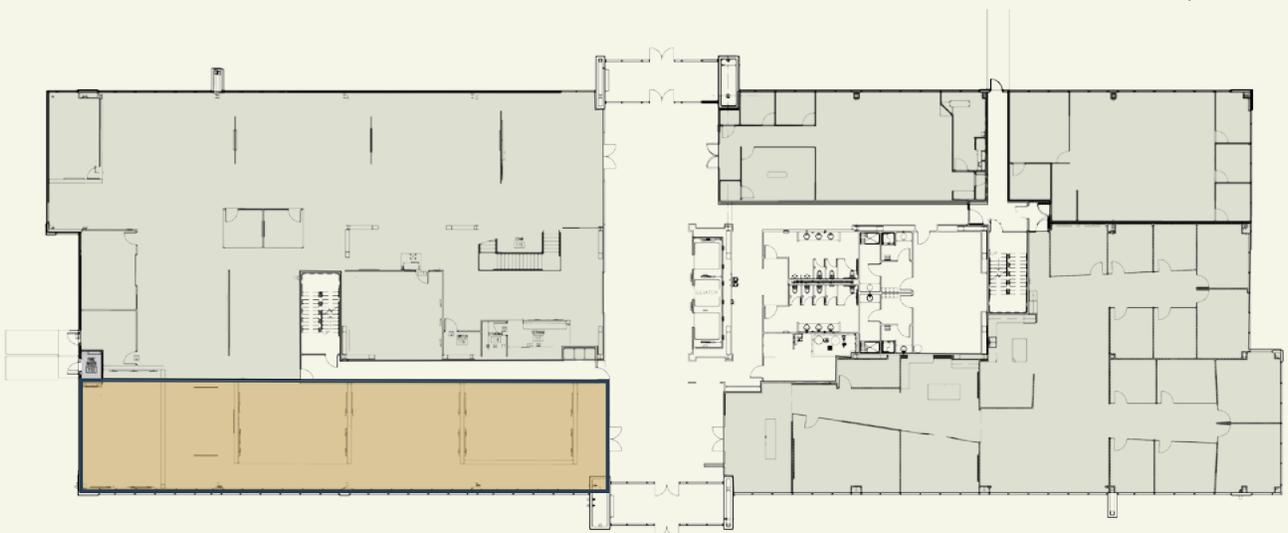
3RD FLOOR - 3,588 SF - 16,328 SF



SUITE 250 - 11,159 SF



SUITE 125 - 4,073 SF



# TC 2

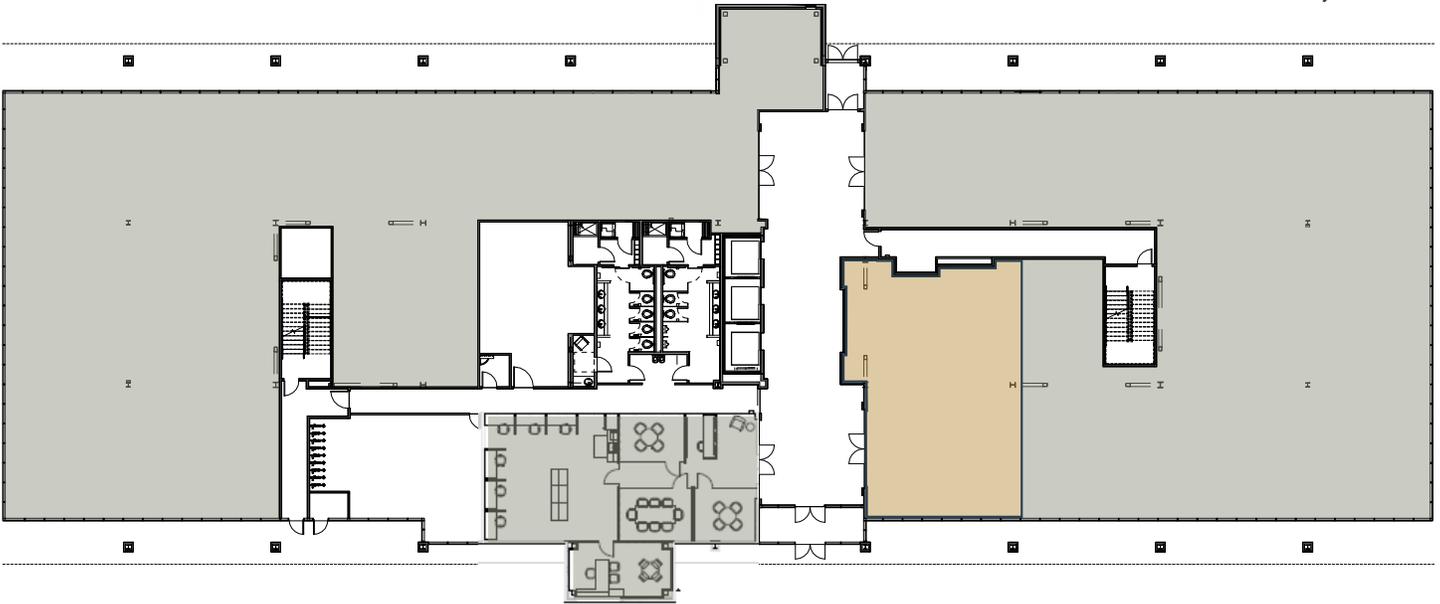
1850 Ashton Boulevard, Lehi, Utah 84043

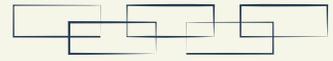


## Available Space

Suite 125 | 2,076 SF

 SUITE 125 - 2,076 SF





# TRIUMPH CENTER



TC 5 - LOBBY



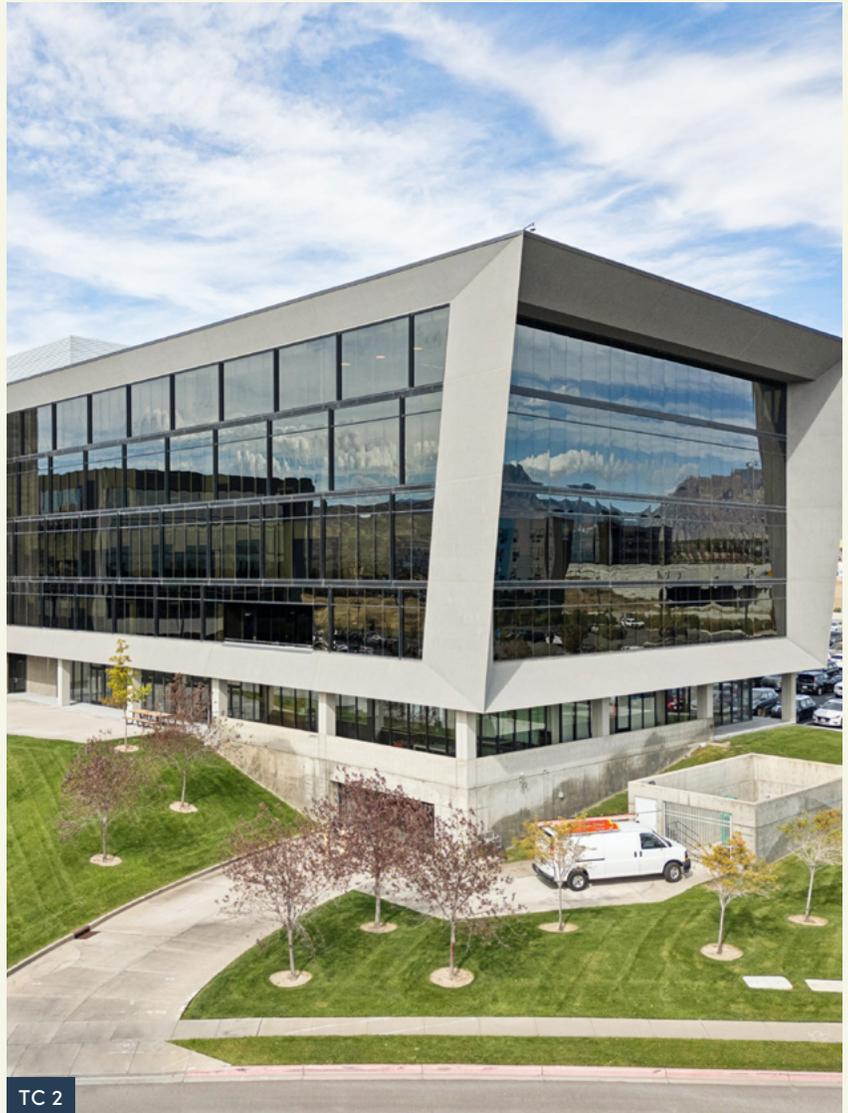
TC 5



TC 2 - LOBBY



TC 3 - LOBBY



TC 2

Welcome to

# Silicon Slopes



	5 miles	10 miles
<b>Population (2024)</b>	165,417	498,217
<b>Growth Rate (5 yrs)</b>	3.3 %	2.3%
<b>Median Age</b>	27	29
<b>Avg Household Income</b>	\$140,930	\$133,933

## Outlets at Traverse Mountain

- Polo Ralph Lauren
- The North Face
- Coach
- Calvin Klein
- J.Crew
- Banana Republic
- Nike
- Under Armour
- Le Creuset
- Johnny Rockets
- Bona Vita Bistro
- Sinners & Saints Coffee
- Tsunami Restaurant & Sushi Bar
- Salty's





92

19,000 CPD

243,223 CPD

**TRIUMPH**  
CENTER

- 15
- ton
- at Traverse Mountain
- h View Corridor
- n Salt Lake City
- City International Airport

Cabela's

POPEYES

Jamba  
noodles & company FIVE GUYS  
BURGERS and FRIES

HARMONS  
NEIGHBORHOOD GROCER

CAFÉ  
MUPAS



Outlets  
at TRAVERSE MOUNTAIN



TACO BELL

Panera  
BREAD



BLAZE PIZZA

aubergine  
kitchen



Curry Pizza

CommonSpirit

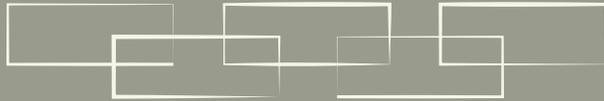
Lehi Station

Ashton Blvd

Triumph Blvd

Hilton





# TRIUMPH

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