



TIMPANO^{GOS}

TECH CENTER

PROVO, UTAH



CBRE



WHY UTAH



Utah is a thriving hub for business, innovation, and entrepreneurship. As the #1 Best State to Start a Business according to Wallet Hub, and boasting the #1 best economic outlook, Utah has established itself as a leader in economic growth. With a highly concentrated market for residents in their 20s, the state is attracting a young and ambitious population. Furthermore, Utah's risk capital and entrepreneurial infrastructure ranks #3 nationwide, making it an attractive destination

for startups and small businesses. Provo, has been recognized as the best performing city in the nation, cementing Utah's reputation as a hotbed for economic activity and innovation. Beyond its thriving economy, Utah is also home to breathtaking natural beauty, including five stunning national parks, as well as top-ranked universities and institutions including the top ranked nearby BYU in Provo and University of Utah in Salt Lake City , making it an ideal place to live, work, and play.



PROPERTY OVERVIEW



ASKING RATE
\$18-22 FSG

Features

- Available suites range from 4,557 SF – 174,856 SF
- Abundant parking ratio available
- Superior access to I-15 via University Ave
- Abundance of natural light and magnificent mountain views throughout
- Quick and easy access to growing communities and talent
- Building exterior signage available to qualified Tenants
- Backup generators across the campus
- Numerous walking paths
- Abundant outdoor spaces available for group activities
- 24-hour security with regular patrols
- On-site property management
- Shopping at the Provo Towne Center Mall located across the street

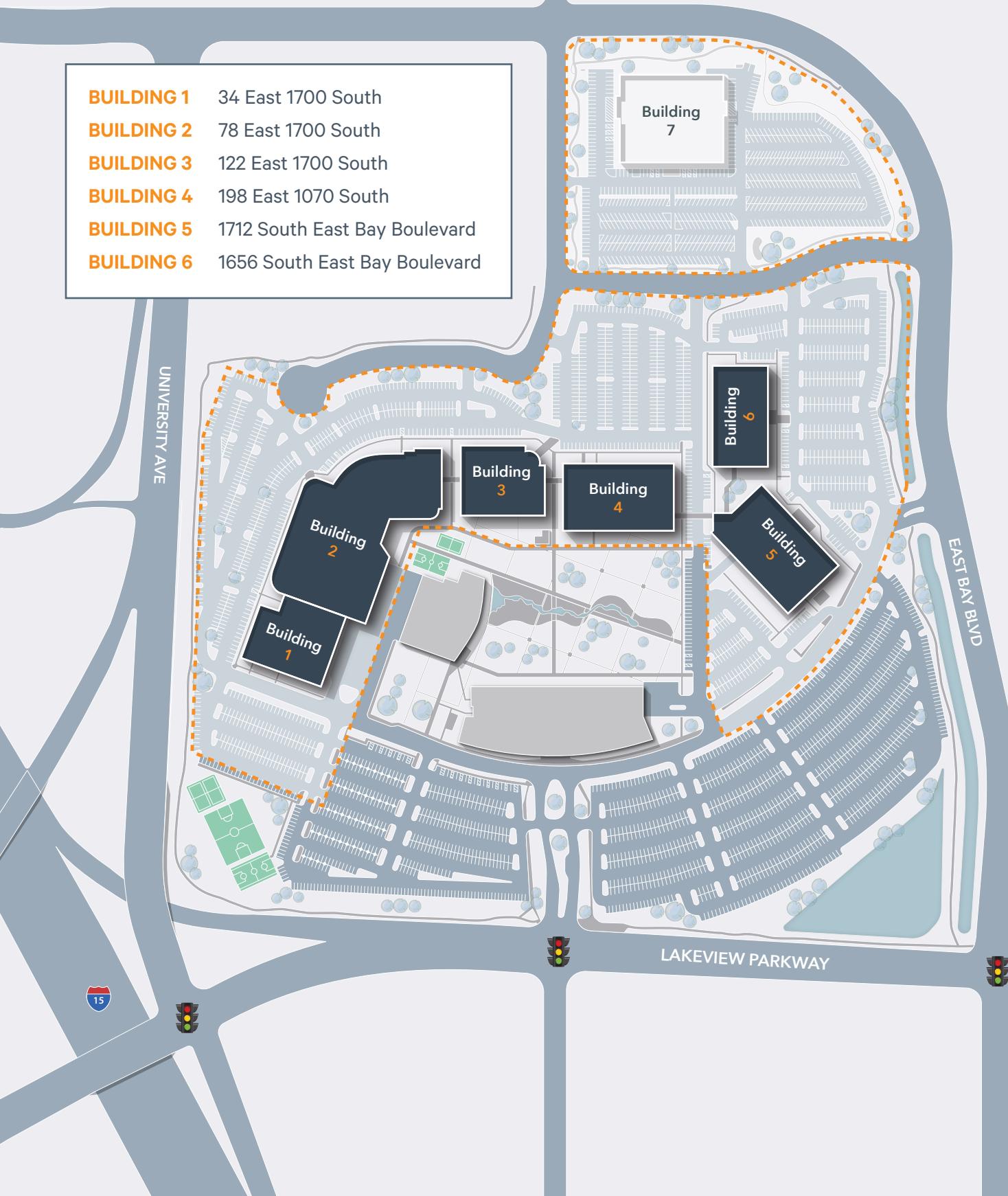
Campus Upgrades

- Class A finishes and landscape
- On-site cafeteria and coffee shop
- Expanded fitness center (8,800 SF)
- 4 Volleyball courts & 2 basketball courts
- Exclusive Shuttle Service
- Exterior upgrades to create a fully-integrated Office Campus
- Interior lobby remodeled in most buildings

SITE PLAN



BUILDING 1	34 East 1700 South
BUILDING 2	78 East 1700 South
BUILDING 3	122 East 1700 South
BUILDING 4	198 East 1070 South
BUILDING 5	1712 South East Bay Boulevard
BUILDING 6	1656 South East Bay Boulevard





DEMOGRAPHICS

Utah has been the fastest growing state in the US from 2020 to 2023 achieving a remarkable 23.9% population growth. Most of the state's population, over 2 million residents, resides in towns and cities along the Wasatch front with many growing technology and start-up firms choosing to reside between Provo and Lehi. With a median age of 31.4 compared to the national average of 38.5, Utah is a hotbed for young entrepreneurs and recent graduates looking for adventure in the Wasatch Mountains and exciting opportunities for work along the Front.

Utah County at a Glance

92.2%
HIGH SCHOOL EDUCATION OR HIGHER

 **24.4**
MEDIAN AGE

 **719,174**
POPULATION

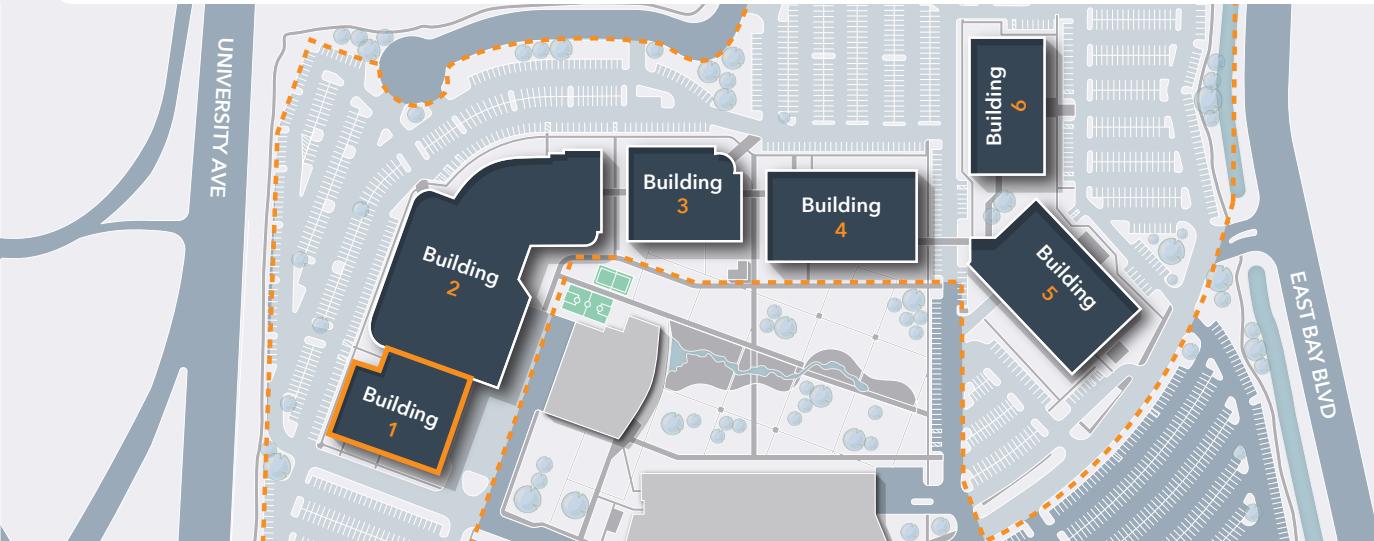


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BUILDING 1 – 34 EAST 1700 SOUTH
FIRST FLOOR



TIMPANOGOS
TECH CENTER

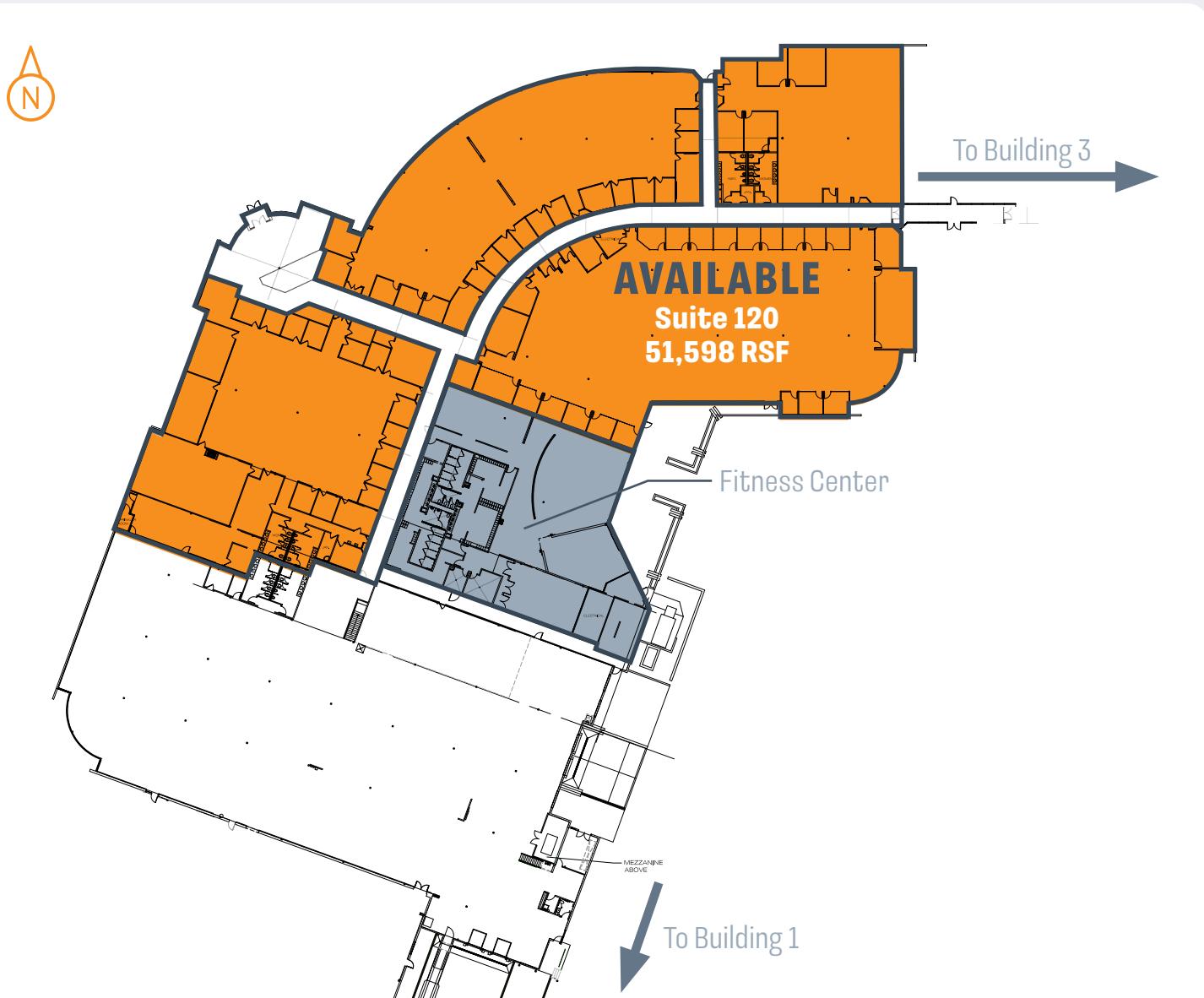


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BUILDING 2 – 78 EAST 1700 SOUTH
FIRST FLOOR



TIMPANOGOS
TECH CENTER



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BUILDING 4 – 198 EAST 1700 SOUTH
FIRST FLOOR



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To Building 3



AVAILABLE
Suite 100
35,747 RSF

To Building 5



TIMPANOGOS TECH CENTER

BUILDING 4 – 198 EAST 1700 SOUTH
SECOND FLOOR



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TECH CENTER



To Building 3



AVAILABLE
Suite 200
42,130 RSF

To Building 5

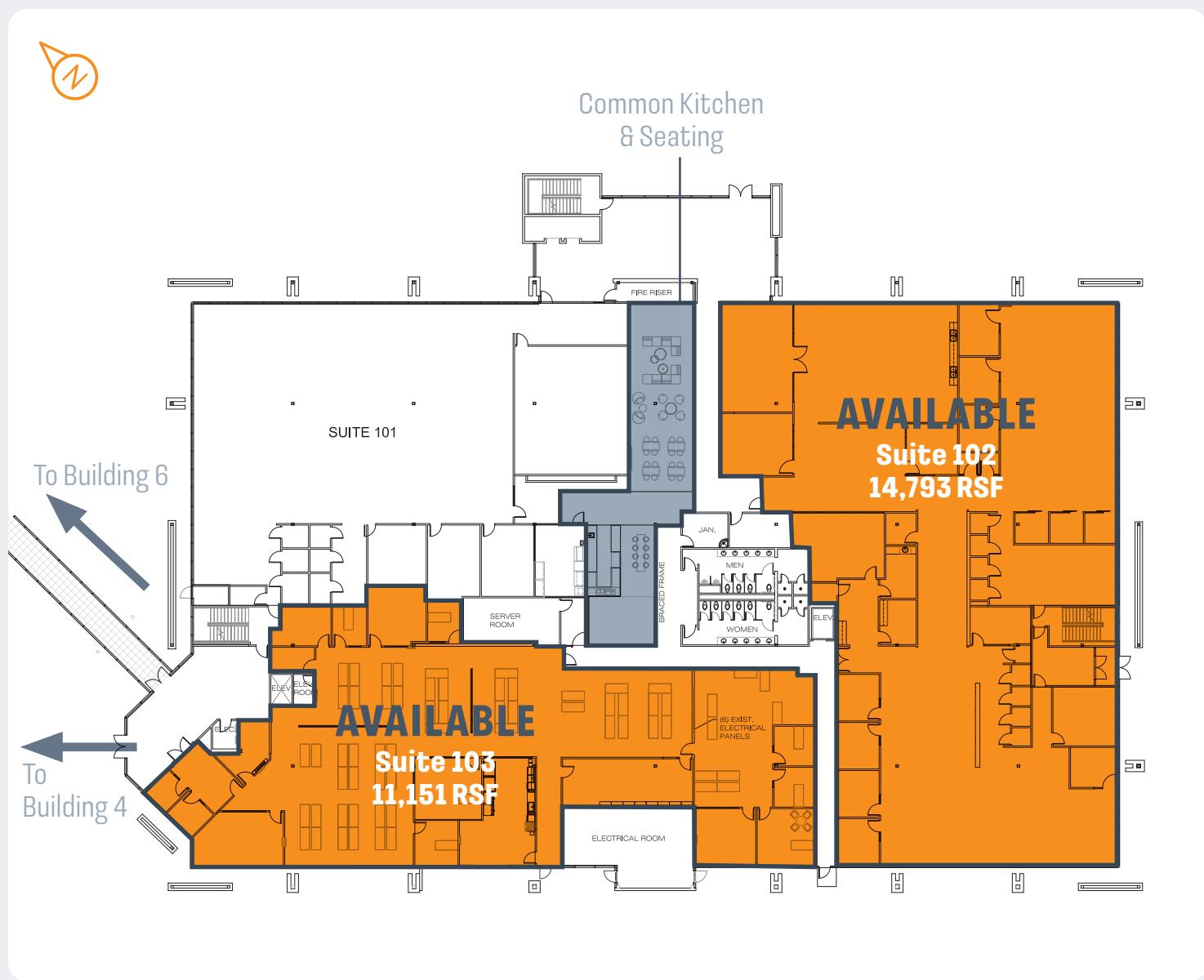


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BUILDING 5 – 1712 SOUTH EAST BAY BOULEVARD
FIRST FLOOR



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TECH CENTER



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BUILDING 5 – 1712 SOUTH EAST BAY BOULEVARD
THIRD FLOOR



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BUILDING 6 – 1656 SOUTH EAST BAY BOULEVARD
SECOND FLOOR



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To Building 5



AVAILABLE
Suite 250
6,159 RSF



AMENITIES WITHIN 10 MILES RADIUS

POPULAR FOOD OPTIONS

- 1 
- 6 
FOUNDED BY FIREMEN
- 11 
BURGERS·FRIES·SALADS·SHAKES
- 2 
- 7 
- 12 
- 3 
- 8 
- 13 
- 4 
- 9 
- 14 
- 5 
- 10 
- 15 

RETAILERS

- 1 
- 2 
- 3 
- 4 

HOTELS

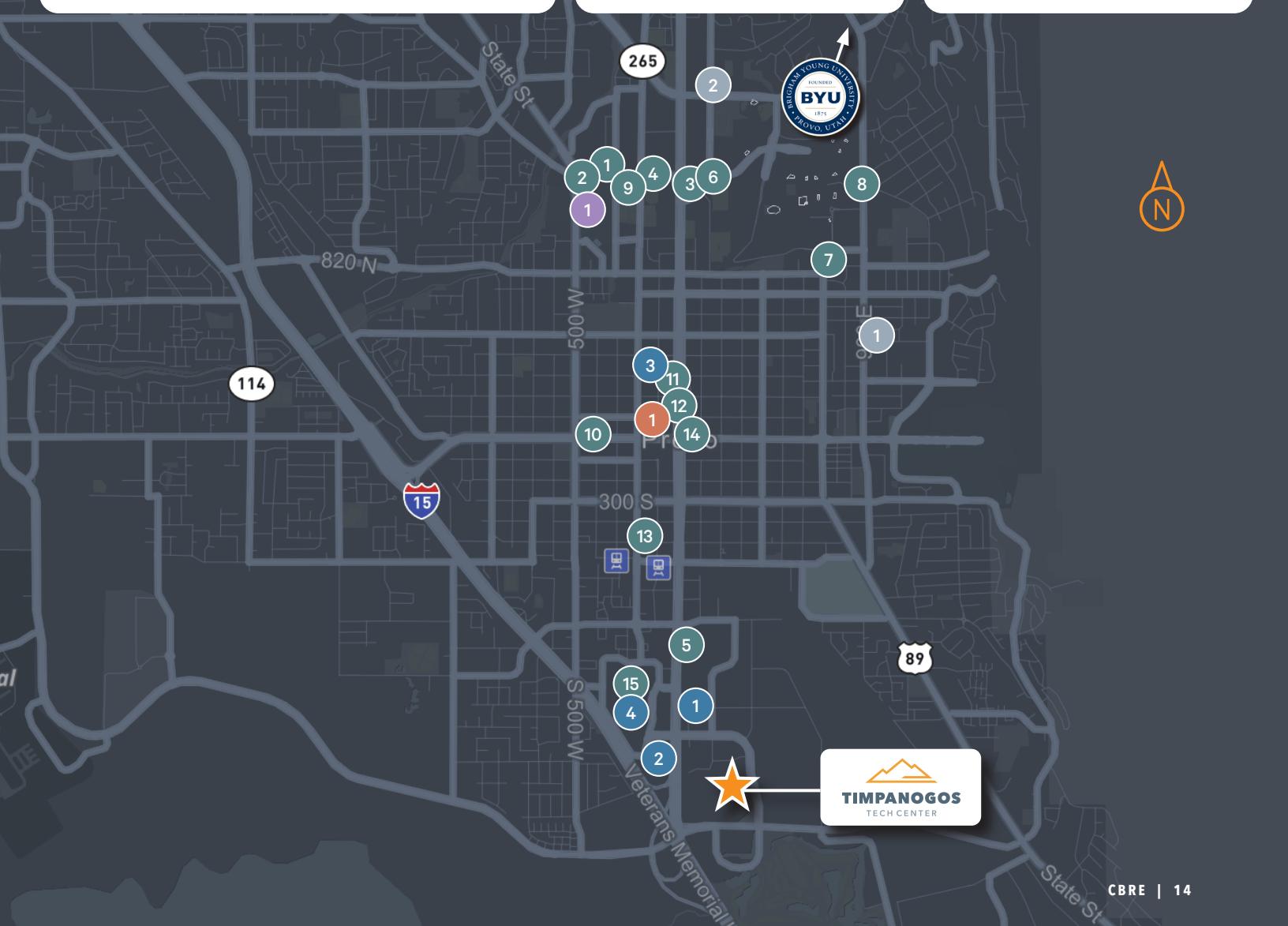
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FITNESS/SPORTS

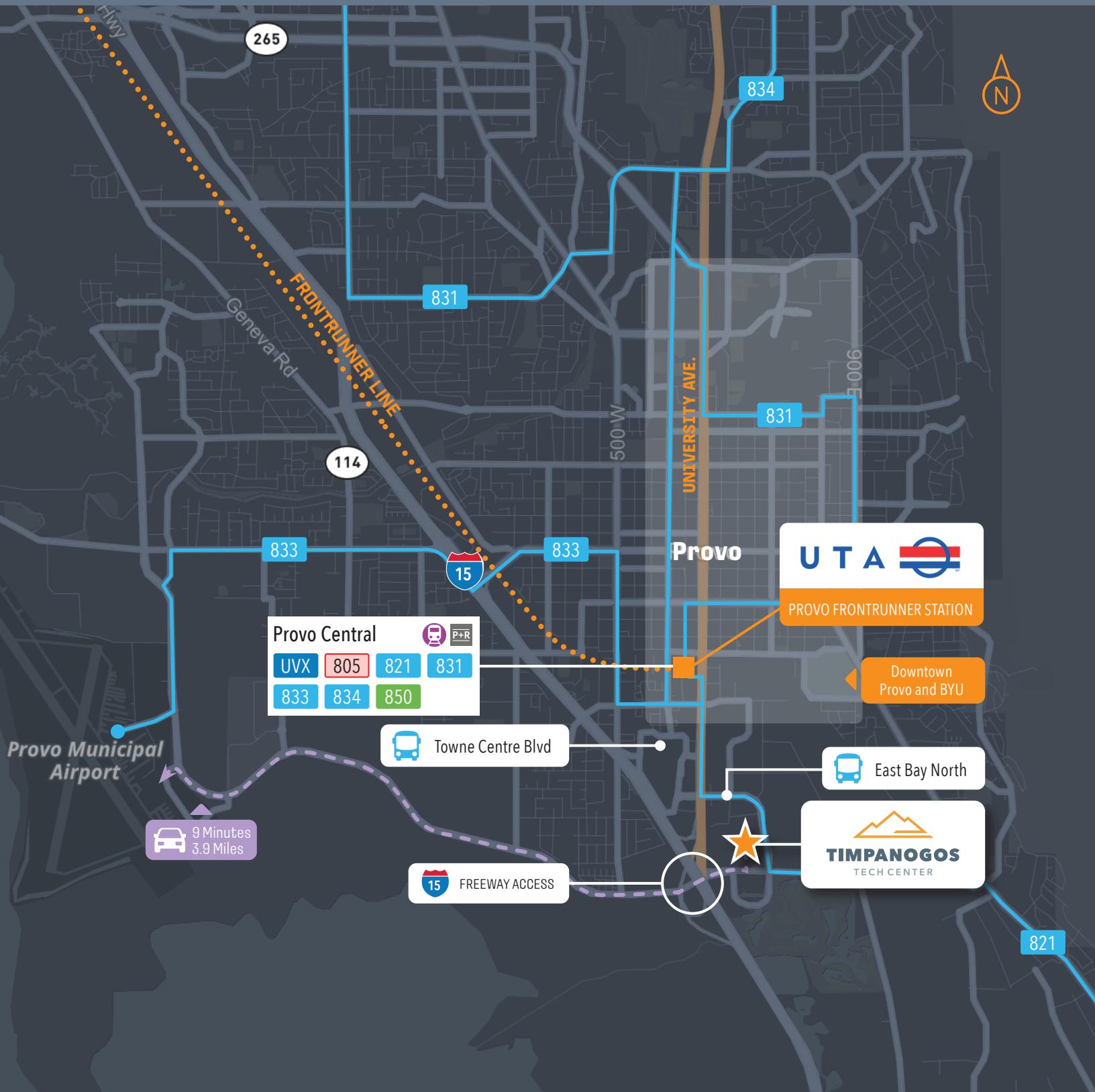
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HEALTH

- 1 



TRANSIT MAP





Kreg Peterson

First Vice President

kreg.peterson@cbre.com

(801) 869-8092

Eric Smith

Senior Vice President

eric.smith@cbre.com

(801) 869-8008

Jillian Hanks

Vice President

jillian.hanks@cbre.com

(801) 869-8010

Cole Bennee

Associate

cole.bennee@cbre.com

(801) 869-8098



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