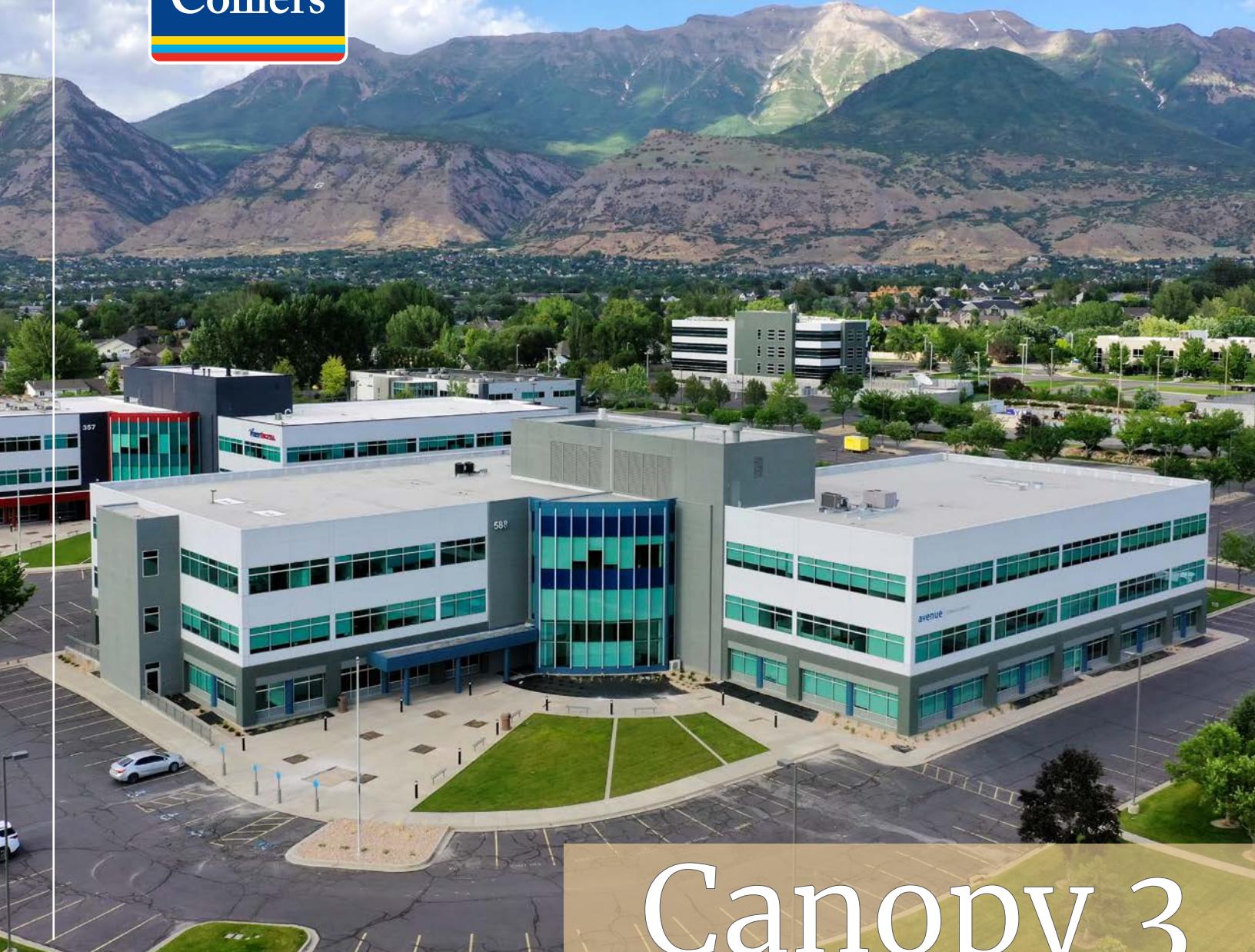


Colliers

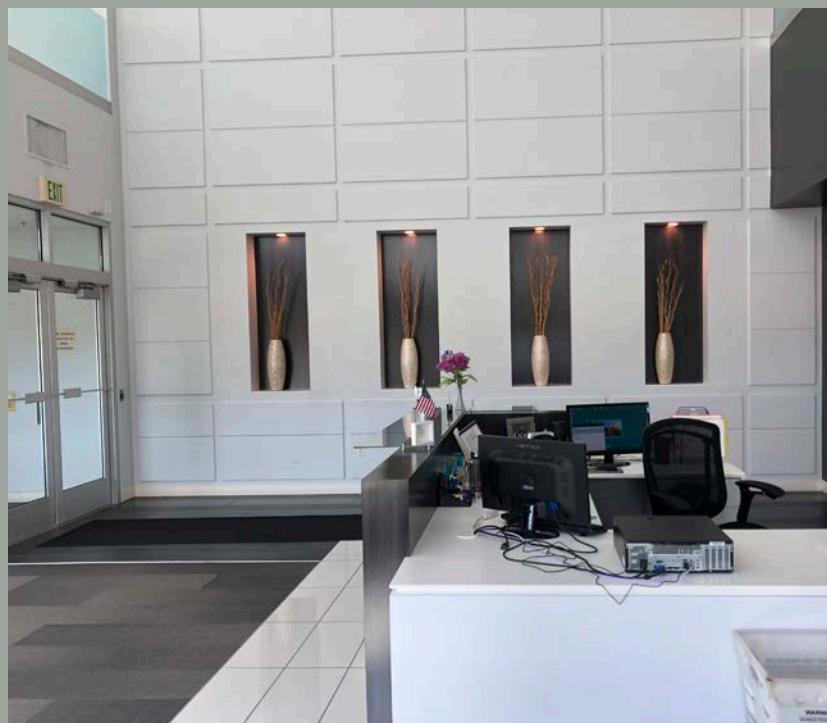


Canopy 3

FOR LEASE

588 West 400 South  
Lindon, Utah

Accelerating success.



# Property Information

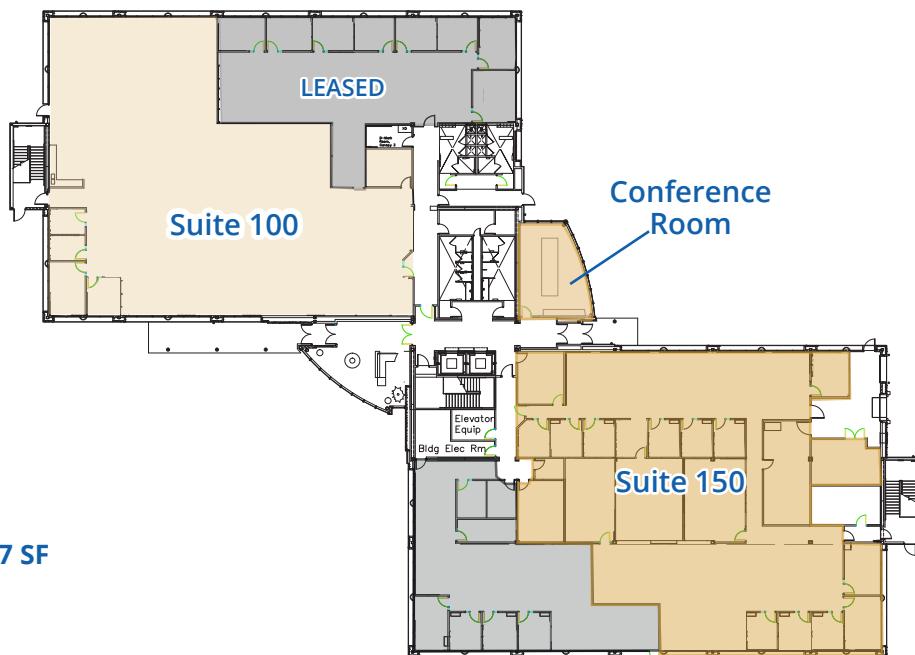
**Available: 3,052 SF to 14,155 SF**

**Lease Rate: \$18.50 PSF Full Service**

- High Tech Campus Offers Cutting-Edge Resources
- Professional On-Site Management
- On-Site Engineering Staff
- 24 / 7 On-Site Security
- Indoor Amenities Include a Gym for Tenants, in Building 5, with Locker Rooms and Showers
- Outdoor Amenities Include a Pickleball Court, Grills and Covered Pavilion with Tables and Lounge Area
- Premier Location
- Easy, Convenient Access to the 1600 North I-15 Interchange
- Salt Lake International Airport - 45 Min.

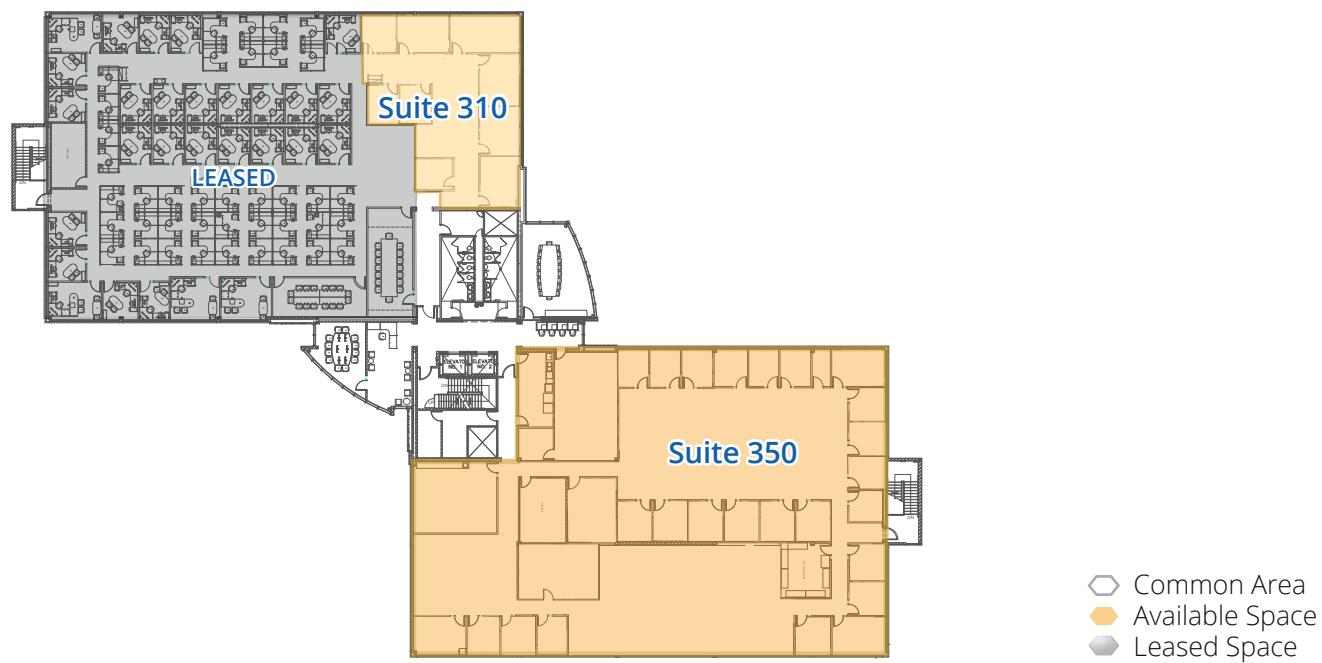
## CANOPY 3 / FIRST FLOOR - 21,266 SF

Suite 100: 10,543 SF  
Suite 150: 10,004 SF  
Conference Room: 719 SF



## CANOPY 3 / THIRD FLOOR - 17,207 SF

Suite 310: 3,052 SF  
Suite 350: 14,155 SF





# Canopy 3



Dan Donaldson  
1 801 836 3600  
dan.donaldson@colliers.com

James Bullington  
1 801 836 2400  
james.bullington@colliers.com

**Colliers**  
Accelerating success.

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.