



anata. THE BUILDING





FIRST FLOOR OFFICES

1657 N. STATE STREET
LEHI, UT. 84043



101



11-4 x 8-10

100 sqft

Conference

11-4 x 8-10

100 sqft

THE ARENA

103



15-0 x 12-4
185 sqft

105



14-4 x 12-4
176 sqft

107



10-2 x 12-4
125 sqft

109



8-7 x 12-4
105 sqft

102



9-8 x 11-9
113 sqft

104



7-8 x 11-9
90 sqft

106



8-0 x 11-9
93 sqft

108



7-8 x 11-9
90 sqft

110



15-1 x 11-9
162 sqft

**MAIN ENTRANCE
LOBBY**

SOUTH EAST LOT

\$8

\$7

\$6



SECOND FLOOR OFFICES

1657 N. STATE STREET
LEHI, UT. 84043

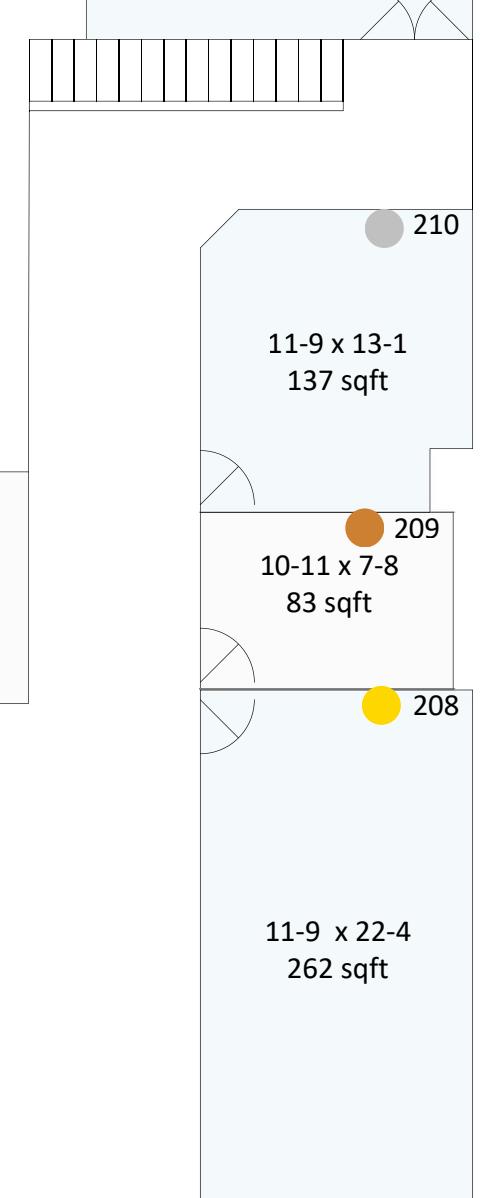


Conference
Room

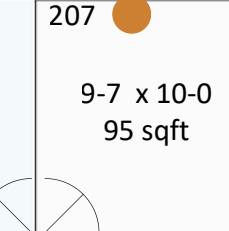
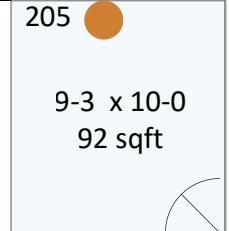
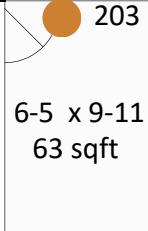
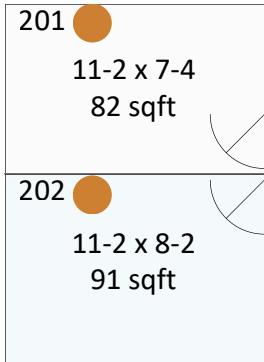


211

21-4 x 11-5
241 sqft



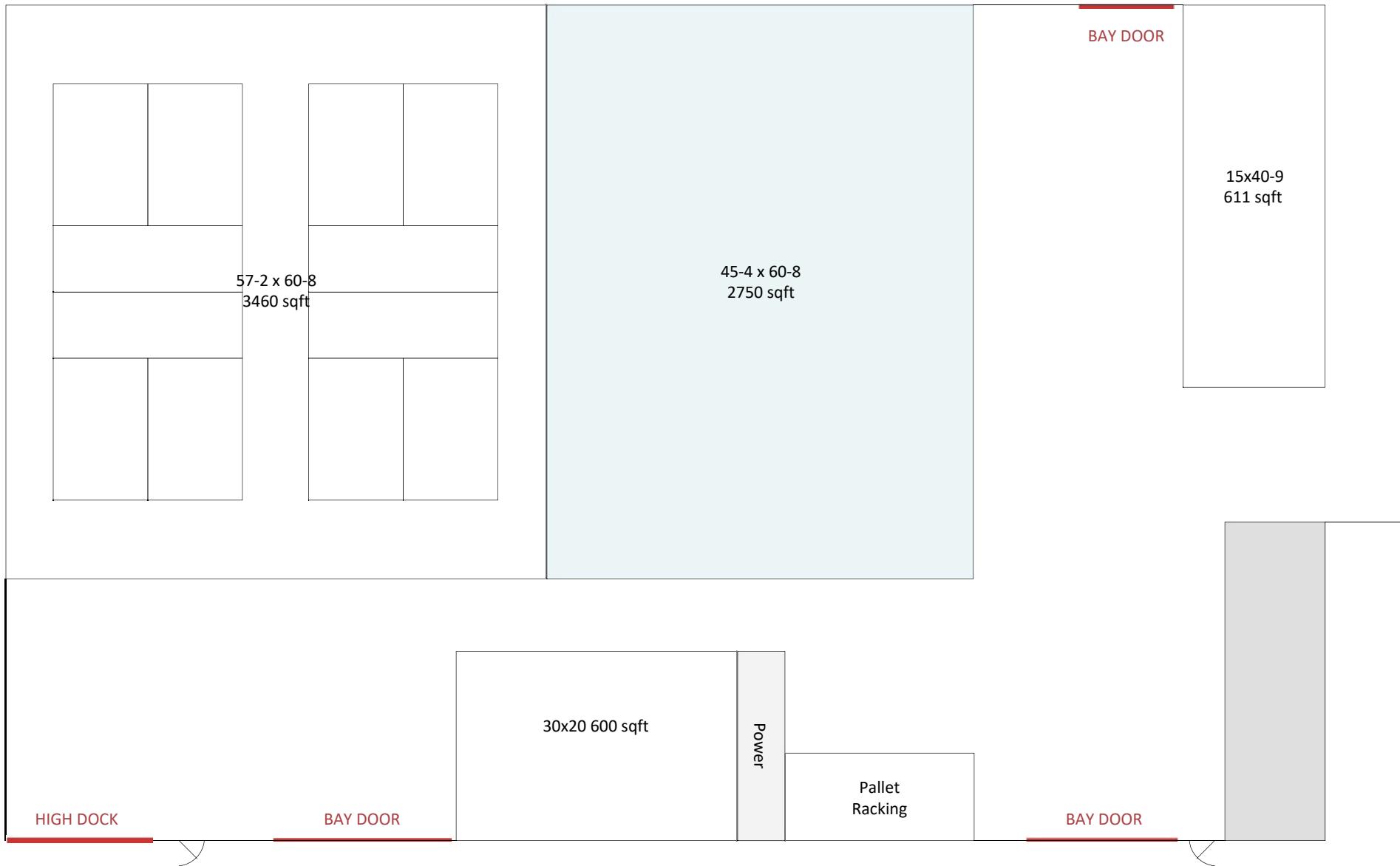
THE ARENA



18-8 x 12-7
237 sqft

THE BULLPEN Co-Working Space

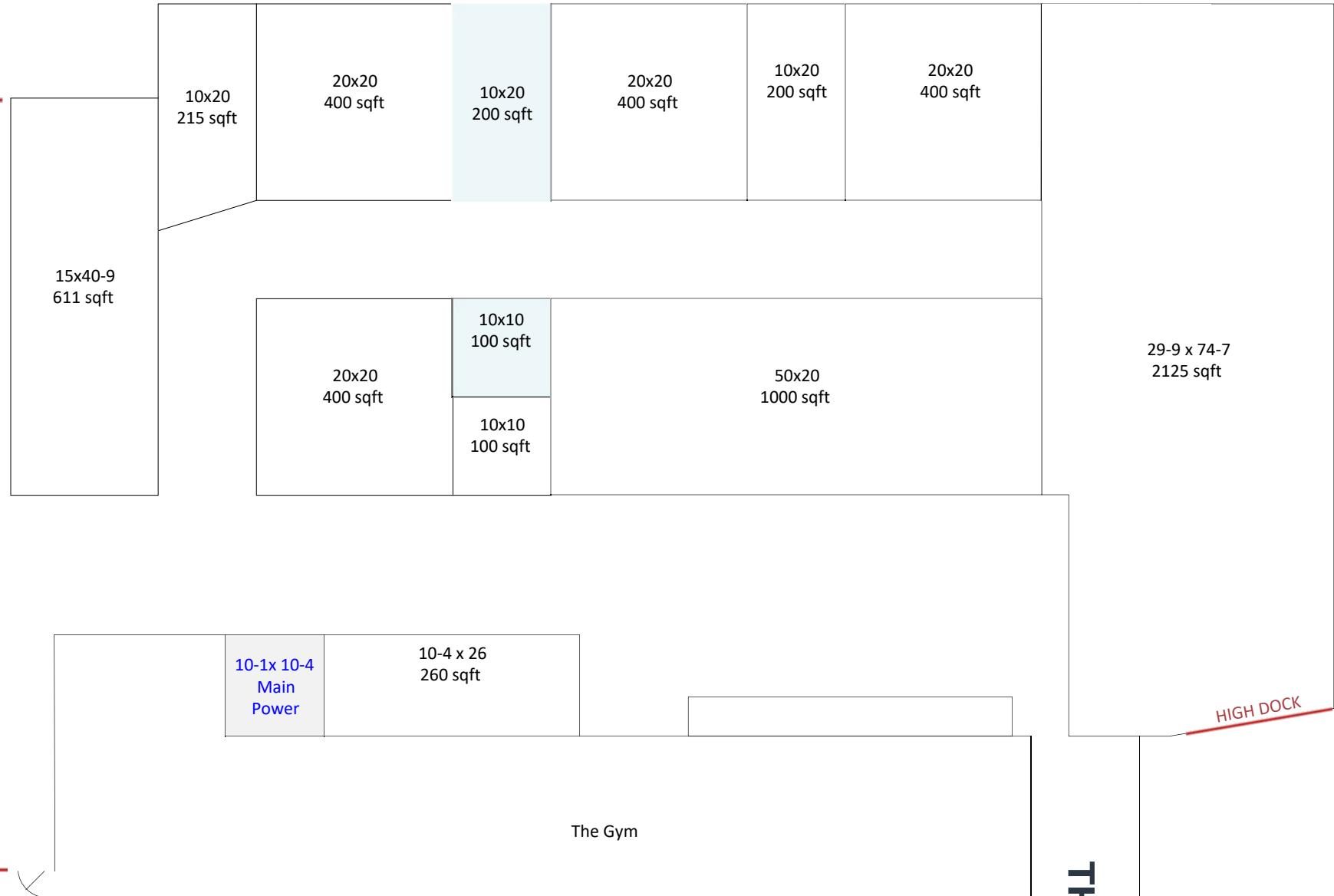




WAREHOUSE SOUTH

1657 N. STATE STREET
LEHI, UT. 84043

\$2 - \$4



WAREHOUSE NORTH

1657 N. STATE STREET
LEHI, UT. 84043

\$2 - \$4



PRICING

1657 N. STATE STREET
LEHI, UT. 84043

PRIVATE OFFICES

\$6-\$8 per sq. ft.

Offices range from 60 to 260 sq. ft., ideal for individuals or small teams. Each office includes secure access, internet, and utilities. Month-to-month lease options available.

WAREHOUSE & FULFILLMENT

SPACE

\$2-\$4 per sq. ft.

Flexible storage solutions for e-commerce inventory, bulk goods, or overflow stock. Pricing varies based on space needs and duration. Forklift access and fulfillment support available.

COWORKING BULLPEN

\$250/month per person

Dedicated desk in a shared open-plan office. Includes internet, utilities, and access to common areas. Ideal for solopreneurs or small business staff.

THE
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BUILDING

ALL MEMBERSHIPS INCLUDE

- **High-Speed Internet:** Reliable wired and wireless connections
- **Utilities:** Electricity, HVAC, and water covered
- **Flexible Terms:** Simple month-to-month agreements
- **Conference Room Access:** Schedule meeting rooms as needed
- **Call Rooms:** Use when available—first-come, first-served
- **Mail Room & Welcome Area:** Handle deliveries and greet clients
- **Spacious Parking:** On-site parking for members and guests
- **Low-Cost Shipping Rates:** Leverage in-house software and 3PL services (additional charge)
- **Networking Opportunities:** Connect with other local entrepreneurs
- **Gym Access (Coming Soon):** On-site facility in development. Additional Fee