



TIMPANOGOS

TECH CENTER

PROVO, UTAH



CBRE



WHY UTAH

Utah is a thriving hub for business, innovation, and entrepreneurship. As the #1 Best State to Start a Business according to Wallet Hub, and boasting the #1 best economic outlook, Utah has established itself as a leader in economic growth. With a highly concentrated market for residents in their 20s, the state is attracting a young and ambitious population. Furthermore, Utah's risk capital and entrepreneurial infrastructure ranks #3 nationwide, making it an attractive destination

for startups and small businesses. Provo, has been recognized as the best performing city in the nation, cementing Utah's reputation as a hotbed for economic activity and innovation. Beyond its thriving economy, Utah is also home to breathtaking natural beauty, including five stunning national parks, as well as top-ranked universities and institutions including the top ranked nearby BYU in Provo and University of Utah in Salt Lake City, making it an ideal place to live, work, and play.



PROPERTY OVERVIEW

ASKING RATE
\$18-22 FSG

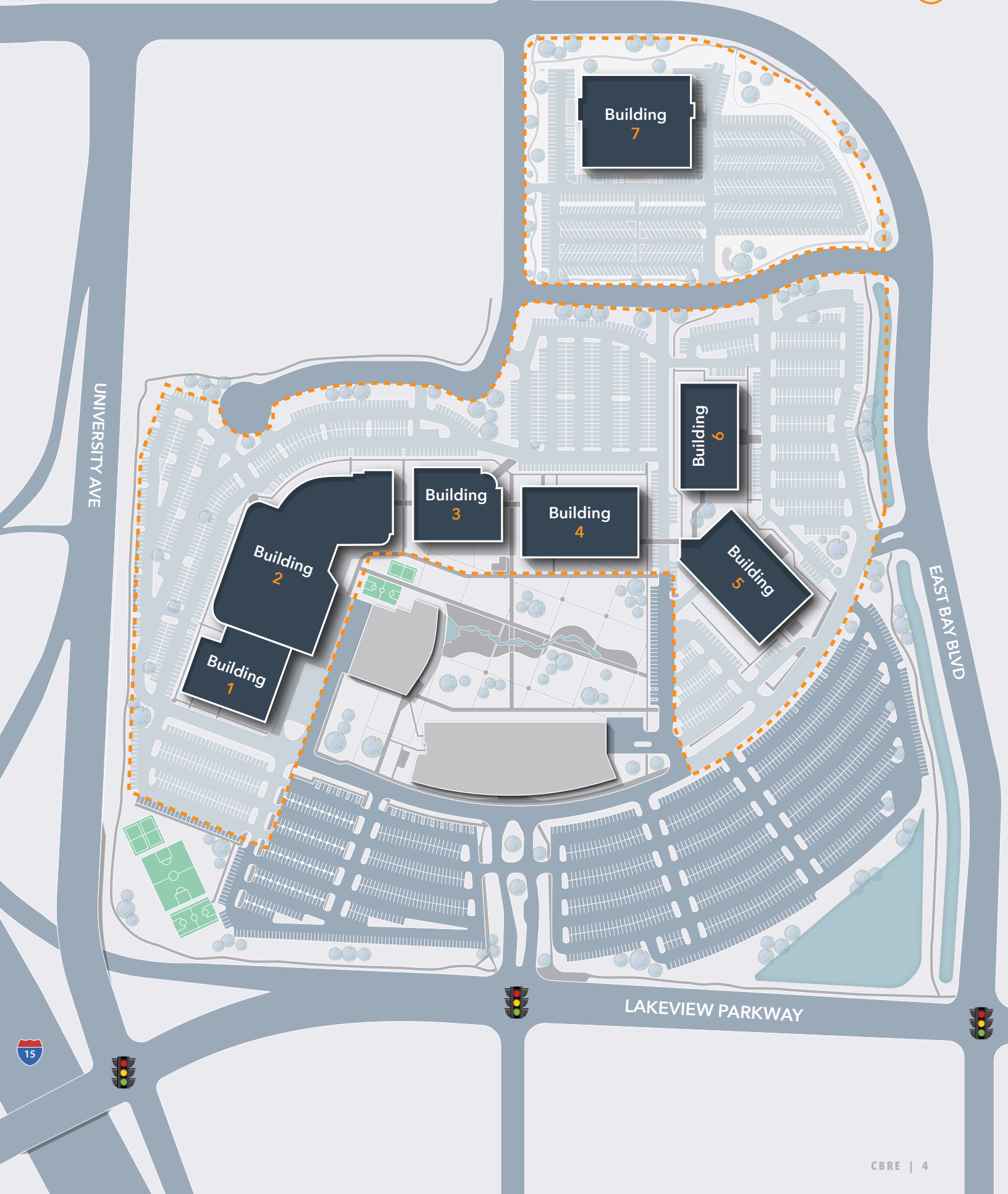
Your Space, Your Solution

- Available suites range from 4,557 SF – 174,856 SF
- Abundant parking available
- Superior access to I-15 via University Ave
- Each building offers abundant natural light and vmagnificent mountain views
- Quick and easy access to the Provo-Orem area
- Building exterior signage available to qualified Tenants
- Backup generators in every building
- Numerous walking paths
- Abundant outdoor spaces available for group activities
- 24-hour security
- On-site property management
- Shopping at the Provo Towne Center Mall located across the street

Campus Upgrades

- Class A finishes and landscape
- On-site cafeteria and coffee shop
- Expanded fitness center (8,800 SF)
- 4 Volleyball courts & 2 basketball courts
- Exclusive Shuttle Service
- Exterior upgrades to create a fully-integrated Office Campus
- Interior lobby remodeled in most buildings

SITE PLAN



UNIVERSITY AVE

EAST BAY BLVD

LAKEVIEW PARKWAY





DEMOGRAPHICS

Utah has been the fastest growing state in the US from 2020 to 2023 achieving a remarkable 23.9% population growth. Most of the state's population, over 2 million residents, resides in towns and cities along the Wasatch front with many growing technology and start-up firms choosing to reside between Provo and Lehi. With a median age of 31.4 compared to the national average of 38.5, Utah is a hotbed for young entrepreneurs and recent graduates looking for adventure in the Wasatch Mountains and exciting opportunities for work along the Front.

Utah County at a Glance



92.2%

HIGH SCHOOL EDUCATION OR HIGHER



24.4

MEDIAN AGE



719,174
















POPULATION



AMENITIES

WITHIN 10 MILES RADIUS

POPULAR FOOD OPTIONS

- | | | |
|---|--|--|
| 1  | 6  | 11  |
| 2  | 7  | 12  |
| 3  | 8  | 13  |
| 4  | 9  | 14  |
| 5  | 10  | 15  |



RETAILERS

- 1 
- 2 
- 3 
- 4 

HOTELS

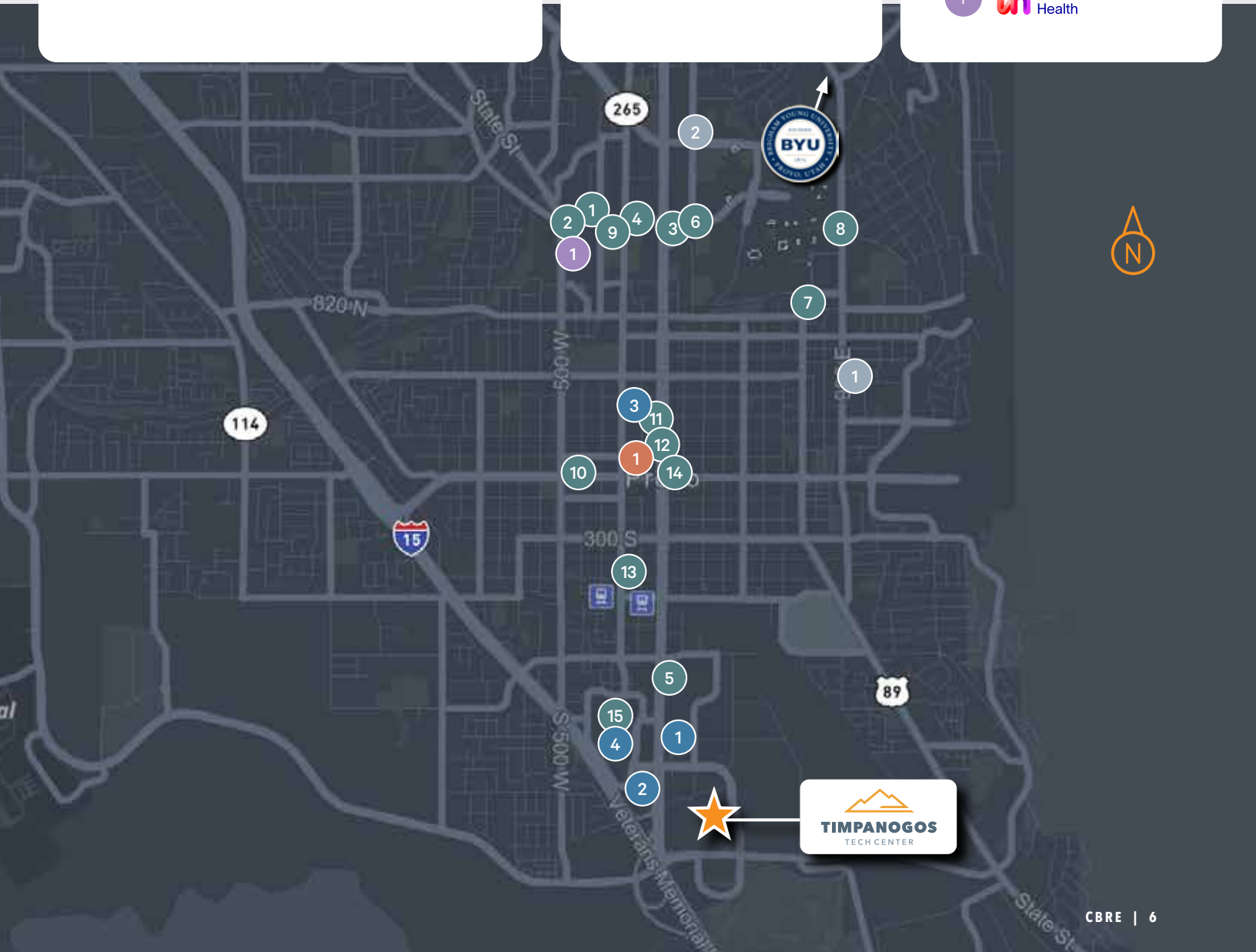
- 1 

FITNESS/SPORTS

- 1 
- 2 

HEALTH

- 1 



TRANSIT MAP



Provo Central

UVX	805	821	831
833	834	850	

UTA

PROVO FRONTRUNNER STATION

Downtown Provo and BYU

East Bay North

TIMPANOGOS
TECH CENTER

15 FREEWAY ACCESS

9 Minutes
3.9 Miles



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