



3451 N TRIUMPH BLVD, LEHI, UT 84043

# FOR SUBLEASE

**SPACE AVAILABLE: SUITE 202 – 5,365 SF**

**SUBLEASE TERM: THROUGH 12/15/2029**

**ASKING RATE: \$28.00 FULL SERVICE**



# PROPERTY HIGHLIGHTS

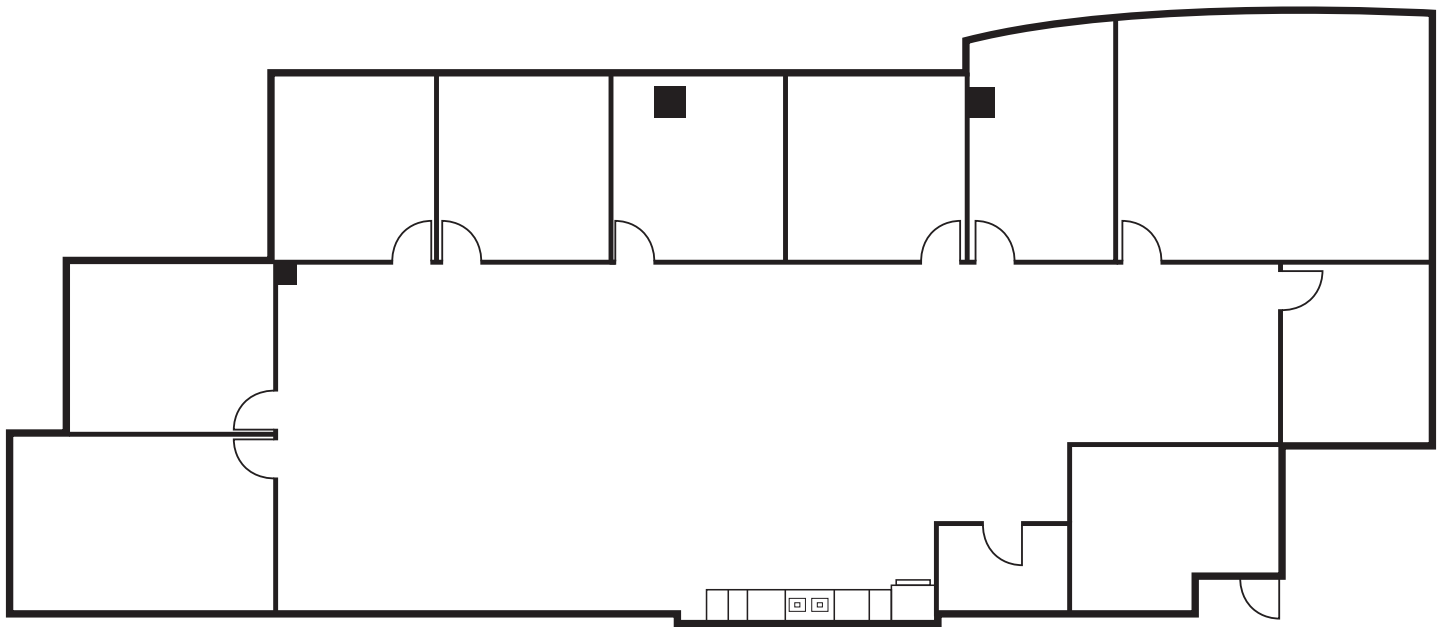
- **BEAUTIFULLY BUILT-OUT SECOND FLOOR SUITE (FURNITURE AVAILABLE)**
- **CLASS A BUILDING WITH PANORAMIC MOUNTAIN VIEWS**
- **LOBBY DIRECTORY AND SUITE SIGNAGE AVAILABLE**
- **PARKING 4/1,000 RSF**
- **ONSITE FITNESS FACILITY WITH SHOWERS**
- **IMMEDIATE ACCESS TO I-15 VIA TRIUMPH BLVD**
- **ONSITE UTA STOP WITH FRONT RUNNER SHUTTLE SERVICE**



# FLOOR PLANS

SUITE 202

5,365 SF



# LOCATION

## FOOD/DINING

1. SPITZ MEDITERRANEAN STREET FOOD
2. MCDONALD'S
3. TACO BELL
4. CHICK-FIL-A
5. BLAZE PIZZA
6. PANERA BREAD
7. VILLAGE BAKER
8. CURRY PIZZA
9. SALTYS
10. TSUNAMI RESTAURANT & SUSHI BAR - TRAVERSE MOUNTAIN
11. SWIG
12. STRAP TANK BREWERY
13. ZAO ASIAN CAFE
14. BRAZA GRILL
15. BAAN THAI CUISINE & BAR
16. AUNTIE ANNE'S
17. JOHNNY ROCKETS
18. R&R BBQ
19. THE ORIGINAL PANCAKE HOUSE - LEHI
20. HOUSTON TX HOT CHICKEN
21. TAQUERIA 27 LEHI
22. BEANS & BREWS COFFEE HOUSE
23. CAFE RIO FRESH MODERN MEXICAN
24. SUMMIT PIZZA CO
25. CRUMBL
26. BONA VITA BISTRO



- FOOD/DINING
- SHOPPING/RETAIL
- HOTELS

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