



# TIMPANOGOS

## TECH CENTER

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PROVO, UTAH







# 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 FSC**

## 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

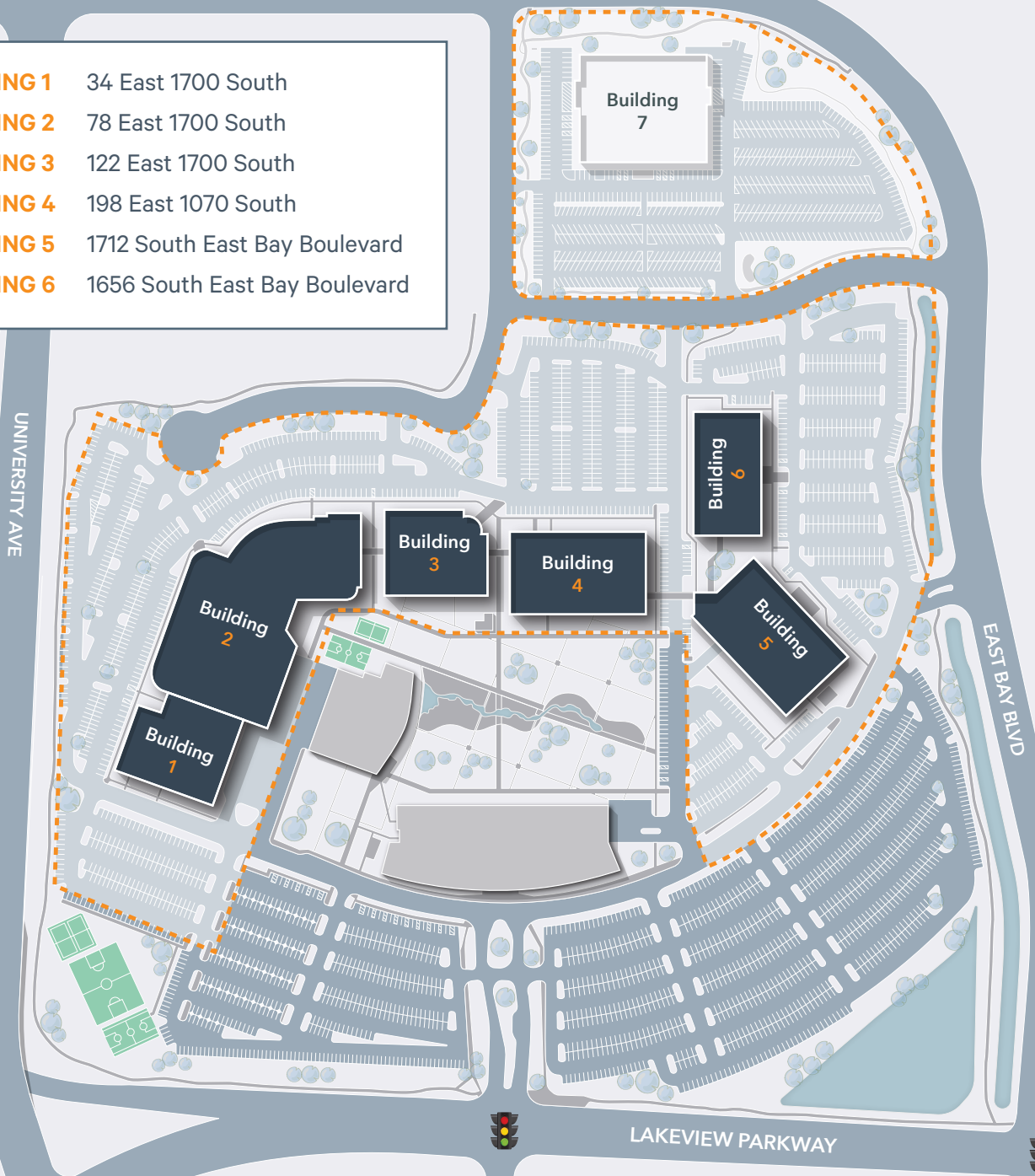
- Class A finishes and landscape
- On-site cafeteria and coffee shop
- Expanded fitness center (8,800 SF)
- 4 Volleyball courts & 2 basketball courts
- Exclusive Shuttle Service
- Exterior upgrades to create a fully-integrated Office Campus
- Interior lobby remodeled in most buildings



# SITE PLAN



- |                   |                               |
|-------------------|-------------------------------|
| <b>BUILDING 1</b> | 34 East 1700 South            |
| <b>BUILDING 2</b> | 78 East 1700 South            |
| <b>BUILDING 3</b> | 122 East 1700 South           |
| <b>BUILDING 4</b> | 198 East 1070 South           |
| <b>BUILDING 5</b> | 1712 South East Bay Boulevard |
| <b>BUILDING 6</b> | 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



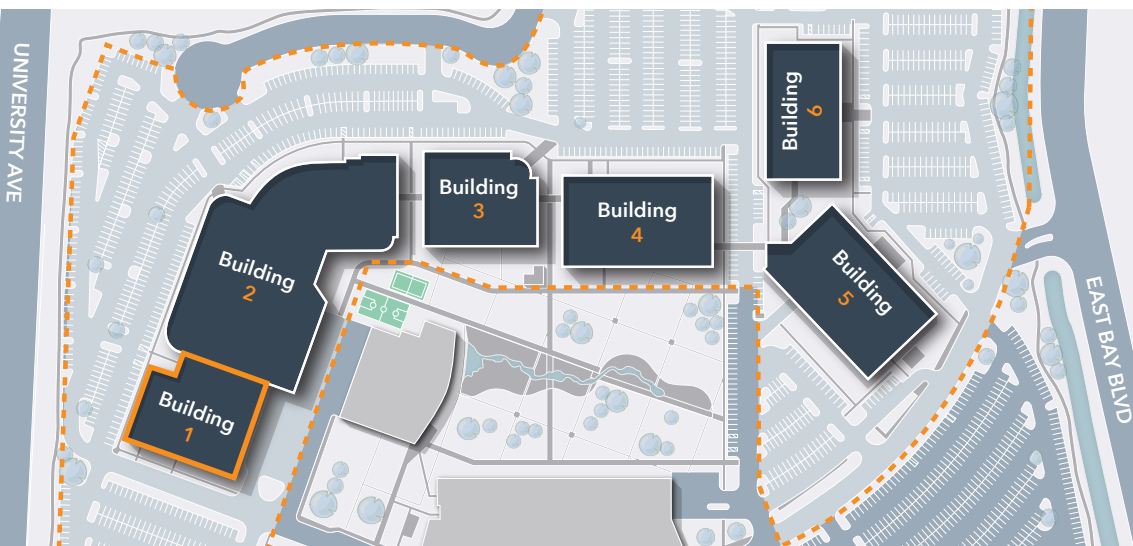


# TIMPANOGOS TECH CENTER

BUILDING 1 – 34 EAST 1700 SOUTH  
FIRST FLOOR



**TIMPANOGOS**  
TECH CENTER



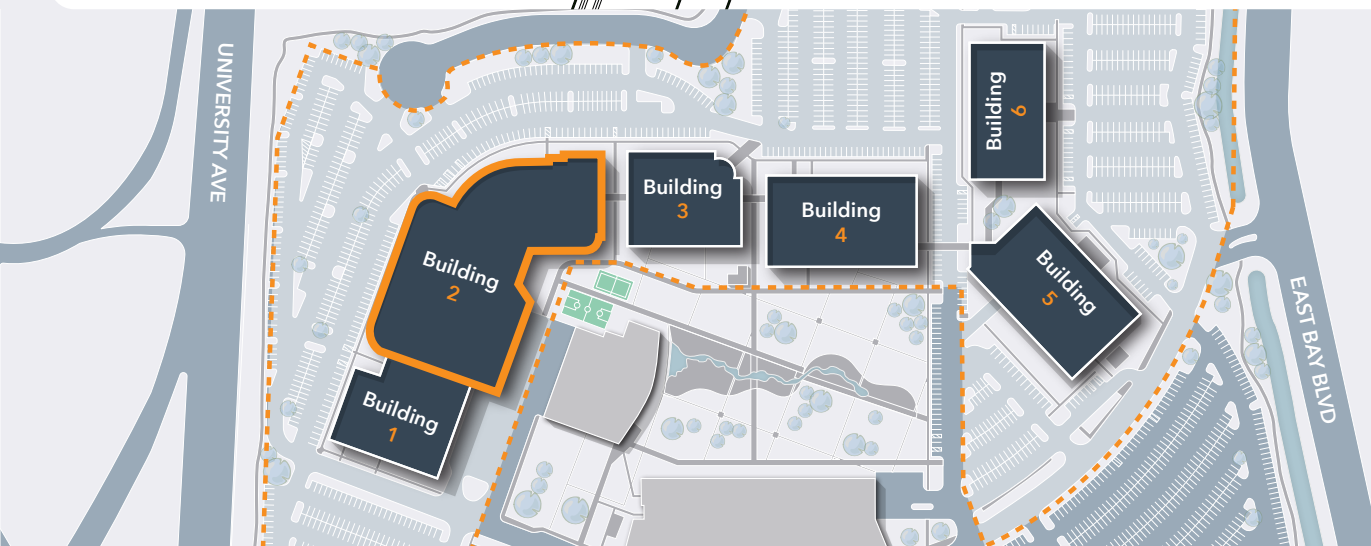
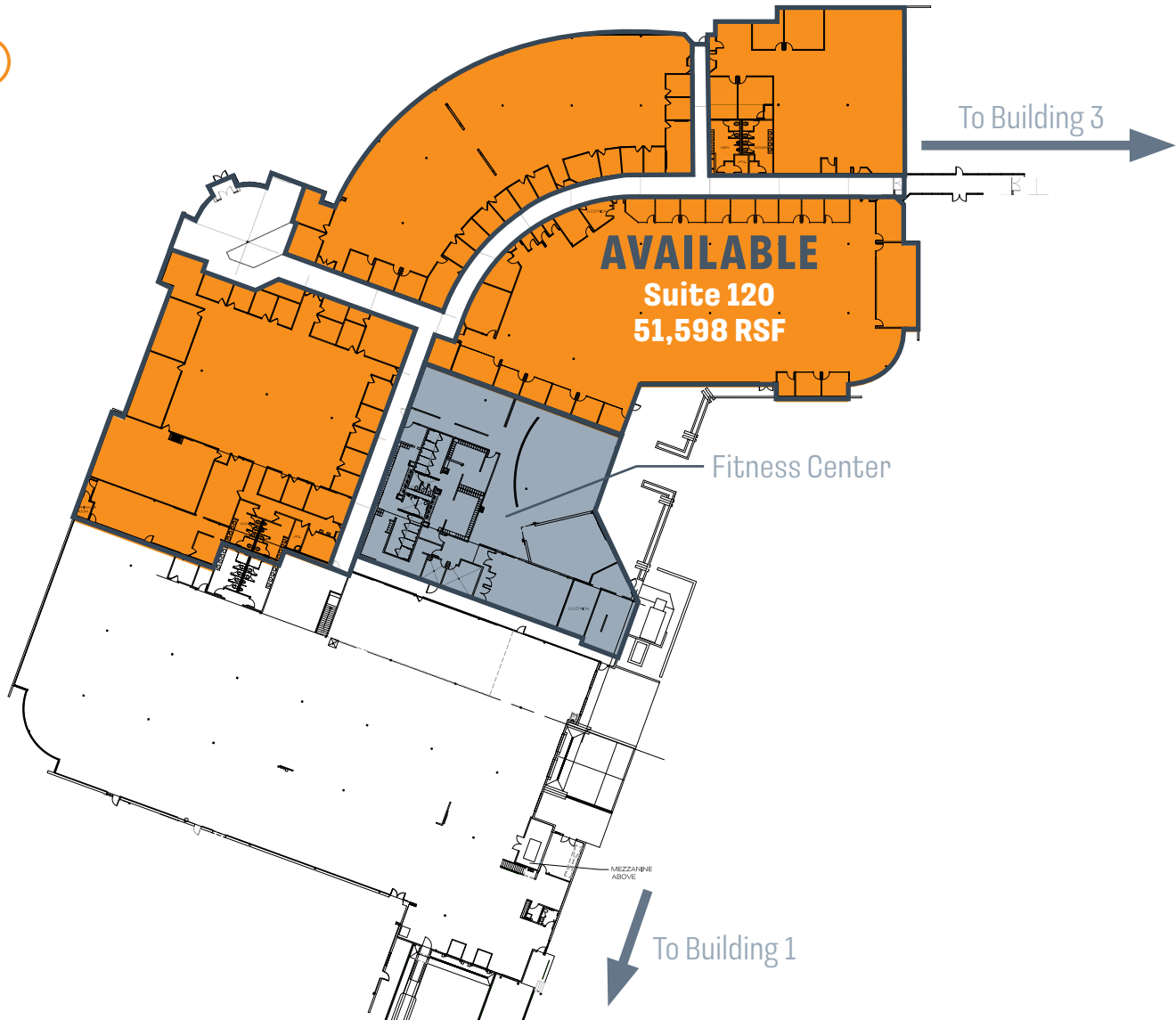


# TIMPANOGOS TECH CENTER

BUILDING 2 – 78 EAST 1700 SOUTH  
FIRST FLOOR



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TECH CENTER





# TIMPANOGOS TECH CENTER

BUILDING 4 – 198 EAST 1700 SOUTH  
FIRST FLOOR



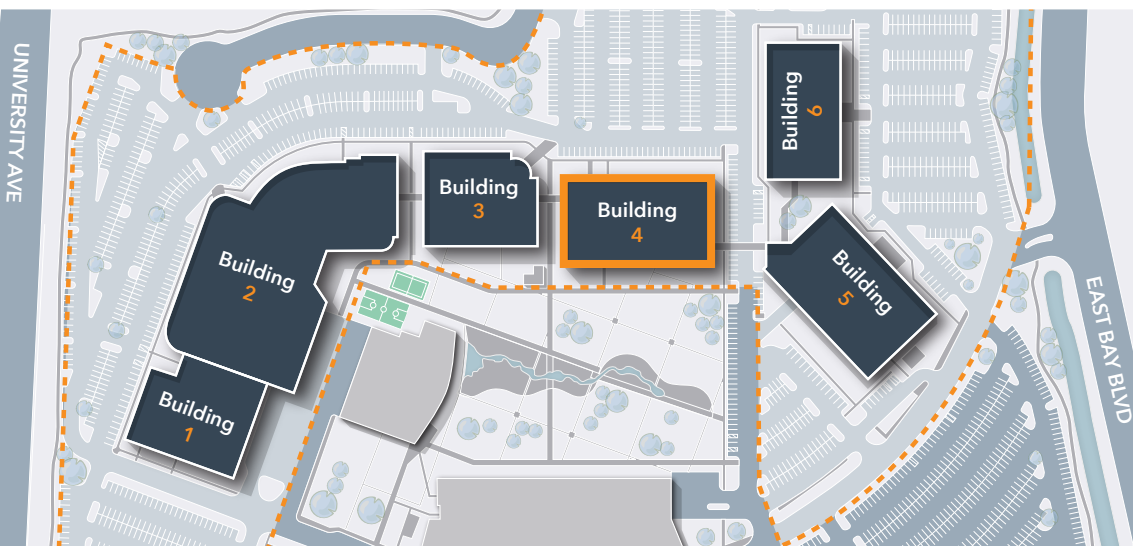
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To Building 3



To Building 5





# TIMPANOGOS TECH CENTER

BUILDING 4 – 198 EAST 1700 SOUTH  
SECOND FLOOR



**TIMPANOGOS**  
TECH CENTER



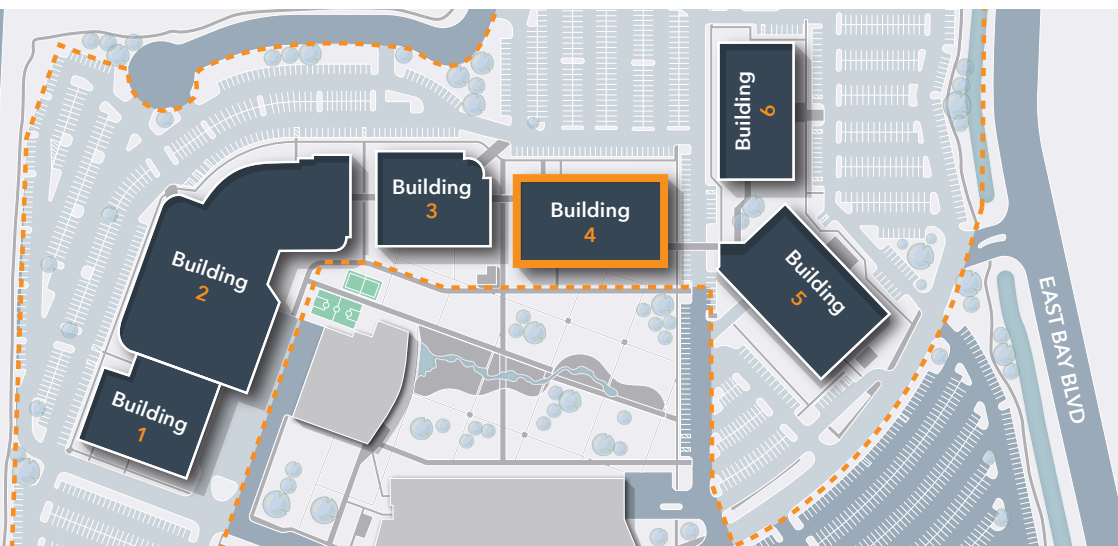
To Building 3



To Building 5



UNIVERSITY AVE



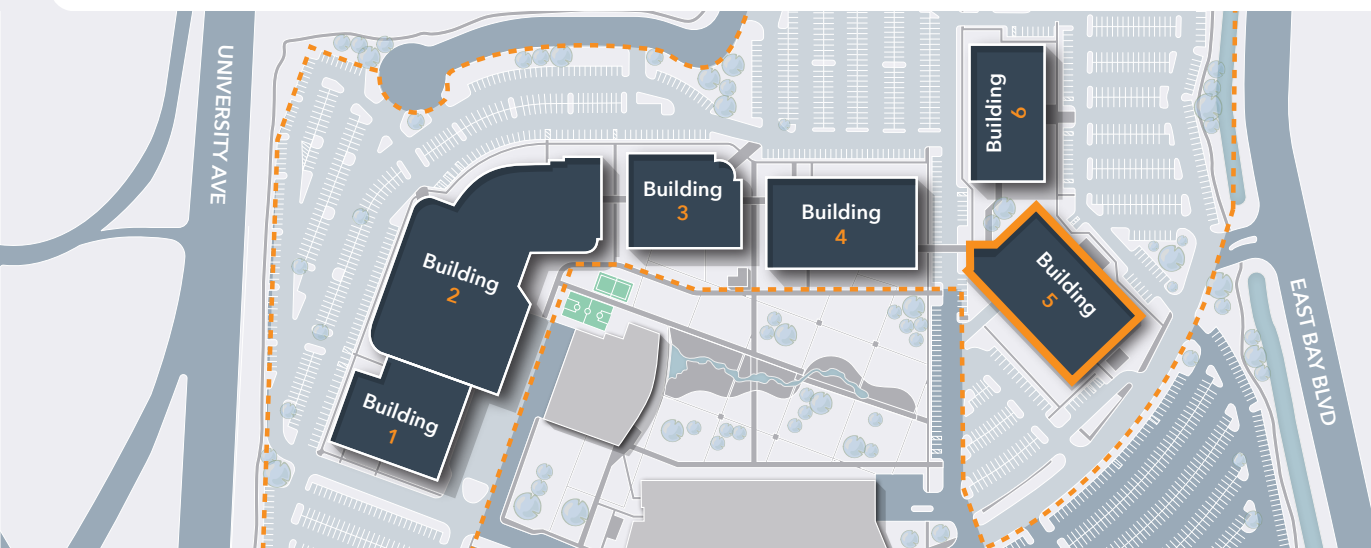
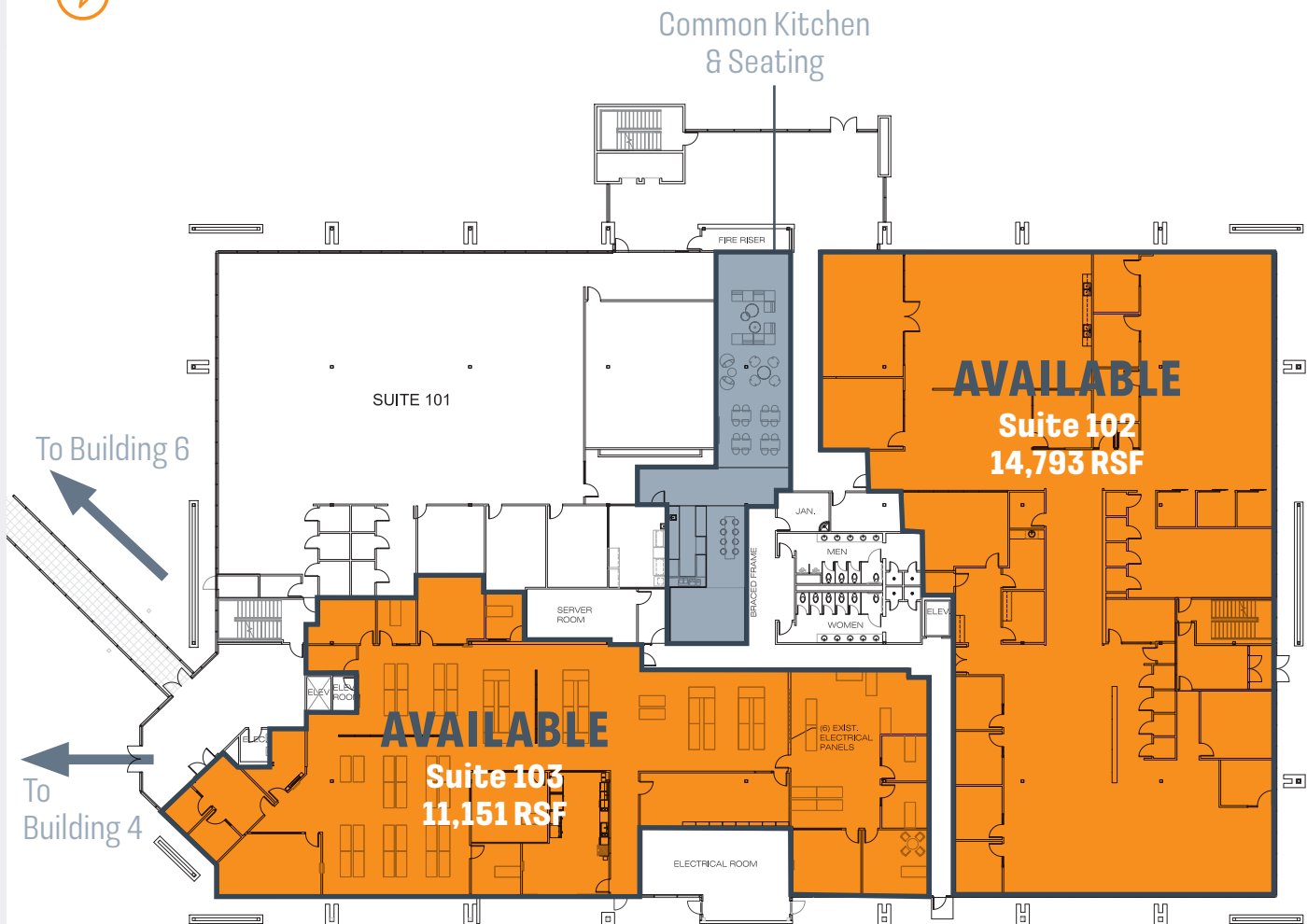


# TIMPANOGOS TECH CENTER

**BUILDING 5** – 1712 SOUTH EAST BAY BOULEVARD  
FIRST FLOOR



**TIMPANOGOS**  
TECH CENTER



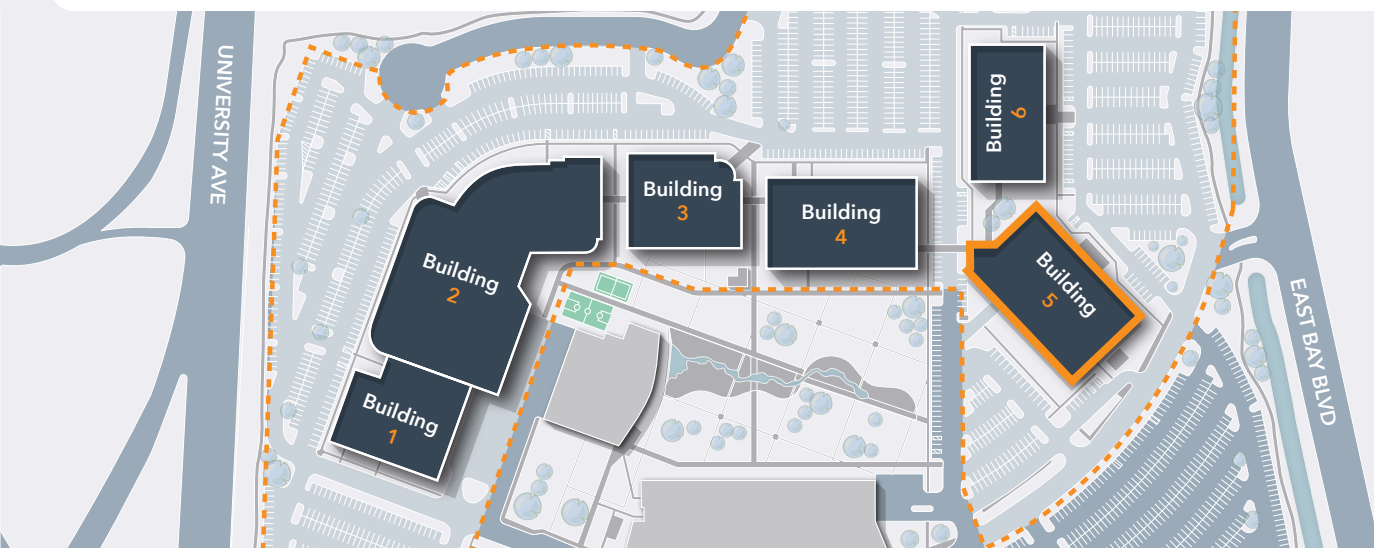


# TIMPANOGOS TECH CENTER

BUILDING 5 – 1712 SOUTH EAST BAY BOULEVARD  
THIRD FLOOR



**TIMPANOGOS**  
TECH CENTER





# TIMPANOGOS TECH CENTER

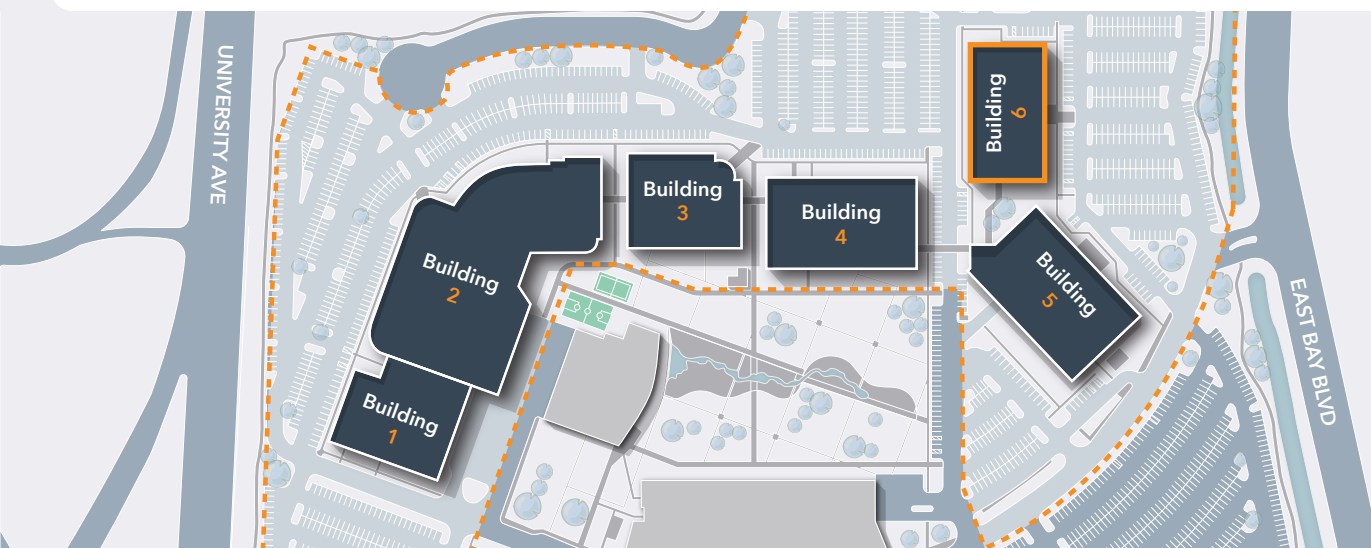
**BUILDING 6** – 1656 SOUTH EAST BAY BOULEVARD  
SECOND FLOOR



**TIMPANOGOS**  
TECH CENTER



To Building 5




















# AMENITIES

## WITHIN 10 MILES RADIUS

### POPULAR FOOD OPTIONS

- |   |  |  |
|---|--|--|
| 1  | 6   | 11  |
| 2  | 7   | 12  |
| 3  | 8   | 13  |
| 4  | 9   | 14  |
| 5  | 10  | 15  |

### RETAILERS

- |   |
|---|
| 1  |
| 2  |
| 3  |
| 4  |

### HOTELS

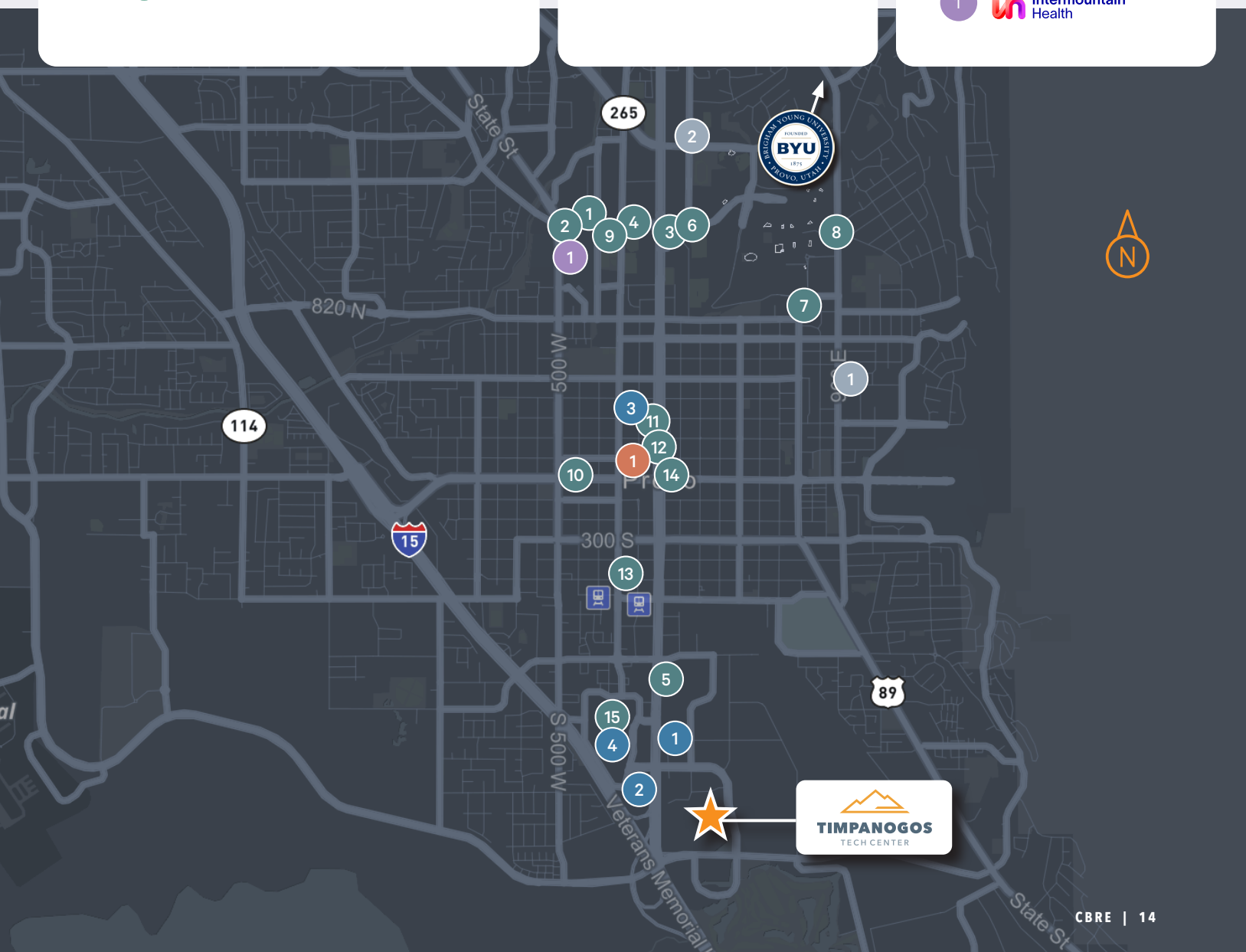
- |   |
|---|
| 1  |
|---|

### FITNESS/SPORTS

- |   |
|---|
| 1  |
| 2  |

### HEALTH

- |   |
|---|
| 1  |
|---|



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# 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



# CBRE

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