

Colliers

AVAILABLE Q1 2027

PANORAMA POINT

1300 West Traverse Parkway | Lehi, Utah

PANORAMA
POINT



Panorama Point stands as a premier destination for forward-thinking enterprises, offering floor-to-ceiling glass façades, cutting-edge HVAC systems, abundant parking, and breathtaking 360-degree panoramic views from its perched mountain side location. Employees will benefit from seamless access to I-15, an abundance of natural light, immediate proximity to public transit, and thoughtfully designed indoor-outdoor amenity spaces. The building's efficient core layout ensures optimal flexibility to accommodate both present and future operational needs.

Strategically positioned in the heart of Silicon Slopes, Panorama Point is at the nexus of Utah's thriving tech ecosystem. It is surrounded by substantial investment and innovation, reflecting the dynamic live-work-play culture that defines Lehi's ascent as a premier business hub.

- Available Q1 2027
- Building Size: 206,277 sq. ft.
- 4 Story Class A Corporate Campus
- Panoramic views from perched mountain side location
- Floor-to-ceiling glass throughout
- Class A building amenities and finishes
- 5/1,000 structured/covered parking
- EV Charging

Contact Brokers for more information









Elevated Workspaces *Exceptional Finishes*



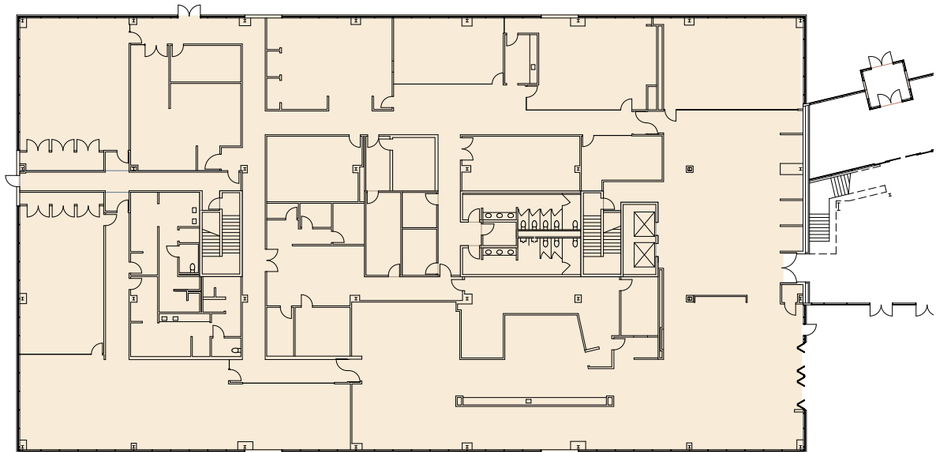




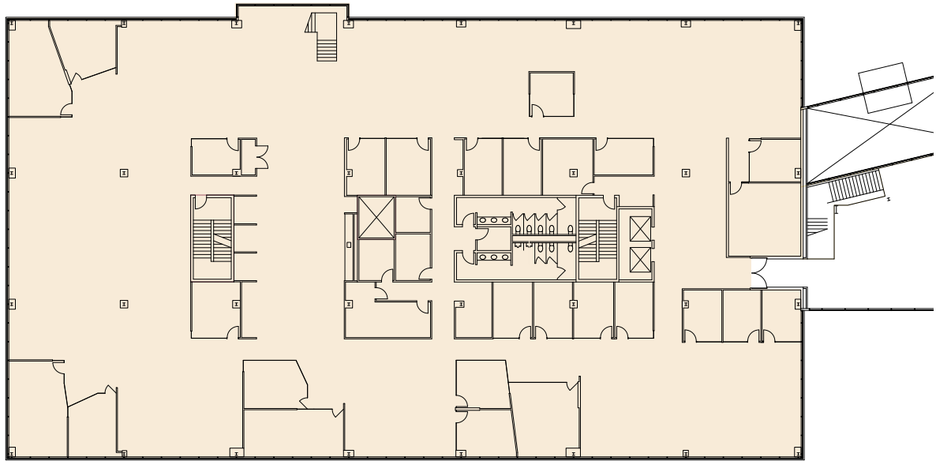
Designed for Success *Finished to Perfection*

Tower A - *Floor Plans*

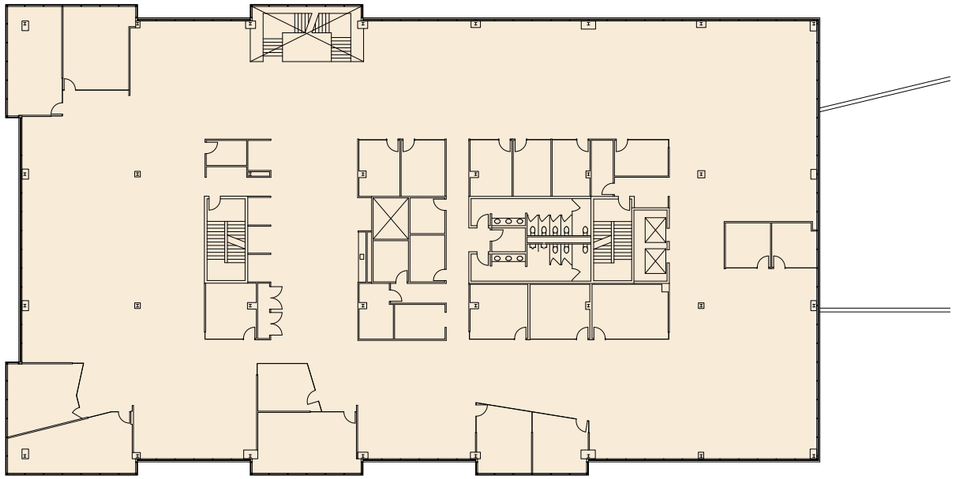
1st *Floor*
24,178 RSF



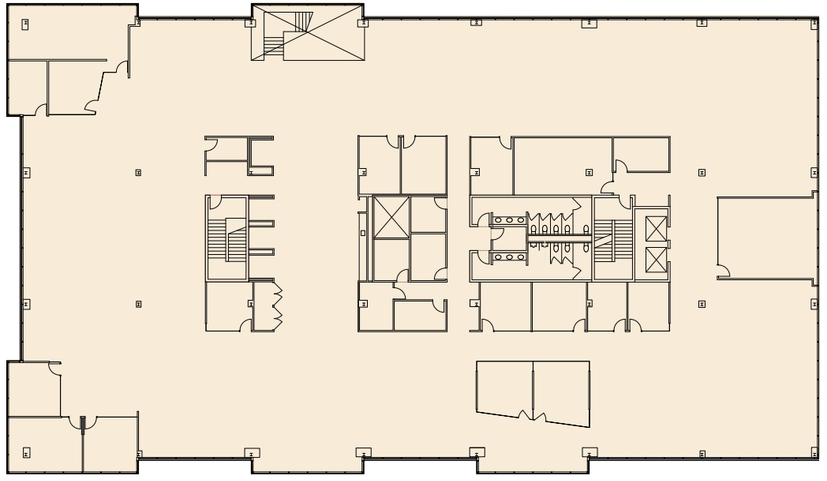
2nd *Floor*
25,790 RSF



3rd *Floor*
26,559 RSF



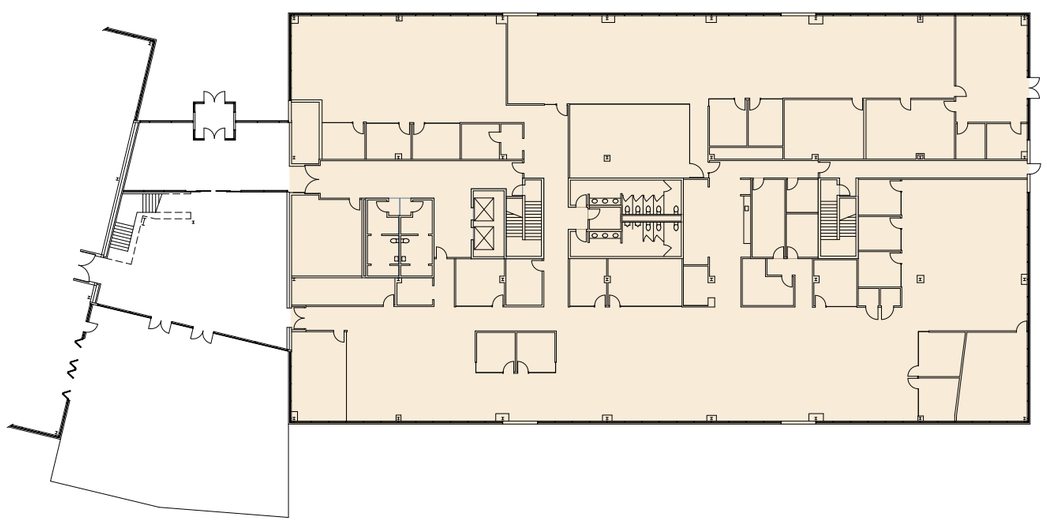
4th *Floor*
26,558 RSF



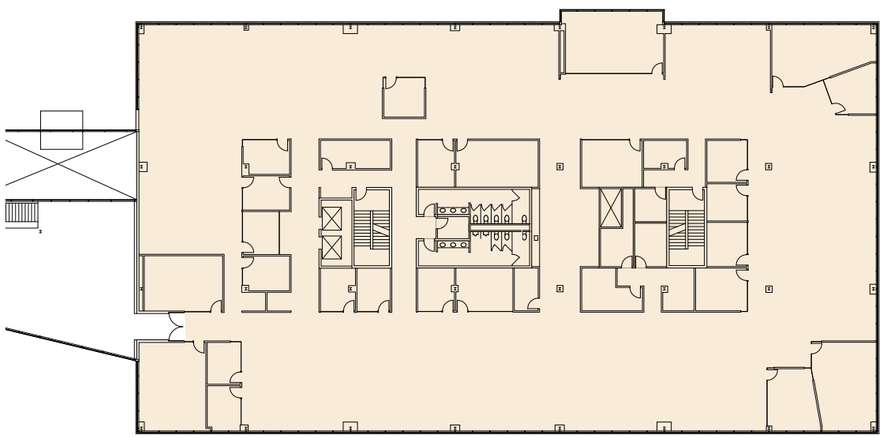
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Tower B - *Floor Plans*

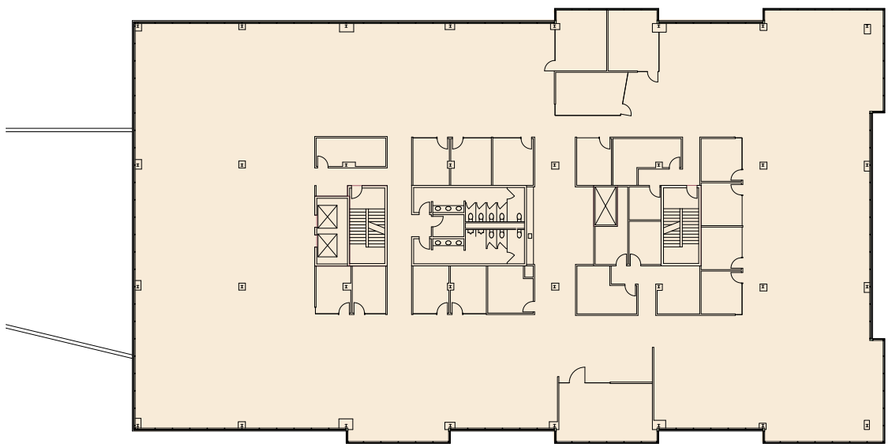
1st *Floor*
24,059 RSF



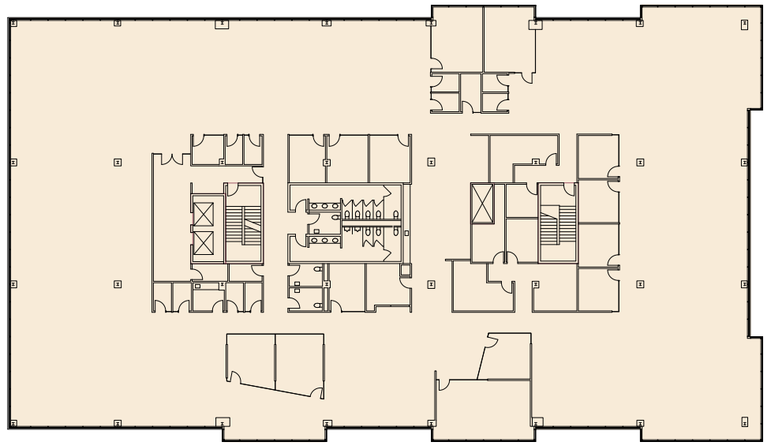
2nd *Floor*
25,861 RSF



3rd *Floor*
26,636 RSF



4th *Floor*
26,636 RSF



N



Silicon Slopes *Utah's Business Powerhouse*

Located in the heart of Utah's thriving tech corridor, Silicon Slopes offers office tenants a dynamic, future-forward environment built for business growth. This nationally recognized innovation hub is home to a dense cluster of high-performing startups, unicorns, and Fortune 500 companies, all supported by a deep talent pool and pro-business climate. With access to a highly educated workforce, modern infrastructure, and unbeatable quality of life—including nearby shopping, dining, transit, and recreation—Silicon Slopes is more than a location; it's a strategic advantage for forward-thinking companies.

Accolades:

- Top 5 Fastest-Growing Tech Markets – Forbes
- #1 State for Economic Outlook – Rich States, Poor States Report
- Pro-Business Environment – Ranked among the best states for business by CNBC
- Home to Tech Leaders – Adobe, Qualtrics, Lucid, Entrata, and more
- Access to Talent – 6 major universities within 45 miles
- Among the Highest Rates of STEM Job Growth in the Nation
- High Office Demand & Corporate Relocations
- Vibrant Live-Work-Play Lifestyle in a Scenic Mountain Setting

Thriving Companies

Unmatched Location

Adobe · ebay · TESLA · VISA · bill · Morgan Stanley · Microsoft · Verisk · sunrun · Texas Instruments · vivint. · DELL EMC · Goldman Sachs · proofpoint



11

World Class Ski Resorts

There are 11 ski resorts along the Wasatch Mountain Range. Less time in the car, more time on the mountain.



5

National Parks

Utah's Mighty 5 National Parks are Arches, Bryce Canyon, Capitol Reef, Canyonlands, and Zions.



3,400+

Dedicated Trails

For hiking, mountain biking, backpacking and more.

Close to *Everything You Crave*

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

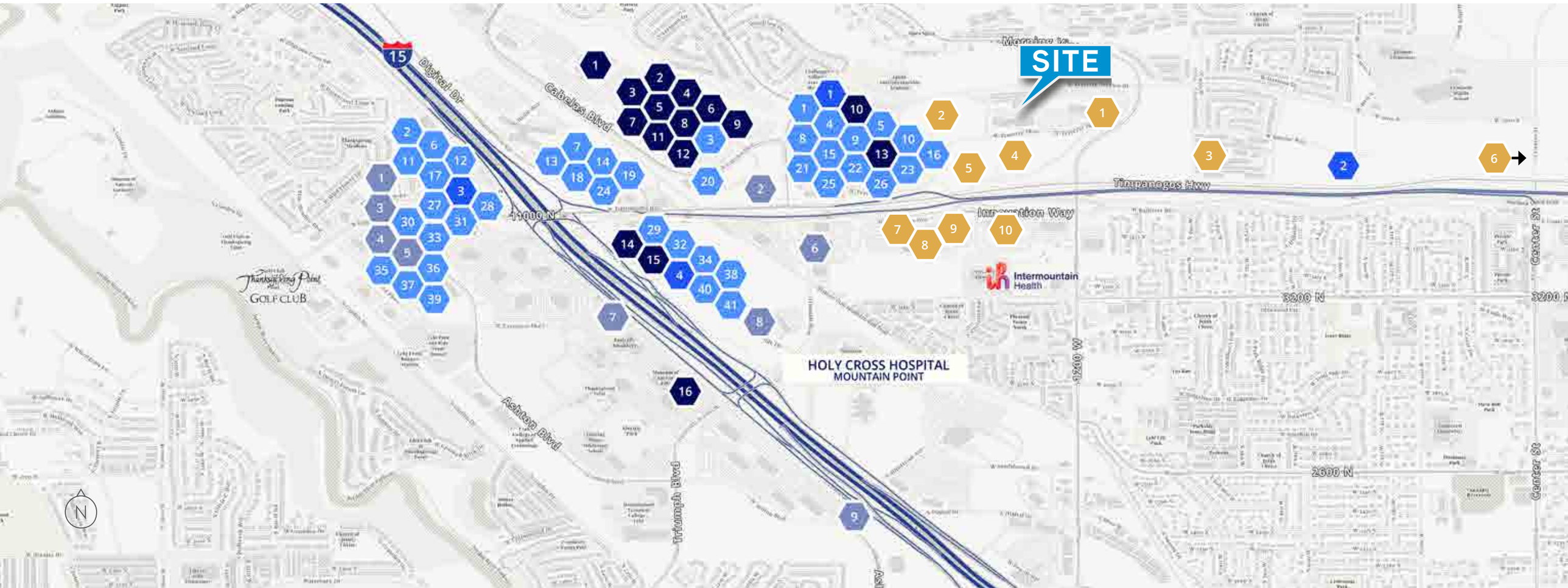
1. Holiday Inn Express
2. Hyatt Place
3. Hampton Inn by Hilton
4. Home2 Suites by Hilton
5. Courtyard by Marriott
6. Staybridge Suites
7. SpringHill Suites by Marriott
8. Hilton Garden Inn
9. Tru by Hilton

RETAIL

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

MISC

1. Xactware
2. Terra Vista Lehi
3. The View at Traverse Ridge
4. Future Development Site
5. Future Hotel Development
6. Texas Instruments
7. RainFocus
8. Motivosity
9. Pattern
10. Social Climb





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