

TRIUMPH

C E N T E R

1,978 SF—30,000 SF
Class A Office Space For Lease

1800, 1850, 2000 Ashton Boulevard &
2701, 2801 North Thanksgiving Way, Lehi, Utah 84043

1,978 SF–30,000 SF Available

Property highlights

- 745,401 SF in 5 Class A office buildings
- Outdoor green space and tenant-only basketball court
- On-site fitness centers
- Training facilities
- Two parking garages
- 3,296 parking spaces
- Located off I-15 with immediate access and high visibility
- Signage opportunities



TC 3 - LOBBY & COFFEE SHOP





TC 1	1800 Ashton Boulevard
TC 2	1850 Ashton Boulevard
TC 3	2701 North Thanksgiving Way
TC 4	2801 North Thanksgiving Way
TC 5	2000 Ashton Boulevard

TC 5

2000 Ashton Boulevard, Lehi, Utah 84043



Available Space

Suite 200	30,500 SF
Suite 475	4,890 SF

SUITE 475 - 4,890 SF



2ND FLOOR - 30,500 SF





TC 5 - SUITE 200



TC 5 - SUITE 200



TC 5 - SUITE 200



TC 5 - SUITE 200

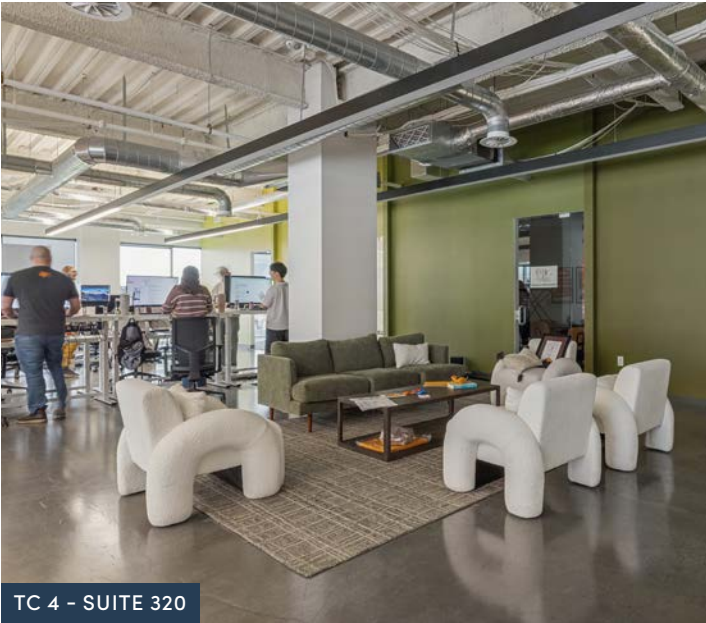
TC 4

2801 North Thanksgiving Way, Lehi, Utah 84043



Available Space

Suite 125	4,073 SF	Suite 320	3,618 SF
Suite 190	2,024 SF	Suite 350	6,530 SF
Suite 300	16,328 SF	Suite 360	3,588 SF



TC 4 - SUITE 320



TC 4 - SUITE 360

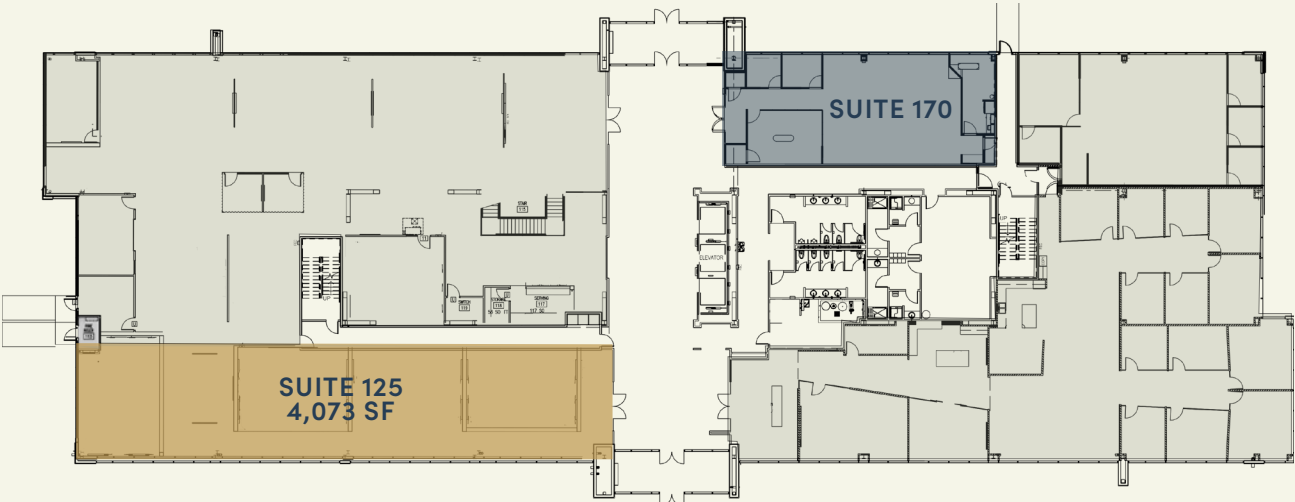


TC4 - SUITE 300

3RD FLOOR - 3,588 SF - 30,064 SF



■ SUITE 125 - 4,073 SF ■ SUITE 190 - 2,024 SF



TC 4 - SUITE 125



TC 4 - SUITE 125

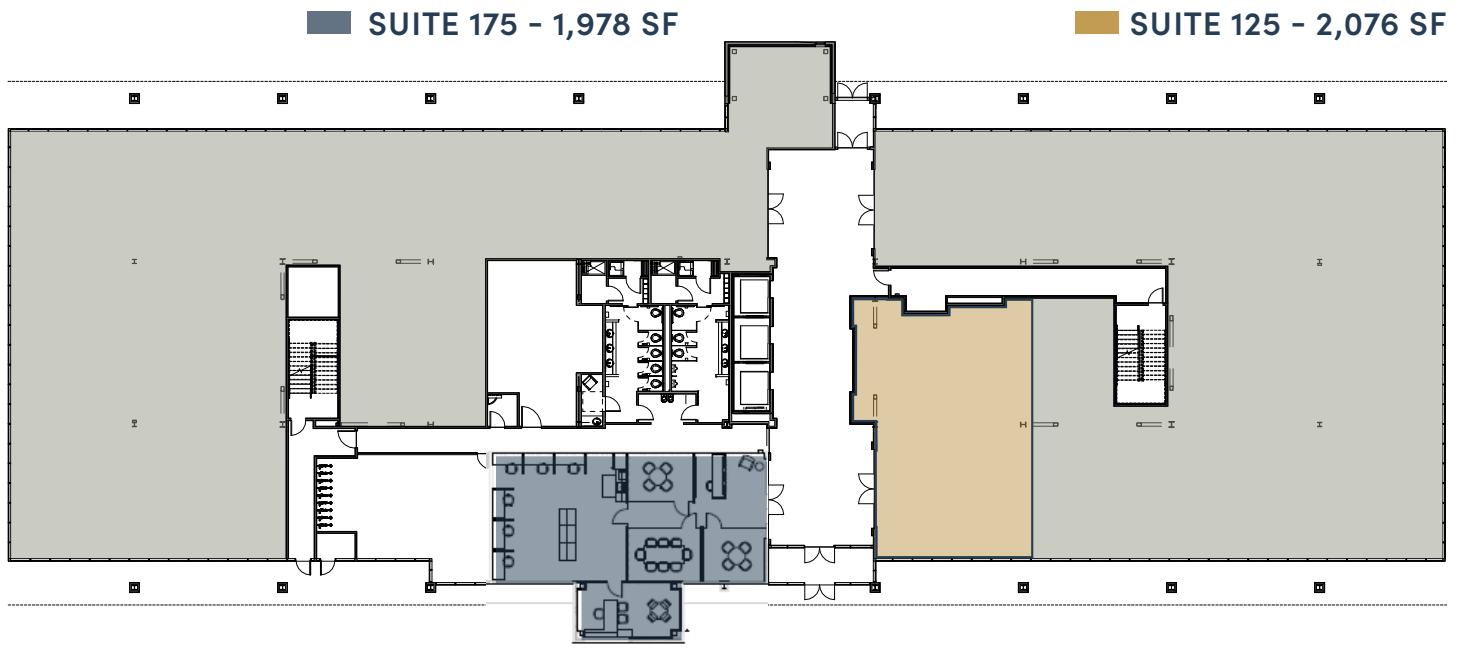
TC 2

1850 Ashton Boulevard, Lehi, Utah 84043



Available Space

Suite 125	2,076 SF
Suite 175	1,978 SF





TRIUMPH CENTER



TC 5 - LOBBY



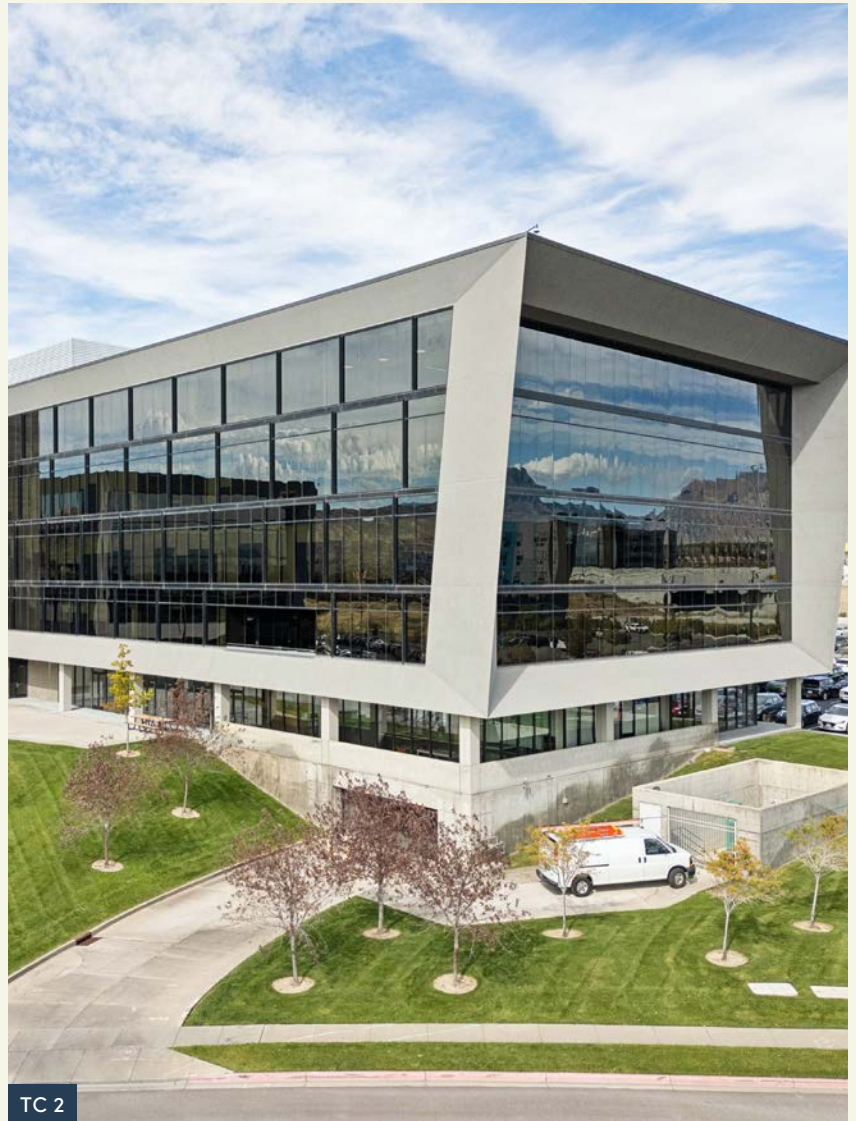
TC 5



TC 2 - LOBBY



TC 3 - LOBBY



TC 2

Welcome to

Silicon Slopes



	5 miles	10 miles
Population (2024)	165,417	498,217
Growth Rate (5 yrs)	3.3 %	2.3%
Median Age	27	29
Avg Household Income	\$140,930	\$133,933

Outlets at Traverse Mountain

- Polo Ralph Lauren
- The North Face
- Coach
- Calvin Klein
- J.Crew
- Banana Republic
- Nike
- Under Armour
- Le Creuset
- Johnny Rockets
- Bona Vita Bistro
- Sinners & Saints Coffee
- Tsunami Restaurant & Sushi Bar
- Salty's





Cabela's

POPEYES

Jamba
noodles FIVE GUYS
BURGERS and FRIES

HARMONS
NEIGHBORHOOD GROCER

CAFÉ
MUPAS

Outlets
at TRAVERSE MOUNTAIN



92

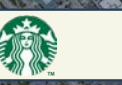
19,000 CPD

TACO BELL



Panera
BREAD

IS
OD



BLAZE PIZZA



aubergine
kitchen

Curry Pizza

CommonSpirit

Lehi Station

243,223 CPD
Triumph Blvd

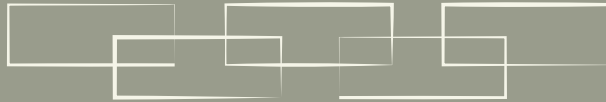
Ashton Blvd

Hilton



TRIUMPH
CENTER

- 15
- ton
- at Traverse Mountain
- h View Corridor
- n Salt Lake City
- City International Airport



TRIUMPH

CENTER

David Nixon
801 456 9518
david.nixon@jll.com

Bronson Rawlins
801 456 9513
bronson.rawlins@jll.com

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