

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



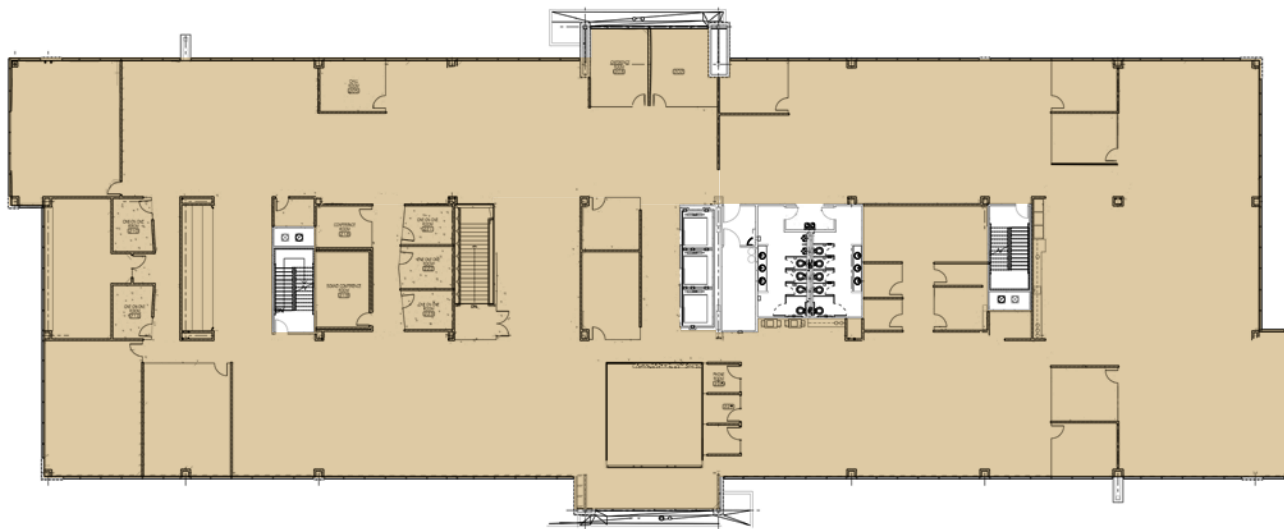
Available Space

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

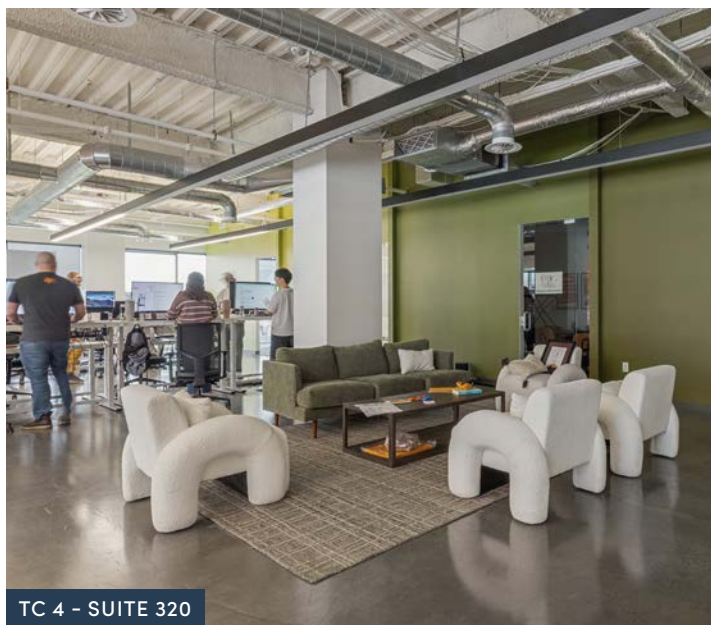
TC 4

2801 North Thanksgiving Way, Lehi, Utah 84043

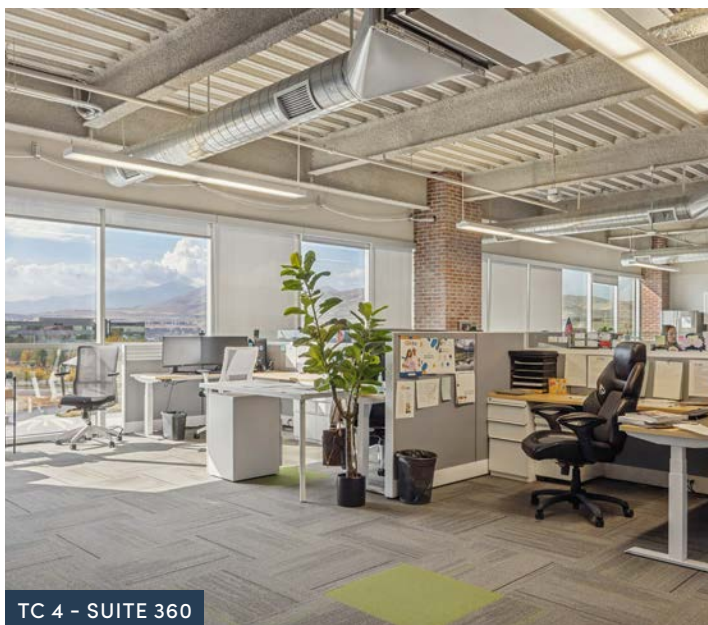


Available Space

Suite 125	4,073 SF	Suite 300	16,328 SF
Suite 170	2,024 SF	Suite 320	3,618 SF
Suite 190	2,148 SF	Suite 350	6,530 SF
		Suite 360	3,588 SF



TC 4 - SUITE 320

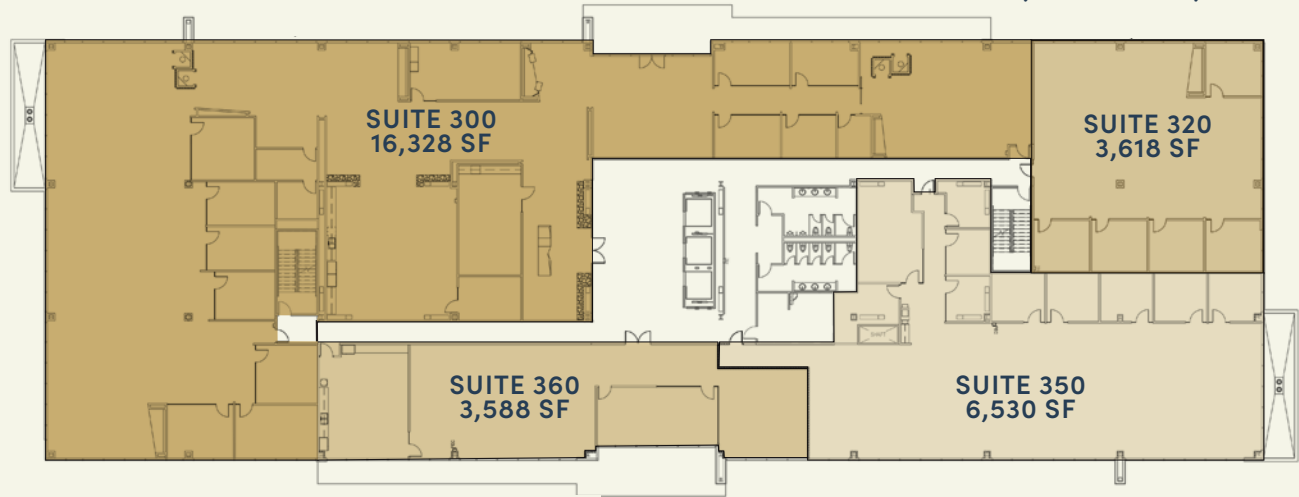


TC 4 - SUITE 360

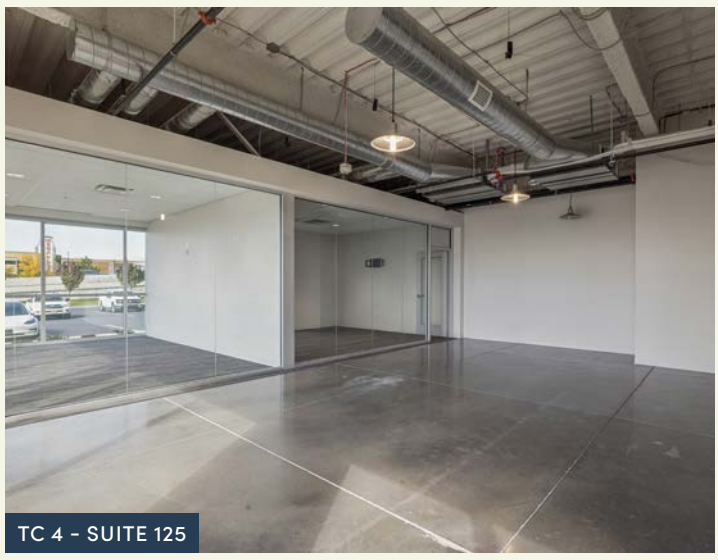
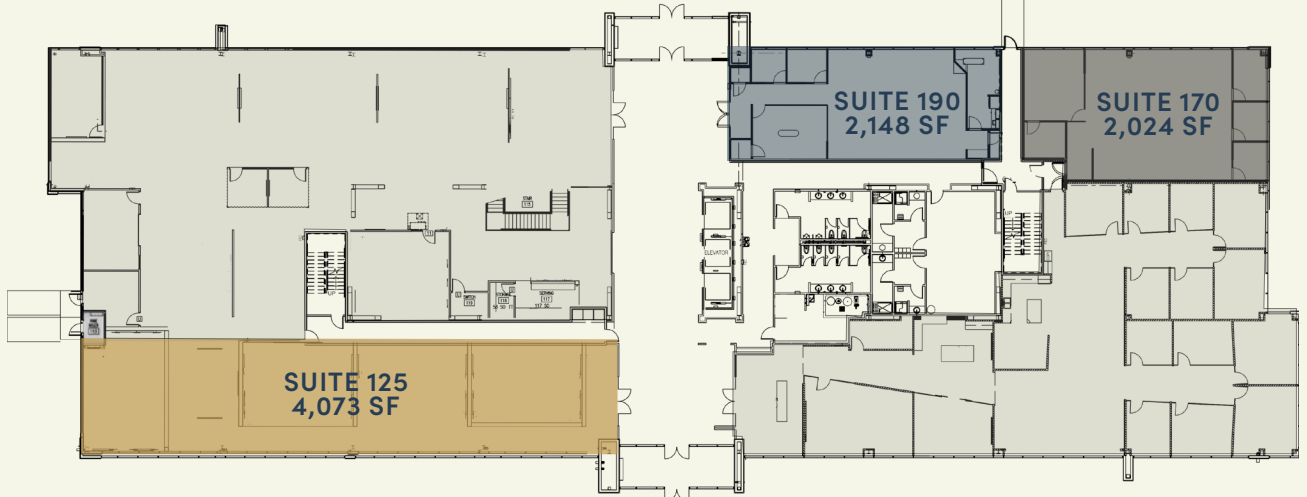


TC4 - SUITE 300

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



SUITE 125 - 4,073 SF **SUITE 190 - 2,148 SF** **SUITE 170 - 2,024 SF**



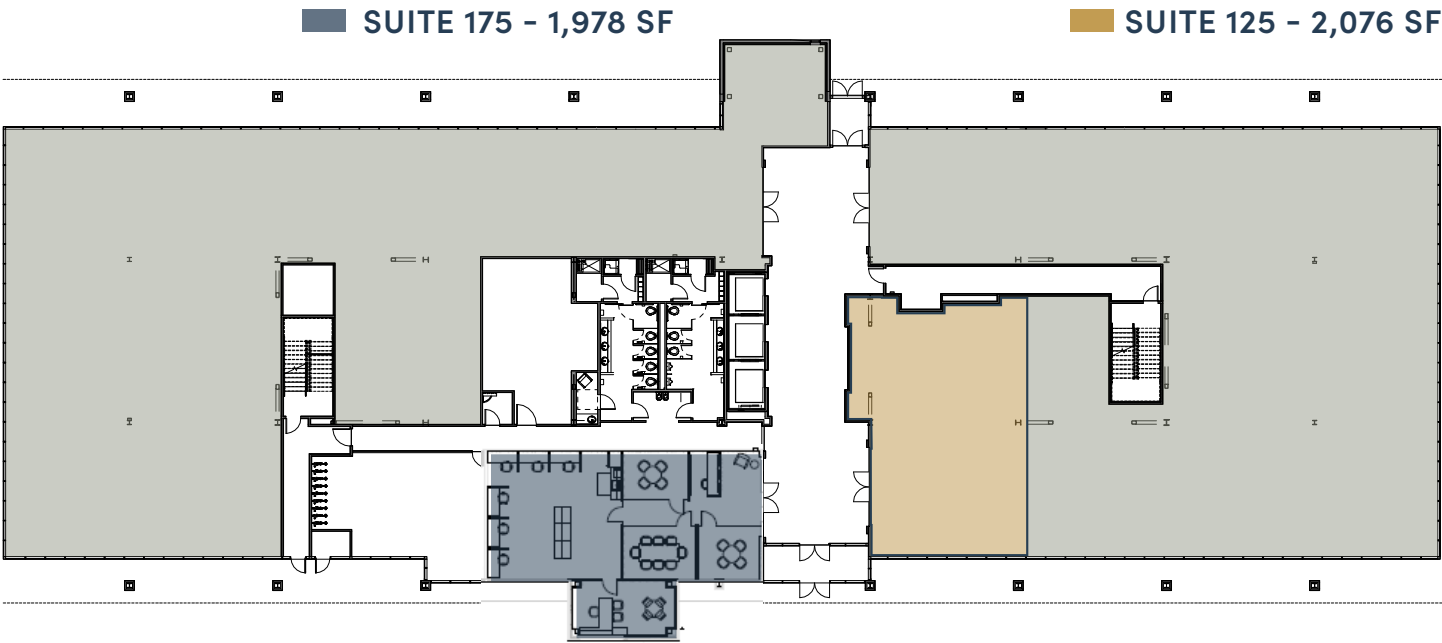
TC 2

1850 Ashton Boulevard, Lehi, Utah 84043

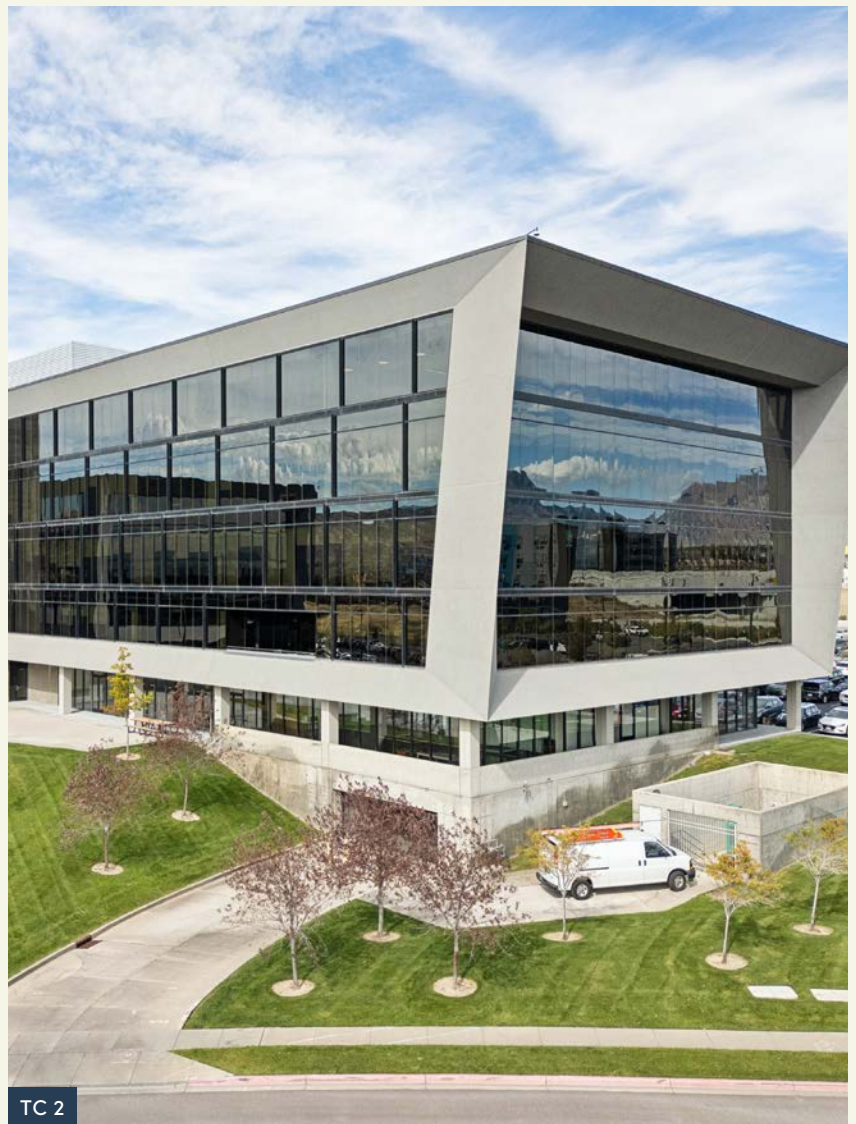


Available Space

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



TRIUMPH
CENTER



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

MO'BEITAN
HAWAIIAN STYLE FOOD

1 Minute Interstate

1 Minute Tru by Hilton

5 Minutes Outlets at

12 Minutes Mountain

19 Minutes Provo

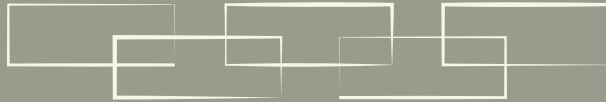
27 Minutes Downtown

28 Minutes Salt Lake

50 Minutes Park City



15
ton
t Traverse Mountain
h View Corridor
wn Salt Lake City
City International Airport



TRIUMPH

C E N T E R

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

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

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

