



701

Timpanogos Parkway

For Lease



CANYON
TECH PARK CNTR

the **Muller**
company

www.canyonparkutah.com

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Property Details

- Campus size: 591,894 SF
- 10 Buildings throughout park
- Renovated suites and lobbies
- Various size options and layouts
- Generous parking available
- Podcast room
- Amenity center for all tenants
- Full access gym for all tenants
- Outdoor yard activity center
- 5 Backup generators
- Abundant fiber options
- On-site UTA pick-up and drop-off
- FrontRunner route access
- Auditorium and conference center
- Murdock Canal Trail through park
- Minutes to Provo Canyon
- 134 restaurants within close proximity
- 1,488 hotel rooms within close proximity



Video



Website

The Hub

- Indoor amenity area
- Massage therapy
- Arcade games
- Shuffleboard
- Ping Pong
- Self-service vending courtesy of Avenue C
- Podcast room



The Gym

- Matrix professional branded machines
- Yoga Studio
- Spin Room
- Virtual classes
- Full-Service Locker rooms
- Free weights
- The mirror work-out system
- Tonal work-out system
- Treadmills
- Stair-Stepper
- Bikes



The Yard

- Outdoor amenity area
- Pickleball/basketball court
- Grass volleyball court
- Outdoor ping pong
- Cornhole
- Hammock garden
- Variety of lounge seating
- Auto detailing
- Mobile oil change
- BBQ area
- EV charging stations
- Murdock Canal trail



Dining Options



- A variety of food trucks are scheduled weekly on Monday through Thursday from 11:00 AM to 2:00 PM, located adjacent to the YARD

Property Site Plan / Photos



1501-1599 E Technology Wy | For Lease

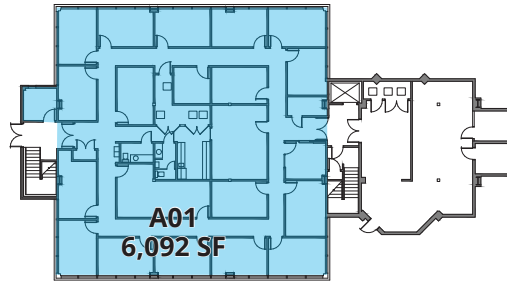
Building A

Total Available:
14,190 SF



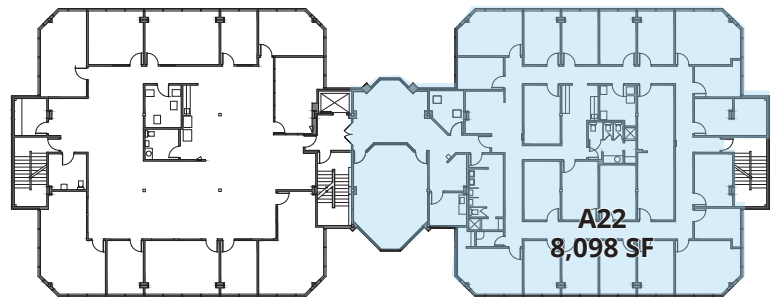
FLOOR 0

Suite A01 | 6,092 SF



FLOOR 2

Suite A22 | 8,098 SF



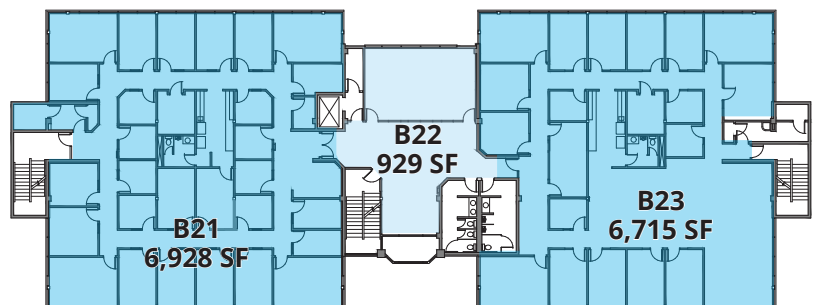
600-699 E Technology Wy | For Lease

Building B

Total Available:
6,715 SF -14,572 SF

FLOOR 2

Suite B21-23 | 14,572 SF

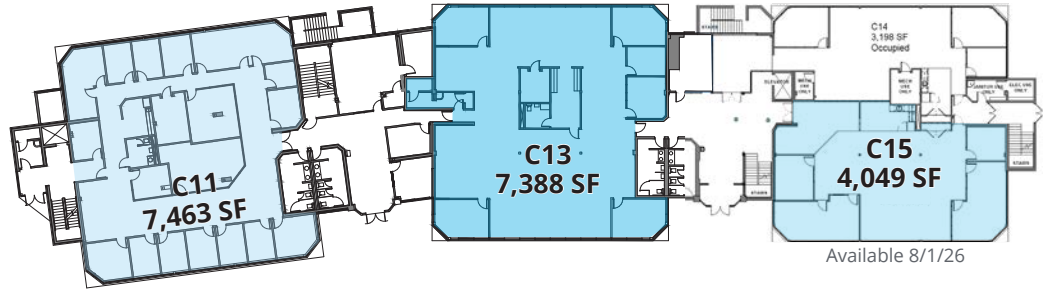


Building C

Total Available:
4,049 SF - 56,498 SF

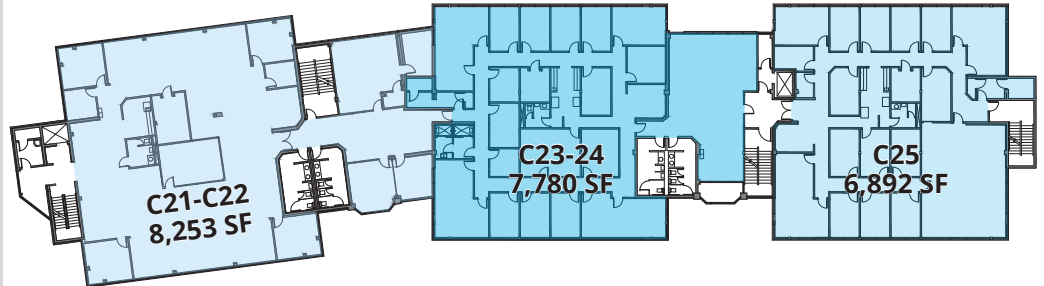
FLOOR 1

- Suite C11 | 7,463 SF
- Suite C13 | 7,388 SF
- Suite C15 | 4,049 SF



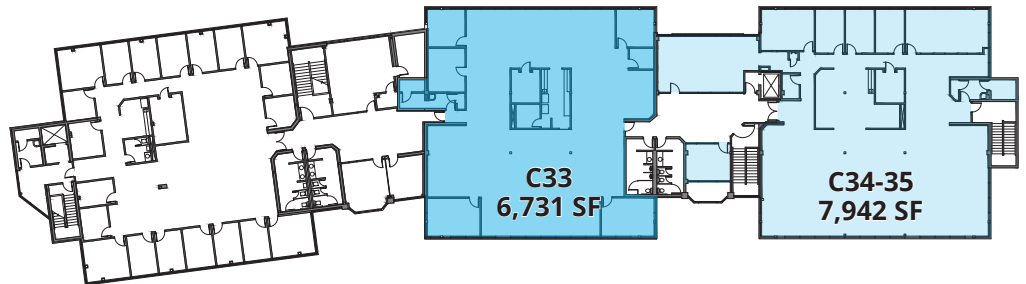
FLOOR 2

- Suite C21 - 22 | 8,253 SF
- Suite C23 - 24 | 7,780 SF
- Suite C25 | 6,892 SF



FLOOR 3

- Suite C33 | 6,731 SF
- Suite C34 - 35 | 7,942 SF

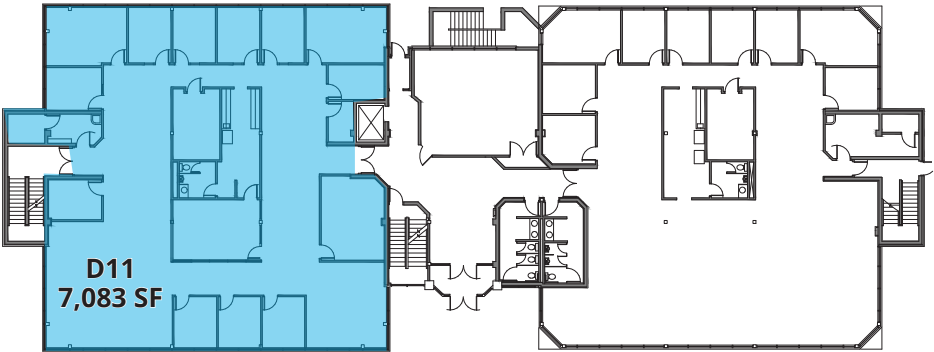


Building D

Total Available:
7,083 SF - 14,913 SF

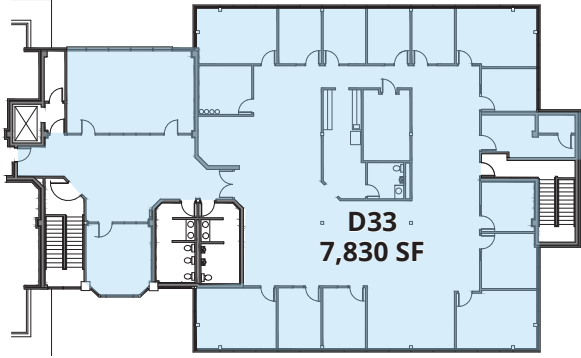
FLOOR 1

Suite D11 | 7,083 SF



FLOOR 3

Suite D33 | 7,830 SF



700-749 E Technology Wy | For Lease

Building E

Total Available:
2,830 SF - 22,650 SF



750 E Technology Wy | For Lease

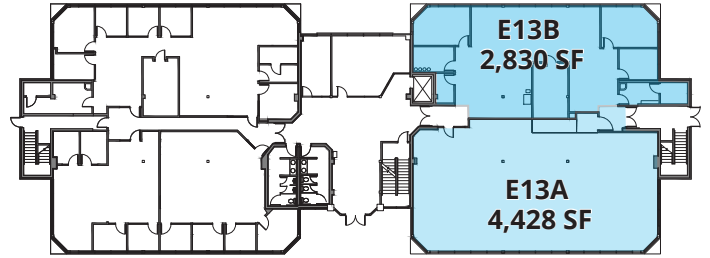
Building F

Total Available:
7,672 SF

FLOOR 1

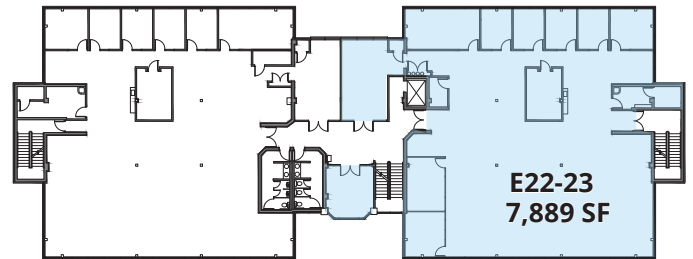
Suite E13A | 4,428 SF

Suite E13B | 2,830 SF



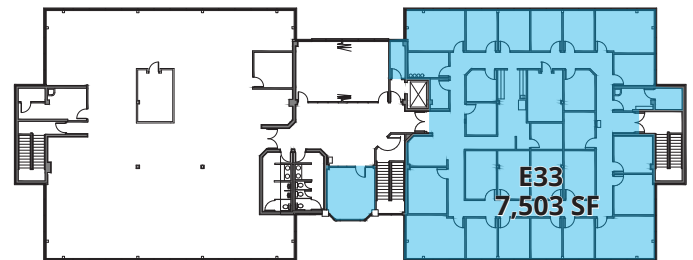
FLOOR 2

Suite E22-23 | 7,889 SF



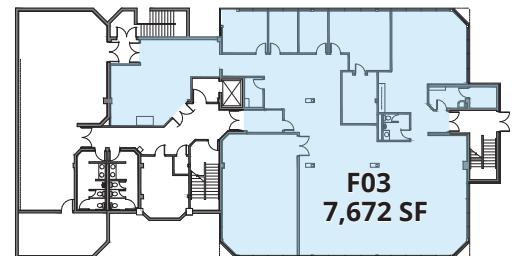
FLOOR 3

Suite E33 | 7,503 SF



FLOOR 0

Suite F03 | 7,672 SF

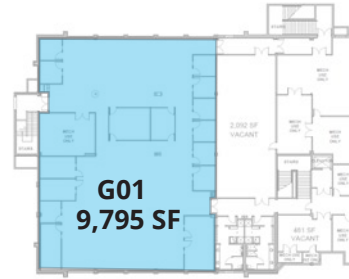


Building G

Total Available:
9,795 SF - 106,232 SF

FLOOR 0

Suite G01 | 9,795 SF

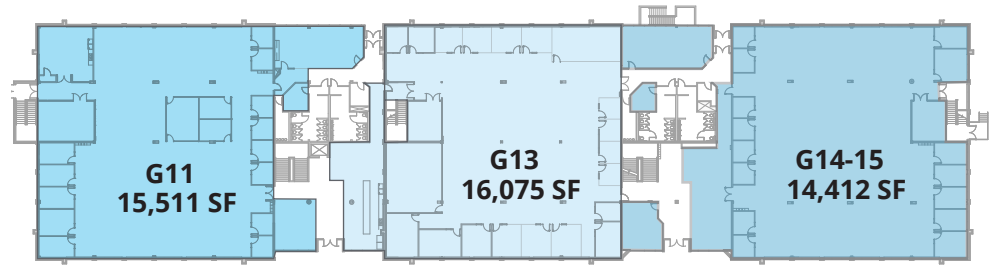


FLOOR 1

Suite G11 | 15,511 SF

Suite G13 | 16,075 SF

Suite G14-15 | 14,412 SF



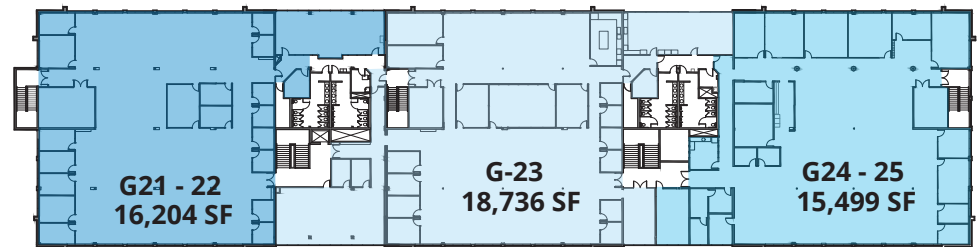
Available 11/1/26

FLOOR 2

Suite G21 - 22 | 16,204 SF

Suite G23 | 18,736 SF

Suite G24 - 25 | 15,499 SF



Available 6/1/26

Available 11/1/26



600-699 E Timpanogos Cir | For Lease

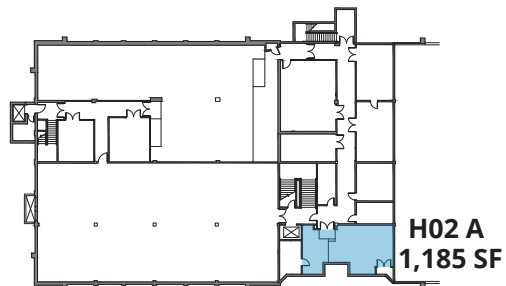
Building H

Total Available:
1,185 SF - 61,773 SF



FLOOR 0

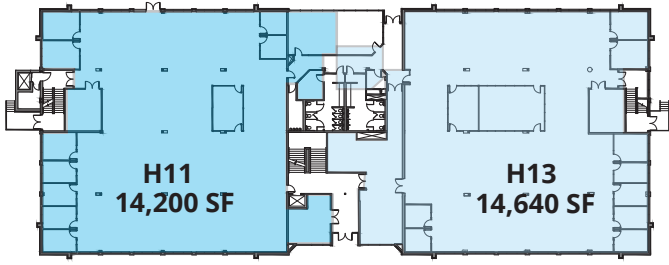
Suite H02 A | 1,185 SF



FLOOR 1

Suite H11 | 14,200 SF

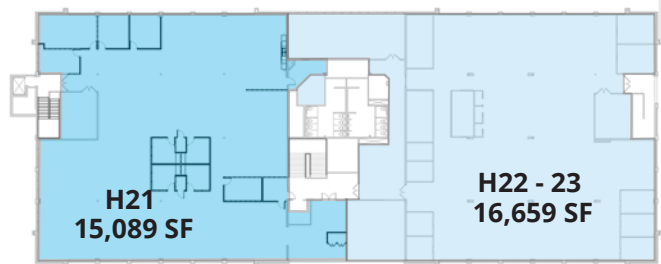
Suite H13 | 14,640 SF



FLOOR 2

Suite H21 | 15,089 SF

Suite H22 - 23 | 16,659 SF



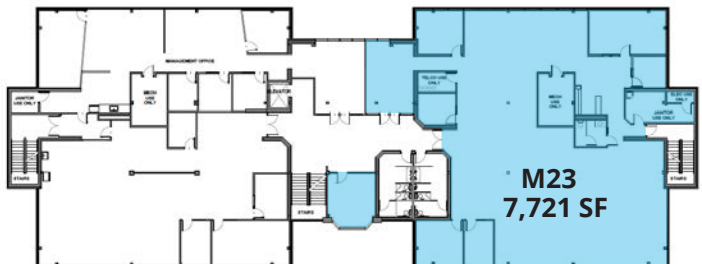
701-799 E Timpanogos Way | For Lease

Building M

Total Available:
7,721 SF

FLOOR 2

Suite M23 | 7,721 SF





THE HUB



THE YARD



THE GYM



Amenities Within 3 Miles of Site	Amenities Within 5 Miles of Site
51 Restaurants	134 Restaurants
245 Hotel Rooms	1488 Hotel Rooms
17 Gas Stations	33 Gas Stations
8 Car Washes	17 Car Washes
5 Grocery Stores	13 Grocery Stores
34 Retail Shops	114 Retail Shops
1 Golf Course	3 Golf Courses
33 Parks	63 Parks
Distance From:	Miles
I-15	3.4
Sundance	11.3
Murdock canal trail	0.3
Utah Lake	6.7
Riverwoods	3.1
University Mall	3.6
Closest FrontRunner Station (Orem)	6.5
Deer Creek Reservoir	14.3
BYU	6.2
UVU	4.6



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