

40.430380, -111.876380°



## FOR SUBLEASE PROPERTY SUMMARY

1633 W INNOVATION WAY, SUITE 300

LEHI, UT 84043

FULL BUILD OUT INCLUDING FURNITURE

30,059 RSF - AVAILABLE APRIL 1, 2024

SUBLEASE THROUGH SEPT. 30, 2027



PRESENTED BY



**PETER BLACK**

801.971.9425 peter@futrccommercial.com





## SUBLEASE SUMMARY

- 30,059 RSF - FULL FLOOR
- OCCUPANCY APRIL 1, 2024
- \$25.00 SQ. FT. / FULL SERVICE
- Sublease through Sept. 30, 2027
- 6/1,000 PARKING RATIO STRUCTURED & COVERED
- ON SITE LOUNGE, FITNESS CENTER, LOCKERS/SHOWERS, FOOD TRUCK
- BIKE STORAGE ON 3RD FLOOR
- SHOWER/LOCKER ROOM FACILITY
- FURNITURE NCLUDED PLUG 'N PLAY
- MODERN, PROGRESSIVE ARCHITECTURE WITH EFFICIENT, OPEN FLOOR PLATES. GENEROUS FLOOR-TO-CEILING GLASS THROUGHOUT, OFFERING UNMATCHED PANORAMIC VIEWS TO THE SOUTH, EAST & WEST
- KEY CARD ACCESS
- BACKUP GENERATION AND INFRASTRUCTURE FOR REDUNDANT POWER SYSTEMS AVAILABLE
- EASY FREEWAY AND ARTERIALS ACCESS, CLOSE PROXEMITY TO RETAIL, RESTAURANTS, HOTELS AND THE MOUNTAIN POINT MEDICAL CENTER
- MULTIPLE FIBER OPTIC PROVIDER CONNECTIVITY

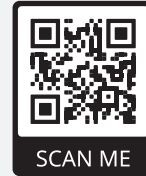
FOR SUBLEASE

# 1633 W INNOVATION WAY

LOCATION 1633 W INNOVATION WAY, SUITE 300

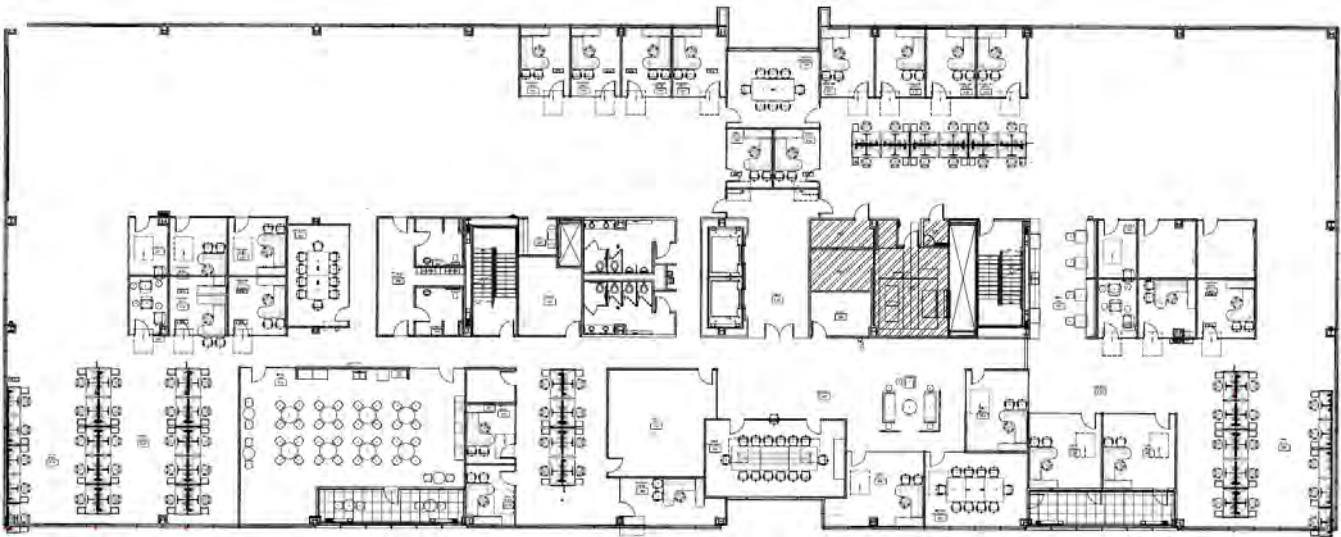
SF / COST 30,059 RSF / \$25.00 PSF

STATUS FULL BUILD OUT INCLUDING FURNITURE



SPACE PLAN

## 3RD FLOOR



**AVAILABLE SPACE:**  
**- 30,059 RSF**



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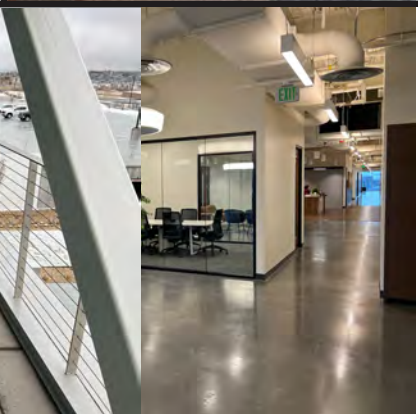
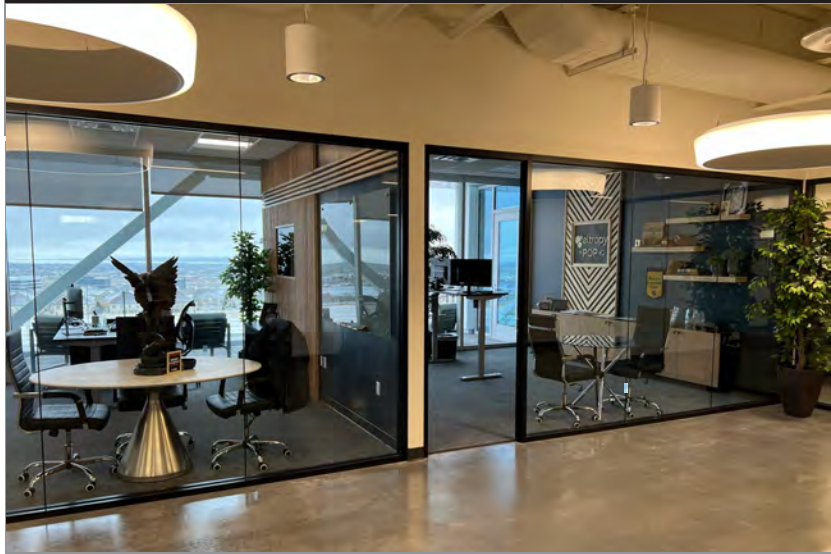
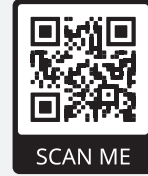
FOR SUBLEASE

# 1633 W INNOVATION WAY

LOCATION 1633 W INNOVATION WAY, SUITE 300

SF / COST 30,059 RSF / \$25.00 PSF

STATUS FULL BUILD OUT INCLUDING FURNITURE



ETR

# PROXIMITY MAP

**35**  
MIN



PARK CITY

**25**  
MIN



SALT LAKE  
INT. AIRPORT



**20**  
MIN

DOWNTOWN  
SALT LAKE CITY



**15**  
MIN

SCENIC  
ALPINE LOOP





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