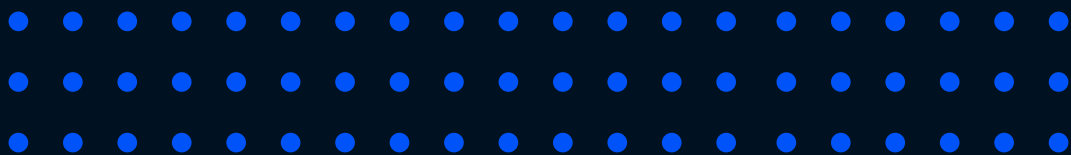


CANOPY 4 SUBLEASE



\$18.75 PER SQ. FT. SUBLEASE RATE

335 SOUTH 560 WEST | LINDON, UTAH













CANOPY 4

- Total Available: 35,972 Square Feet
- Lease Rate: \$18.75 / Sq. Ft. Full Service
- Lease End Date: 05/31/2030
- Fully Furnished

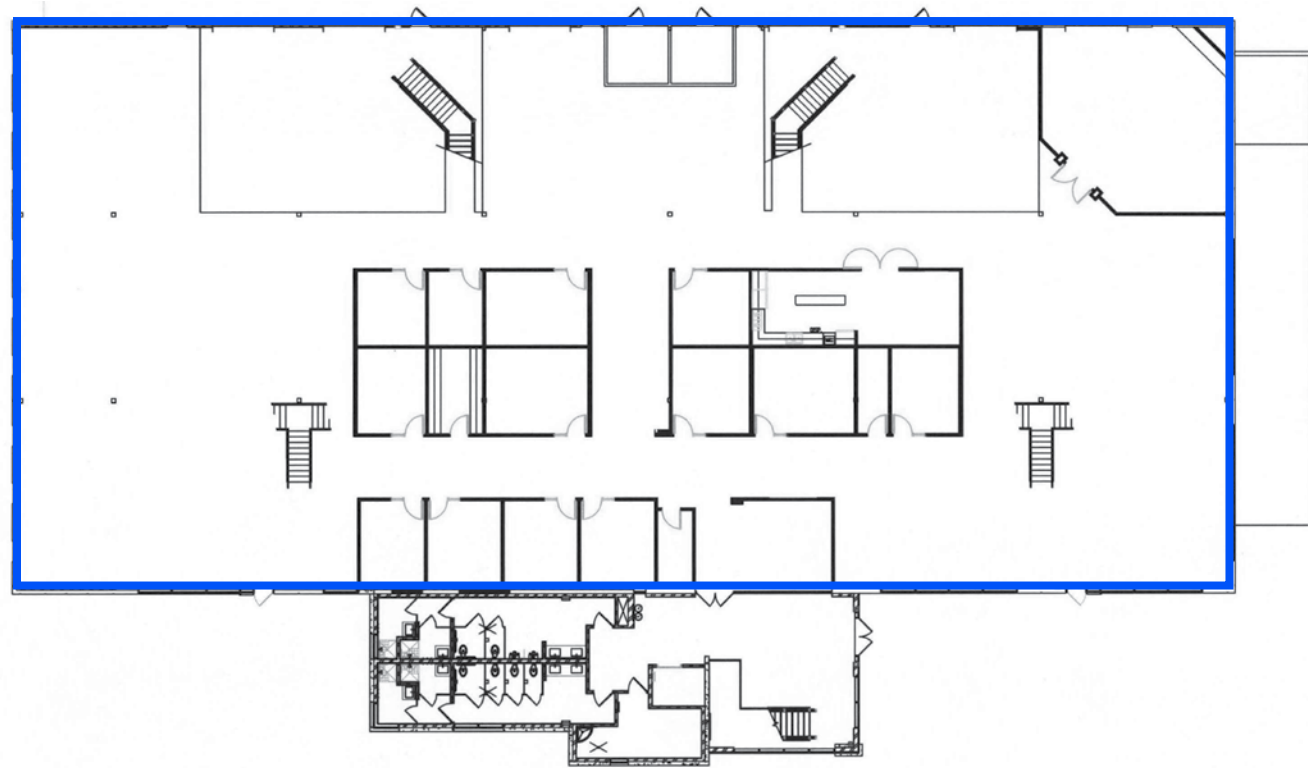


Best Priced Fully Furnished Plug & Play Building in Market

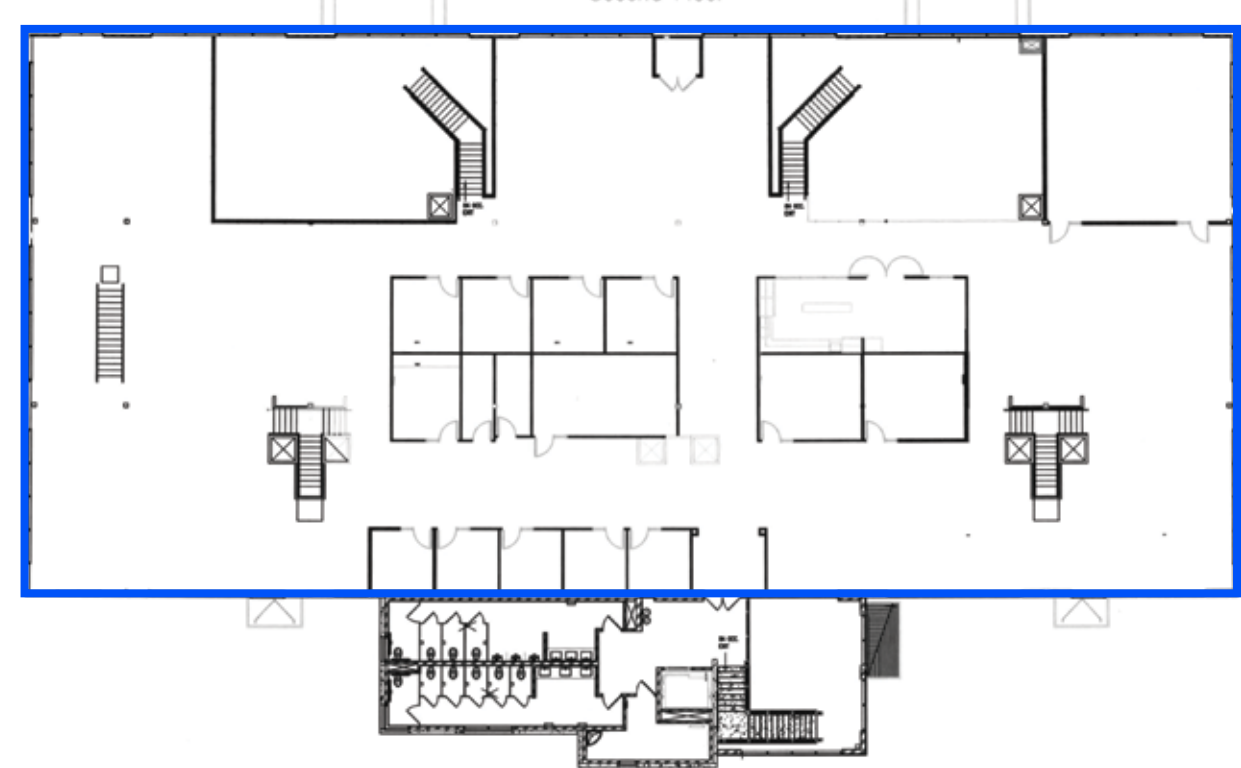
-  Fully Furnished Office Building
-  Full Building Signage & Identity
-  Indoor Basketball Court Amenity Space
-  Outdoor Pickleball & Pavilion
-  Onsite Gym In Complex
-  Open Stairwells Connecting Floors
-  Ample Parking
-  Professional On-Site Management
-  Premier Central Utah County Location
-  Convenient Access To The 1600 North I-15 Interchange



FIRST FLOOR PLAN



SECOND FLOOR PLAN

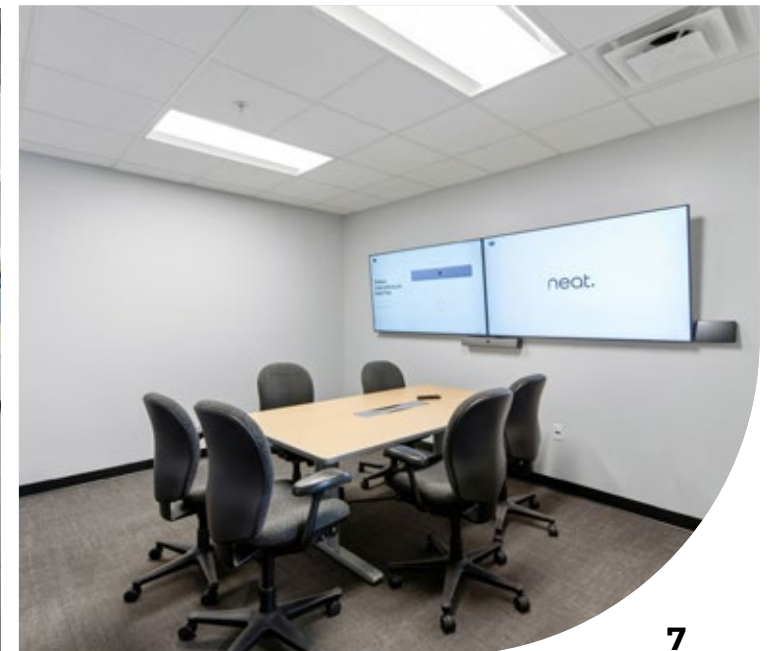
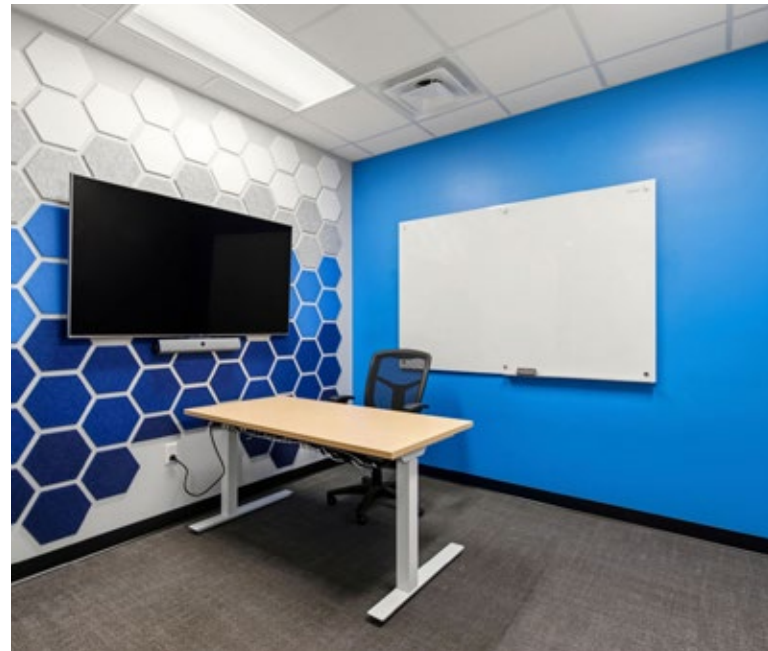


- 303 total computer chairs
- 31 office spaces
- 3 huddle rooms
- 6 conference rooms
- 2 kitchens/break rooms

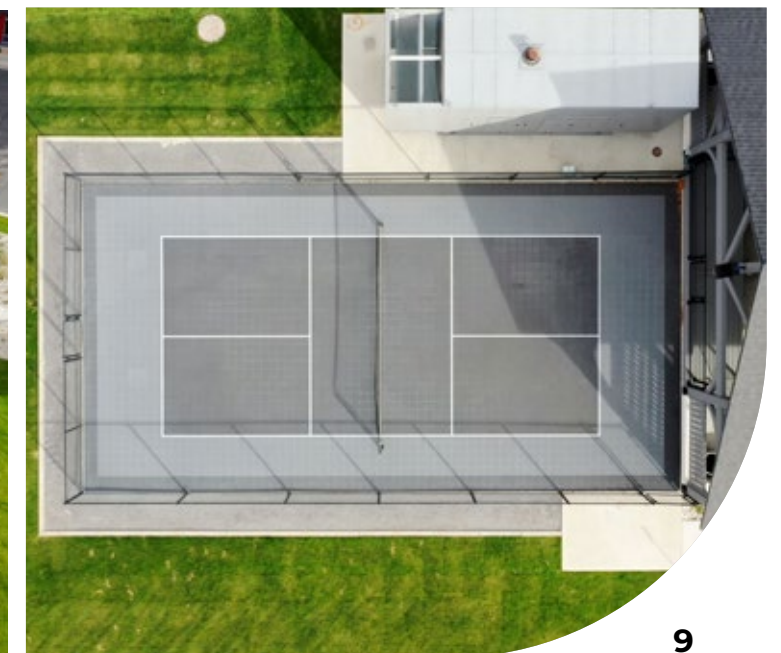
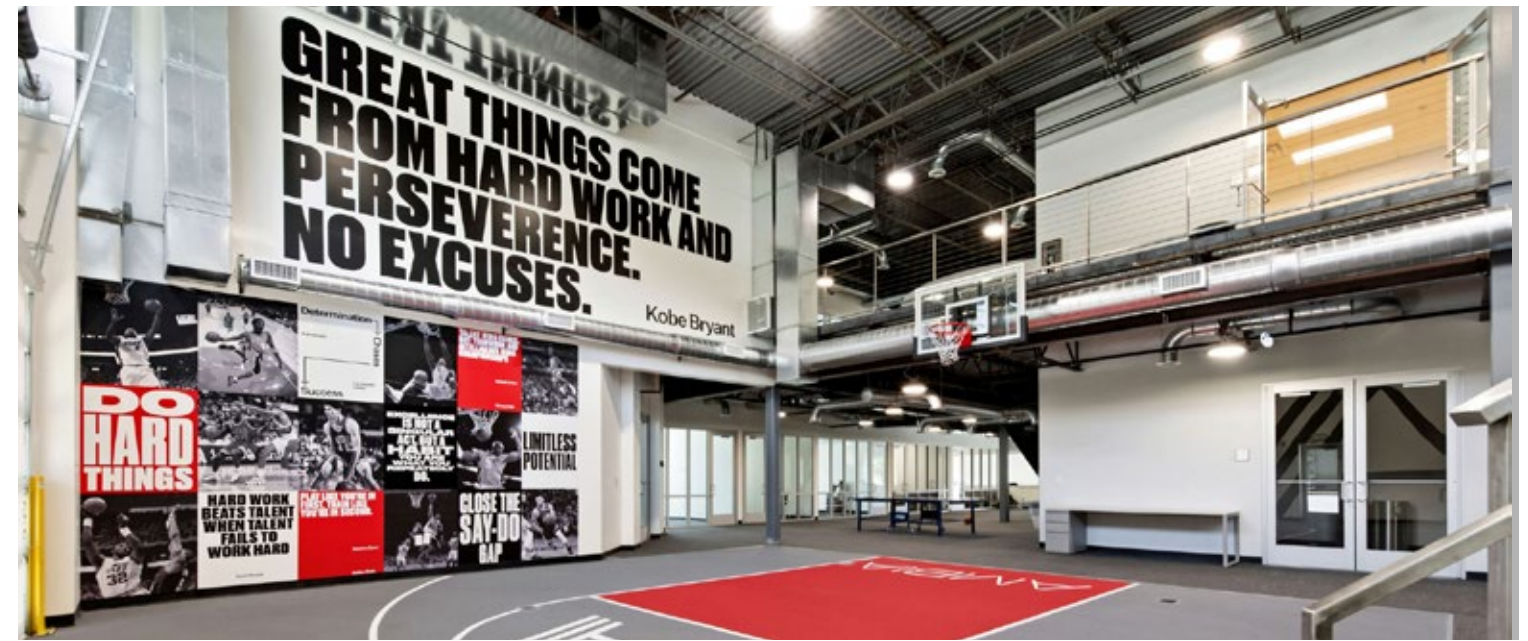
- 240 sit/stand automated desks
- 2 storage rooms
- 2 large training rooms
- 3 large couches included
- 10 rolling tables



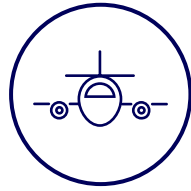
HIGH END FINISHES



ON-SITE AMENITIES



Drive Times



Provo Municipal Airport
15 Min



Salt Lake City International Airport
40 Min



UVU
Campus
7 Min



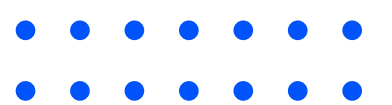
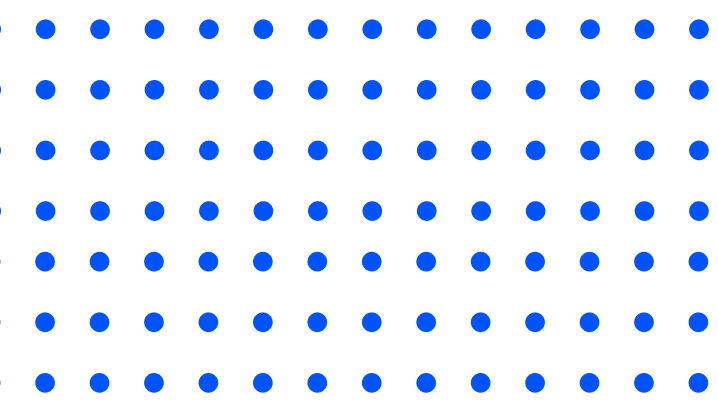
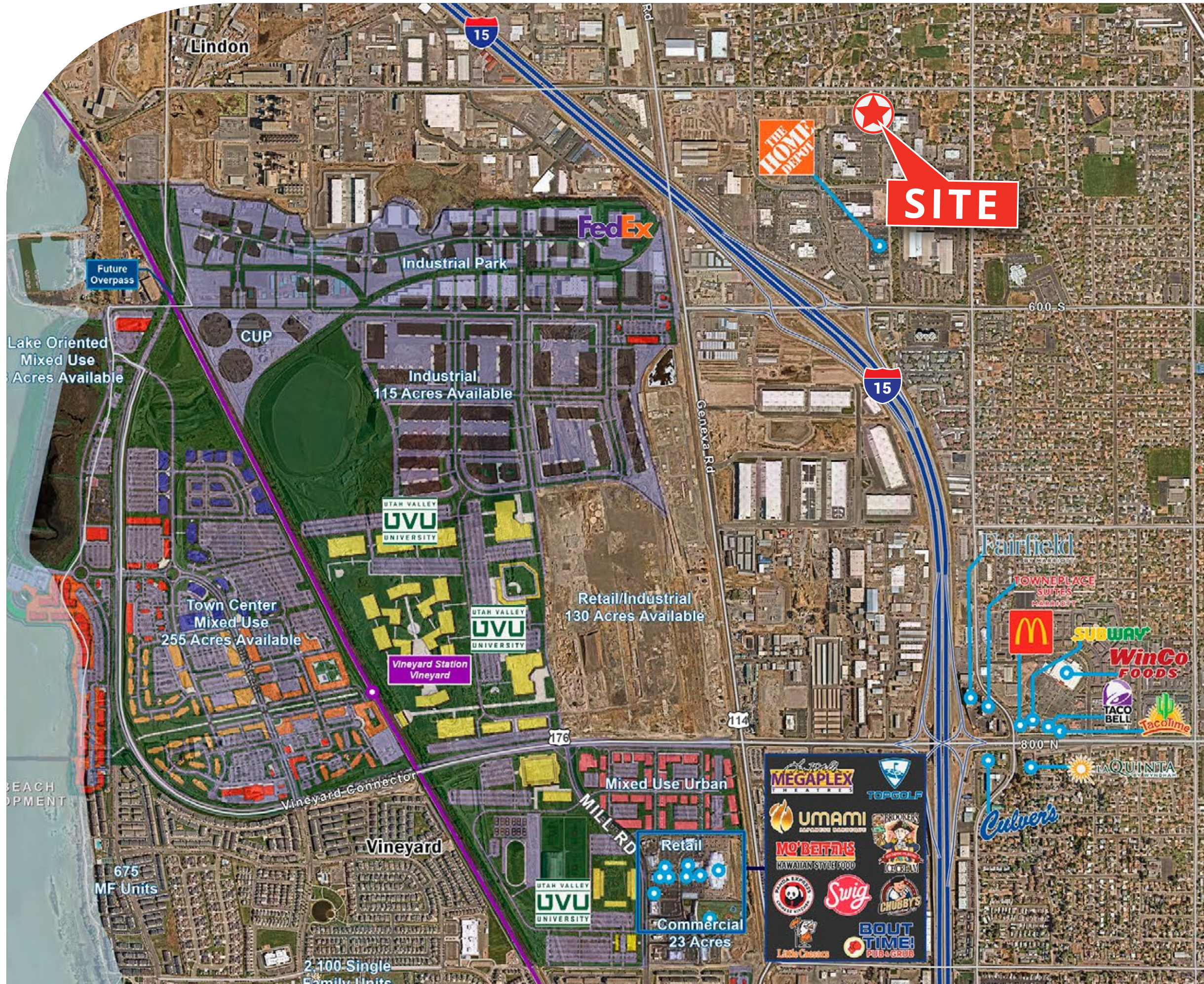
BYU
Campus
20 Min

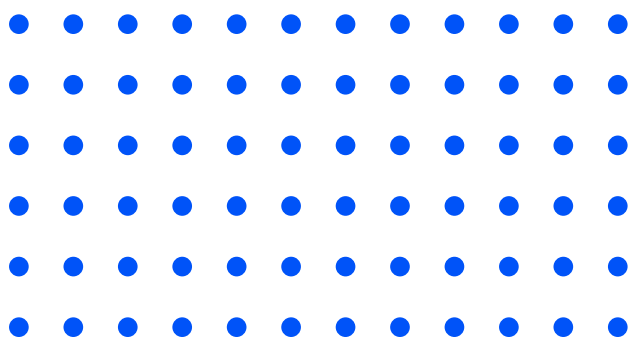


Point of The Mountain
20 Min



Provo Canyon (Sundance)
20 Min





CANOPY 4 SUBLEASE



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