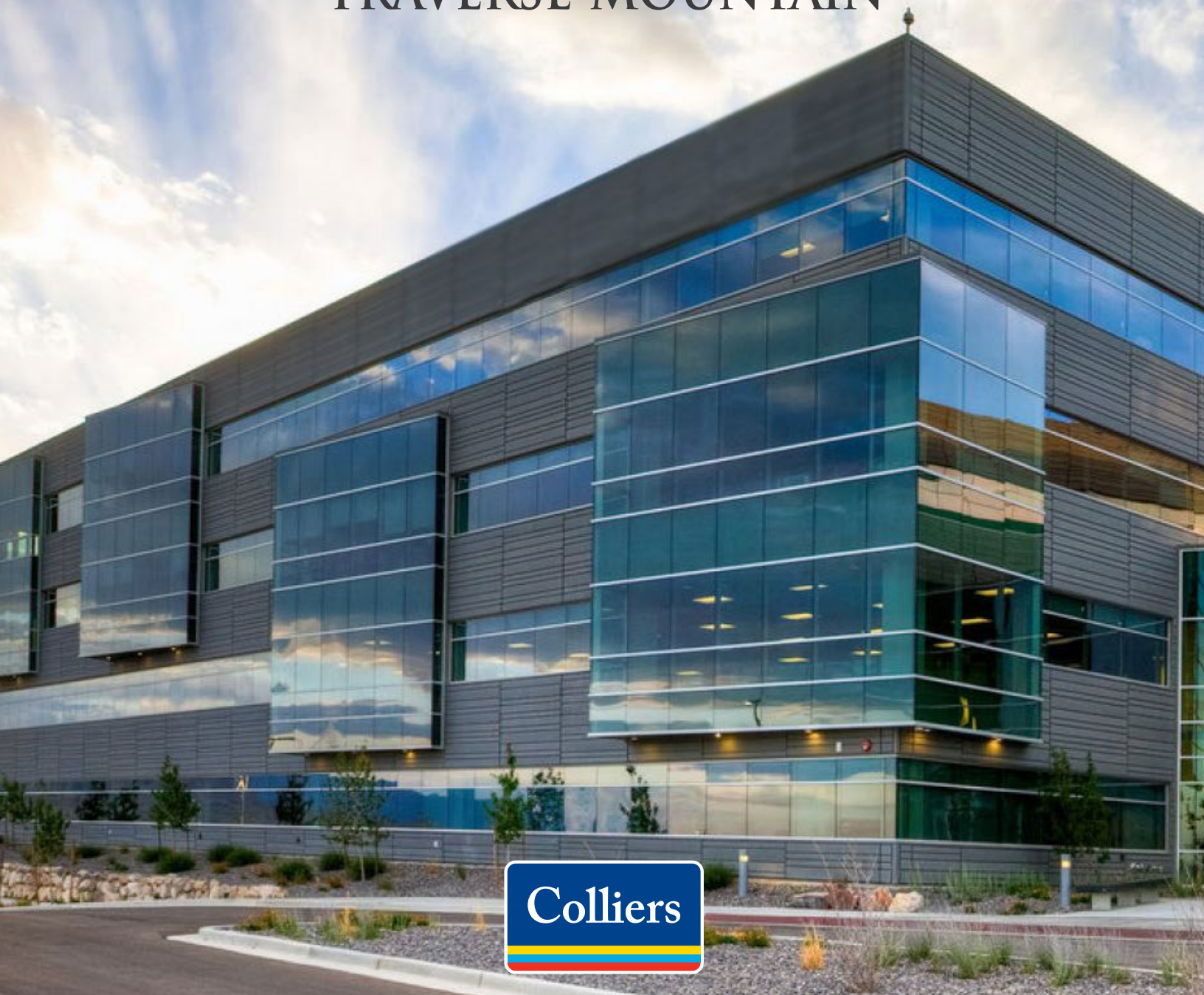




TRAVERSE MOUNTAIN



Colliers

FOR LEASE

1100 W Traverse Pkwy | Lehi, Utah, 84043

TRAVERSE MOUNTAIN II



5,592 - 26,172
RENTABLE SQUARE FEET

\$29.00 - \$31.00
PER SQ. FT. / FULL SERVICE

Traverse Mountain is powerfully oriented on the border of Salt Lake and Utah Counties - providing access to the entire Wasatch Front demographic. Offering cutting edge architecture leveraging expansive lake and mountain views, the 117 acre Traverse Mountain is the ideal destination for expansion and future growth.

Traverse Mountain presents a dynamic address for large corporate users, research & development and a host of other commercial requirements. Located in close proximity to the Ancestry.com and Adobe campuses, Traverse Mountain has the unique ability to accommodate both corporate headquarters and back-office operations, while providing on-site retail & future hospitality opportunities. We are proud to be the home of Ancestry.com and Verisk Analytics. Other companies such as Microsoft, Oracle and Cisco have expanded their development and support operations within minutes of this location.

- 5/1000 parking ratio | covered/structured
- Excellent I-15 and SR-92 access
- Two (2) full size basketball courts
- Two (2) sand lot volleyball courts
- Employee pavilion
- Fitness facility



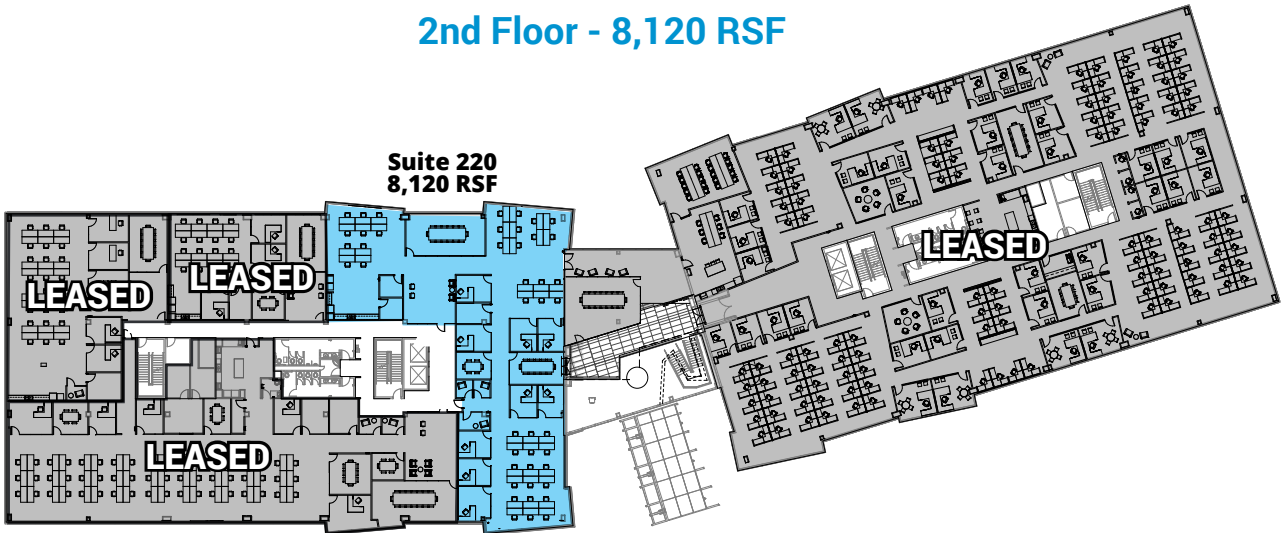
TRAVERSE MOUNTAIN II

1100 W TRAVERSE PKWY | LEHI, UTAH, 84043

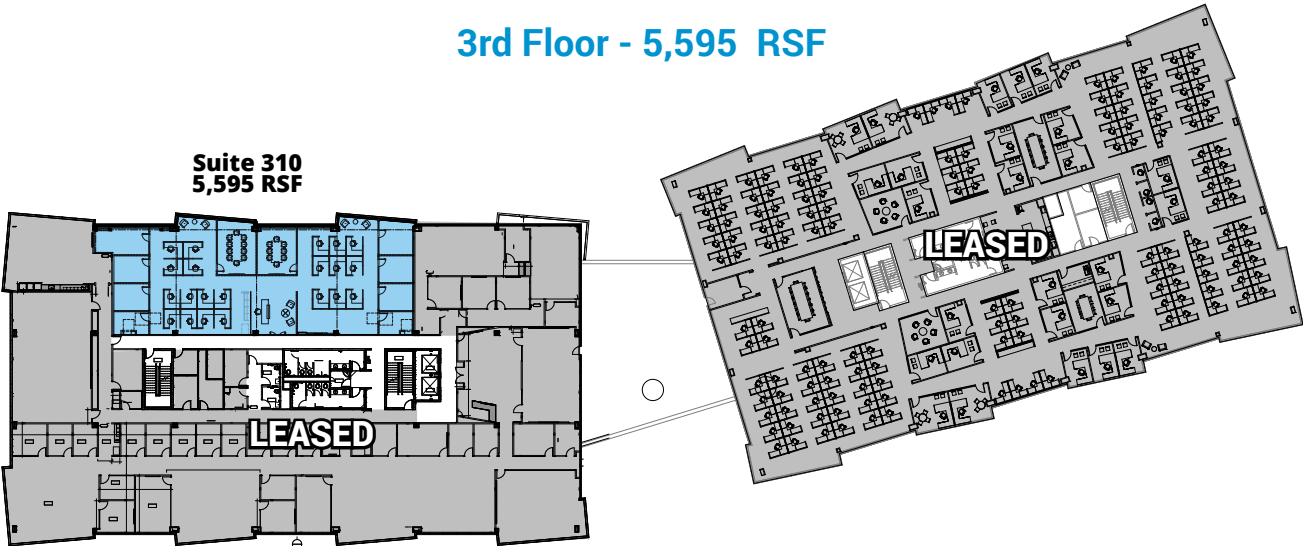
-  Lease rate: \$29.00 - \$31.00 per sq. ft. / full service
-  5,592 - 26,172 rentable square feet available
-  5/1000 parking ratio | covered/structured
-  Floor to ceiling glass
-  On-site fitness center
-  Close proximity to restaurants, hospitality, services, fitness, and more.
-  Campus environment
-  Preferred east side location
-  Designed to LEED Silver standard



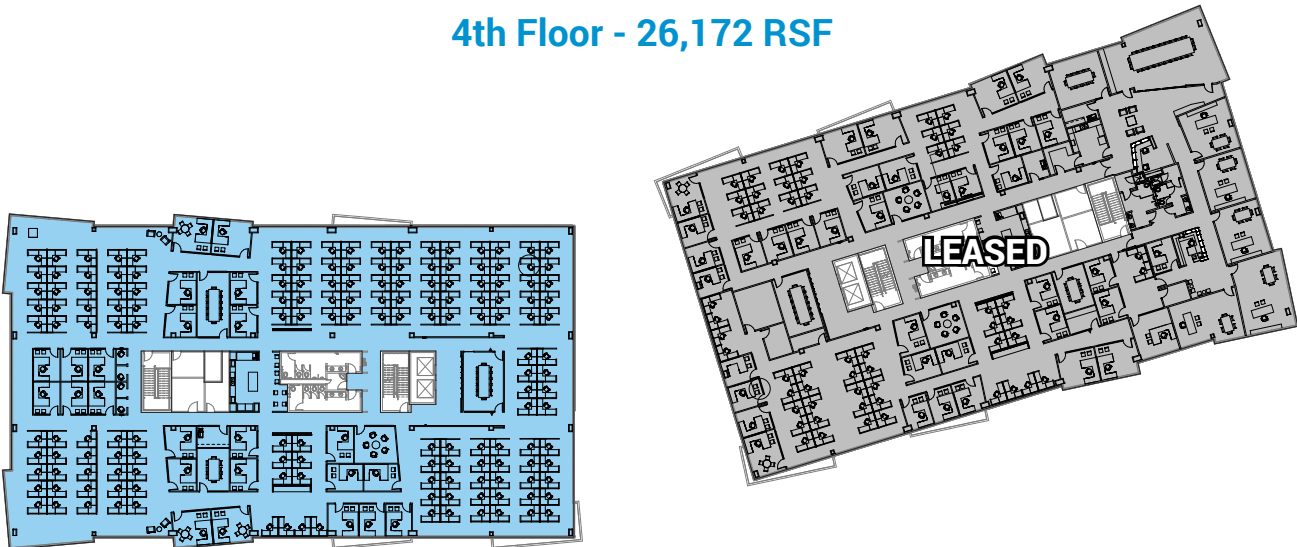
2nd Floor - 8,120 RSF

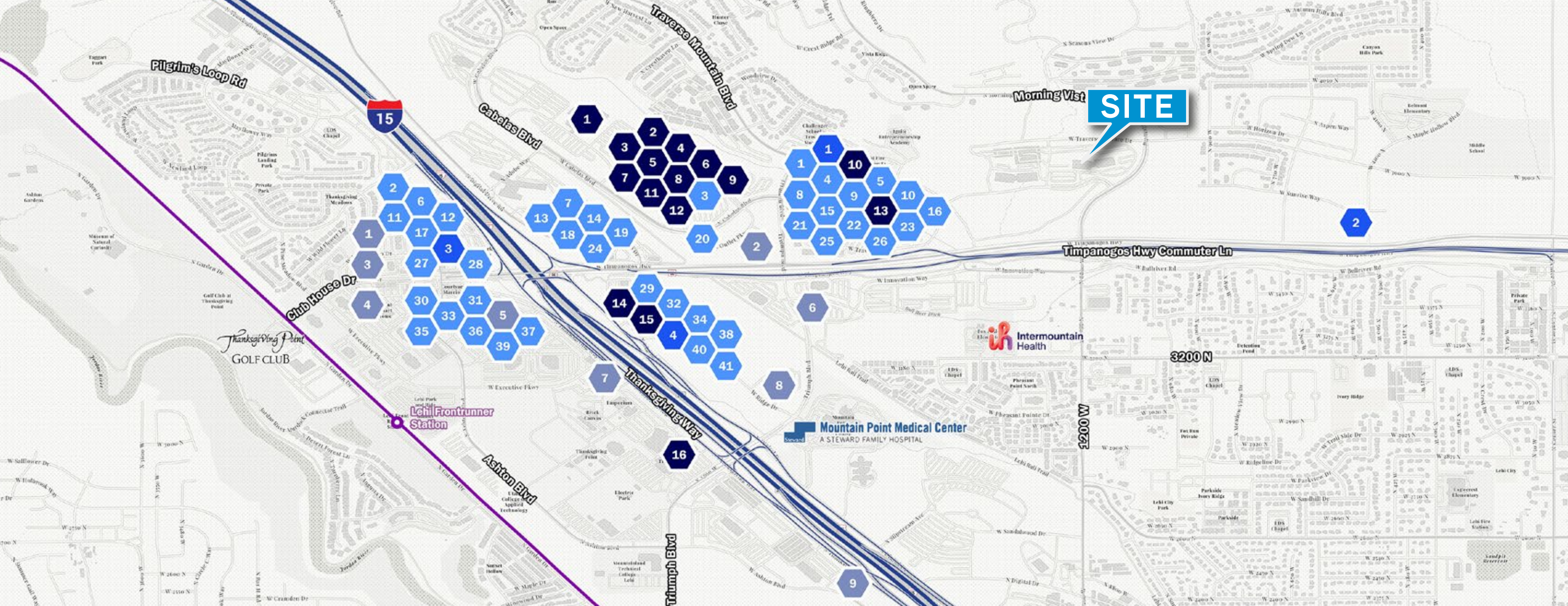


3rd Floor - 5,595 RSF



4th Floor - 26,172 RSF





AREA AMENITIES

BANKS

- 1. Chase Bank
- 2. Central Bank
- 3. Bank of America
- 4. Utah Community Credit Union

RESTAURANTS

- 1. Zao Asian Cafe
- 2. Cafe Zupas
- 3. Johnny Rockets
- 4. Cafe Trang
- 5. R&R BBQ
- 6. J Dawgs
- 7. Wingstop
- 8. Summit Pizza Co
- 9. Bout Time Pub & Grub
- 10. Taqueria 27

- 11. Smashburger
- 12. Costa Vida
- 13. Panda Express
- 14. Spitz
- 15. Capriotti's Sandwich Shop
- 16. Tsunami
- 17. Cubby's
- 18. Five Guys
- 19. Pieology
- 20. Strap Tank Brewery
- 21. Braza Grill
- 22. Cafe Rio
- 23. Original Pancake House
- 24. Chipotle Mexican Grill
- 25. Café Rio
- 26. Houston TX Hot Chicken

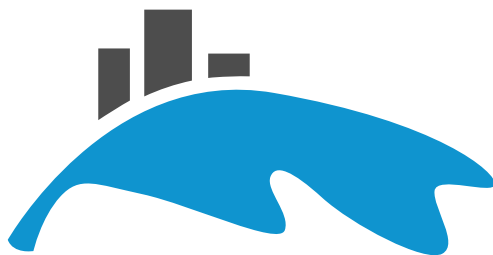
- 27. Popeyes
- 28. JCW's
- 29. Chick fil a
- 30. Firehouse Subs
- 31. Padeli's Street Greek
- 32. Taco Bell
- 33. Mo Bettahs
- 34. Teriyaki Grill
- 35. Starbucks
- 36. Zulu Piri Piri
- 37. SLAB Pizza
- 38. Blaze Pizza
- 39. Aubergine Kitchen
- 40. Village Baker
- 41. Slapfish

HOTELS

- 1. Holiday Inn Express
- 2. Hyatt Place
- 3. Hampton Inn by Hilton
- 4. Home2 Suites by Hilton
- 5. Courtyard by Marriott
- 6. Staybridge Suites
- 7. SpringHill Suites by Marriott
- 8. Hilton Garden Inn
- 9. Tru by Hilton

RETAIL

- 1. Cabelas
- 2. H&M
- 3. Coach Outlet
- 4. Banana Republic
- 5. Michael Kors Outlet
- 6. GAP
- 7. J.Crews
- 8. Polo Ralph Lauren
- 9. Columbia
- 10. Marshalls
- 11. Vans
- 12. Nike Outlet
- 13. Harmons
- 14. Audi
- 15. Porsche
- 16. Megaplex



TRAVERSE MOUNTAIN

FOR LEASE



Brandon Fugal
+1 801 947 8300
brandon.fugal@colliers.com

Josh Smith
+1 801 947 8300
josh.smith@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved.