

TRIUMPH

C E N T E R

2,024 SF—30,000 SF
Class A Office Space For Lease

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

2,024 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 5

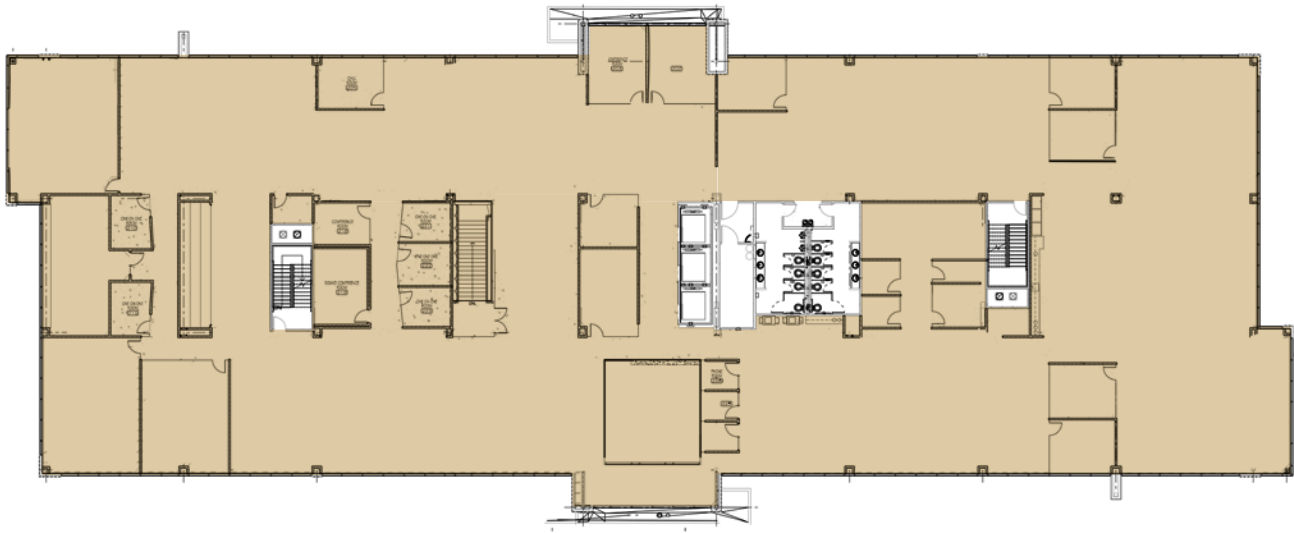
2000 Ashton Boulevard, Lehi, Utah 84043

Available Space

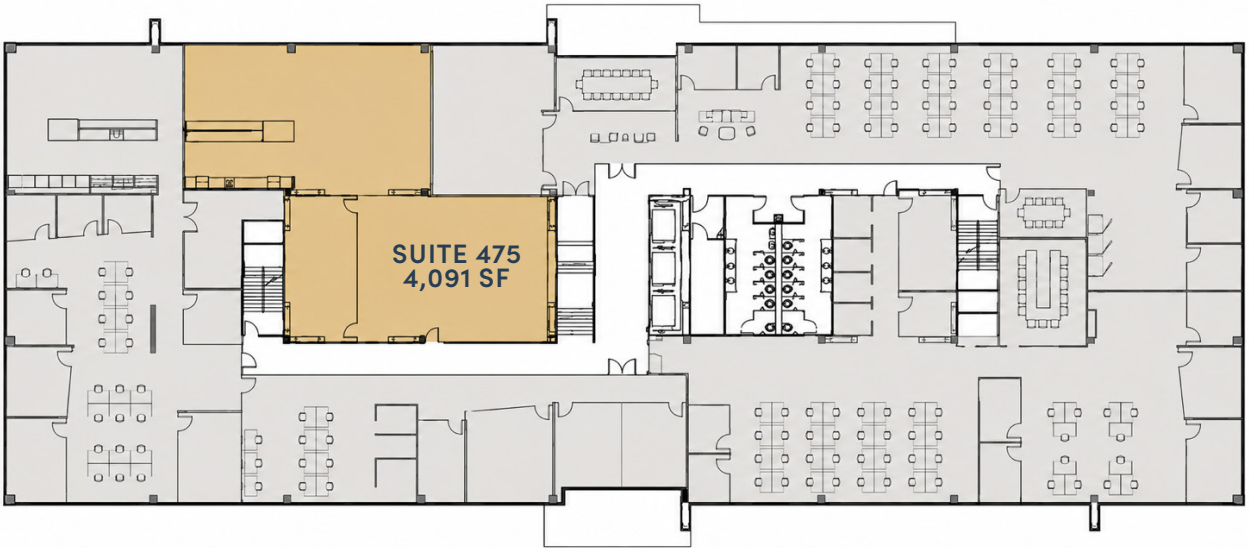
Suite 200	30,500 SF
Suite 475	4,091 SF



2ND FLOOR - 30,500 SF



SUITE 475 - 4,091 SF



TC 5 - SUITE 200



TC 5 - SUITE 200



TC 5 - SUITE 200



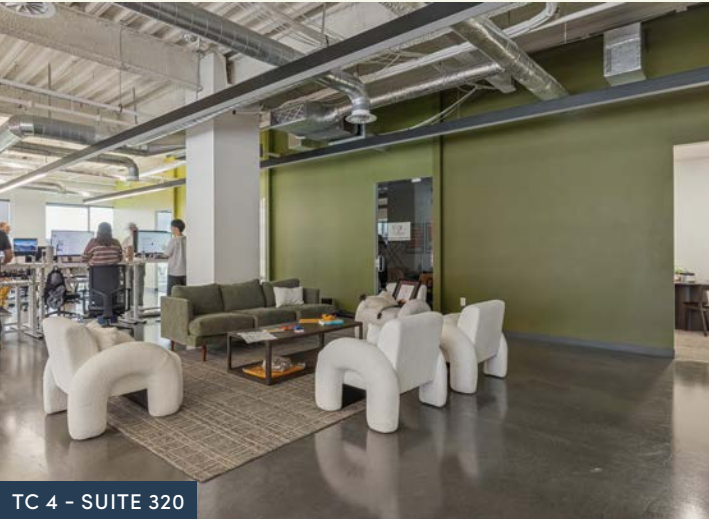
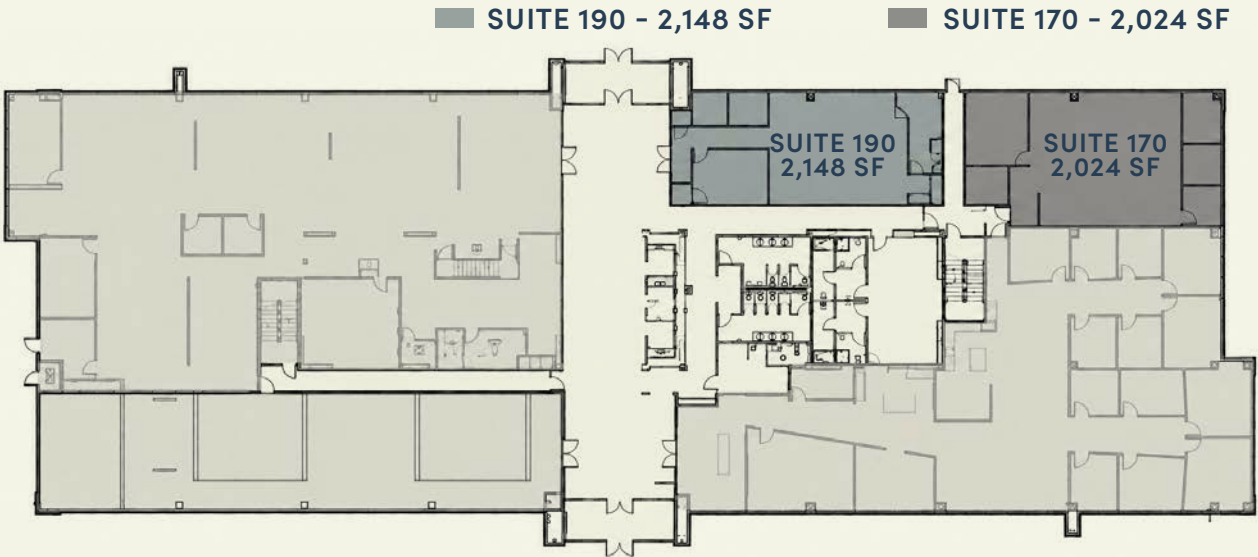
TC 5 - SUITE 200

TC 4

2801 North Thanksgiving Way, Lehi, Utah 84043

Available Space

Suite 170	2,024 SF	Suite 310	3,168 SF
Suite 190	2,148 SF (Available 11/1/2027)	Suite 320	3,618 SF



TC 2

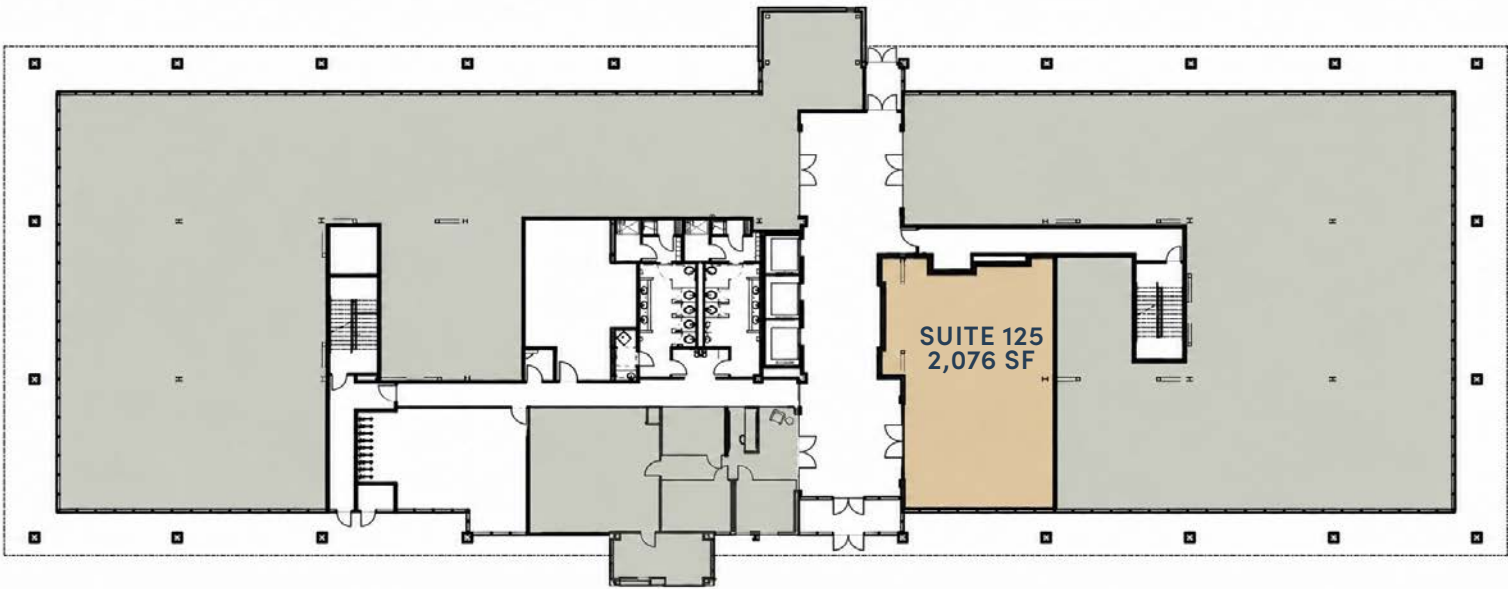
1850 Ashton Boulevard, Lehi, Utah 84043

Available Space

Suite 125 | 2,076 SF



■ SUITE 125 - 2,076 SF



TC 4 - LOBBY

TRIUMPH
CENTER



TC 5



TC 2 - LOBBY



TC 5 - LOBBY



TC 2

Welcome to

Silicon Slopes

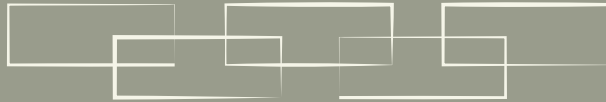


	5 miles	10 miles
Population (2024)	165,417	498,217
Growth Rate (5 yrs)	3.3 %	2.3%
Median Age	27	29
Avg Household Income	\$140,930	\$133,933

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





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

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