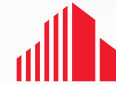


FOR SUBLEASE

TIMPANOGOS TECH CENTER

1712 South East Bay Blvd, Provo, UT



CUSHMAN &
WAKEFIELD

BUILDING FIVE



Space Highlights

- Suite 310
- 9,456 RSF
- \$18.50 PSF
- LED: 1/31/2028
- Furniture Available

Campus Highlights

- On-site backup generator
- Fiber-optic connectivity
- On-site property management and maintenance
- 24-hour security
- Recently remodeled common area lobbies
- On-site gym and soccer, volleyball, and basketball courts
- Immediate freeway access to Office Park
- Access to Provo-Orem Bus Rapid Transit project
- Adjacent to Provo West side Connector

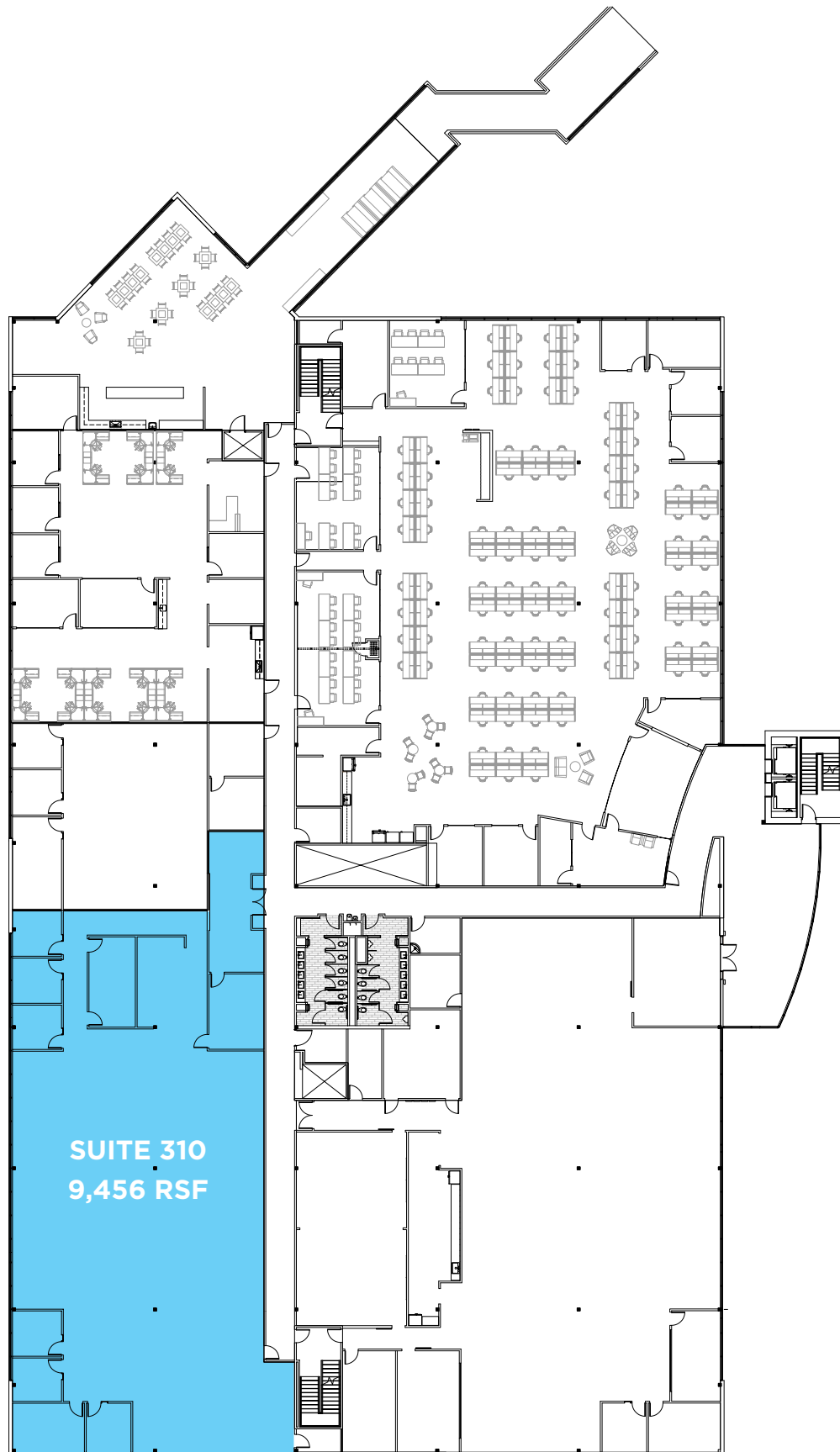
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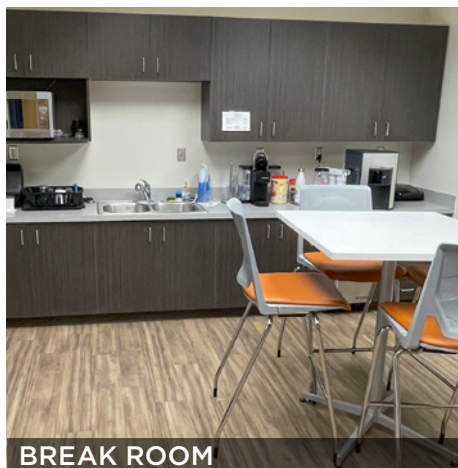
FLOOR PLAN



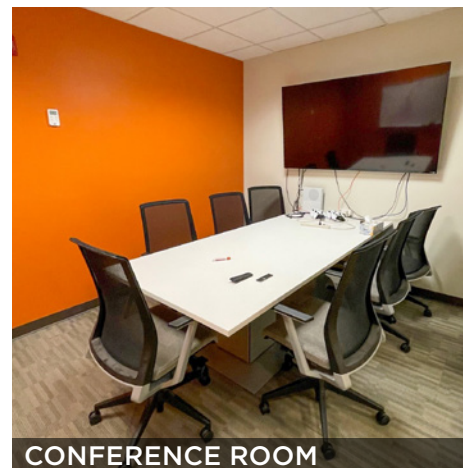
PROPERTY PHOTOS



3RD FLOOR LOBBY



BREAK ROOM



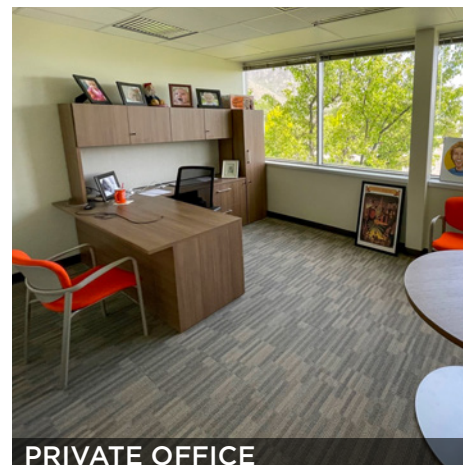
CONFERENCE ROOM



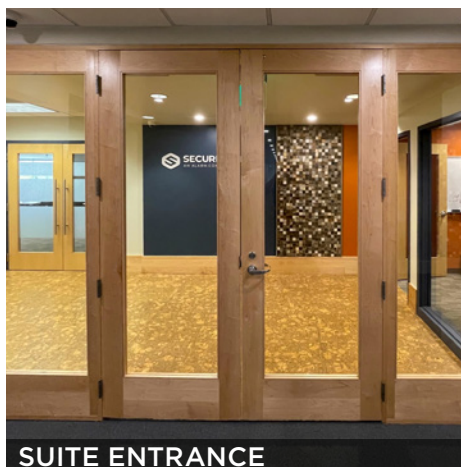
COPY AREA



FURNITURE AVAILABLE



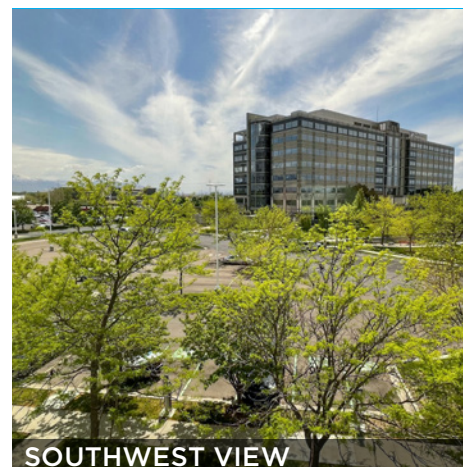
PRIVATE OFFICE



SUITE ENTRANCE



SUITE LOBBY



SOUTHWEST VIEW

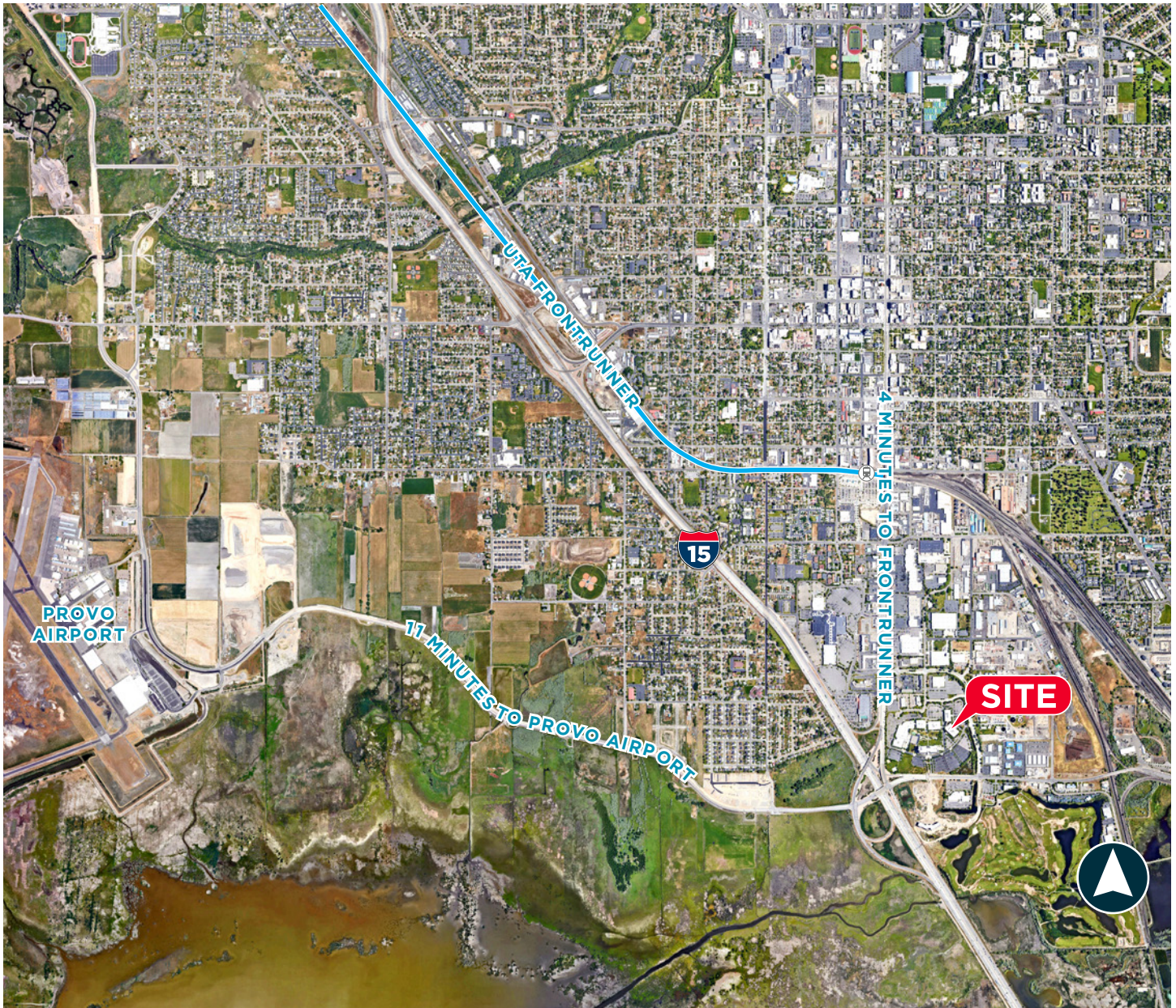
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