TEMKIN HOLDINGS

LINDON TECH CENTER

Lindon Utah

FOR LEASE



Colliers



Offering close proximity and immediate access to I-15 off the 1600 North exit, Lindon Tech Center is one of the most established office destinations in Silicon Slopes - accommodating a diversity of companies.

With contemporary two-story lobbies, generous glass and a park-like setting, this location benefits from both the striking Mount Timpanogos backdrop and location in the heart of the community.

Fiber optic connectivity

Excellent I-15 Access

Near BYU and UVU

HIGHLIGHTS:

- Space Available from: 3,511 - 7,972 Square Feet
- Lease rate starting at $18.50 Per Sq. Ft. / Full Service
- Unobstructed Panoramic Views
- Immediate I-15 Access
- Close Proximity to BYU and UVU Demographic
- Building Crown Signage Available
- Multiple Fiber Optic Provider Connectivity
- Negotiable Tenant Improvements
- Abundant Parking
- 2-Story Lobby Entries & Common Areas
- Ideally positioned space in the heart of Silicon Slopes



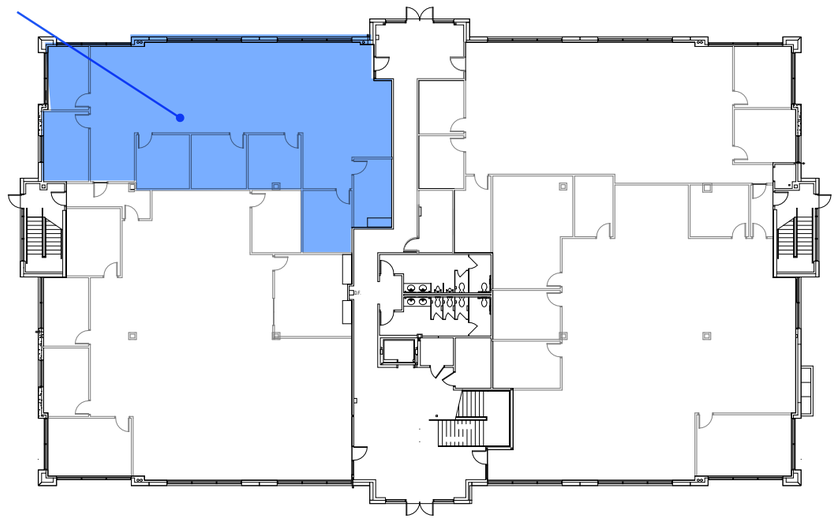


BUILDING **350**

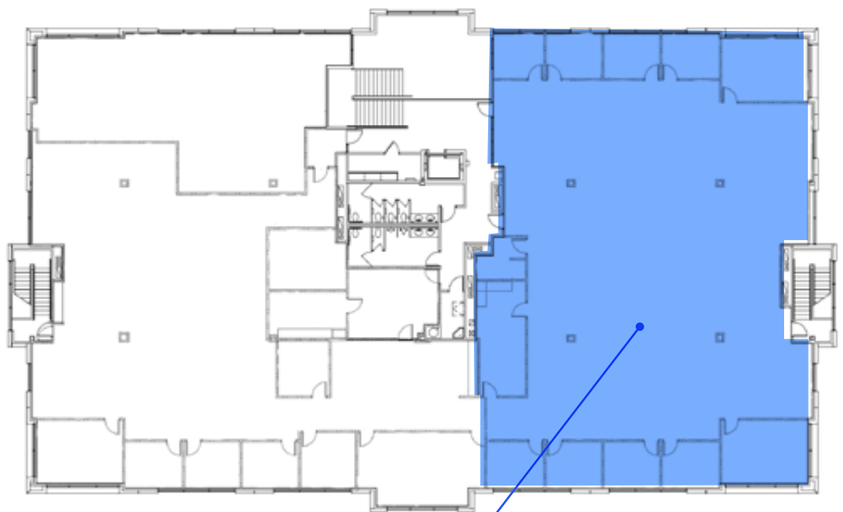
350 SOUTH 400 WEST | LINDON, UTAH

1st Floor

Suite 103: 3,511 RSF



2nd Floor



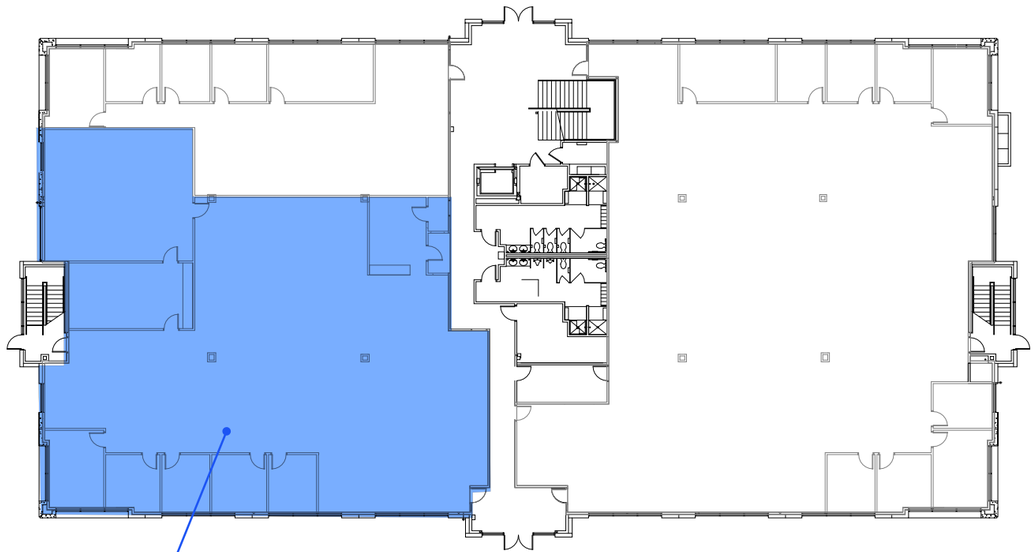
Suite 225: 7,972 RSF

N

BUILDING **355**

355 SOUTH 520 WEST | LINDON, UTAH

1st Floor



Suite 140: 7,362 RSF

Area
AMENITIES



Drive **Times**

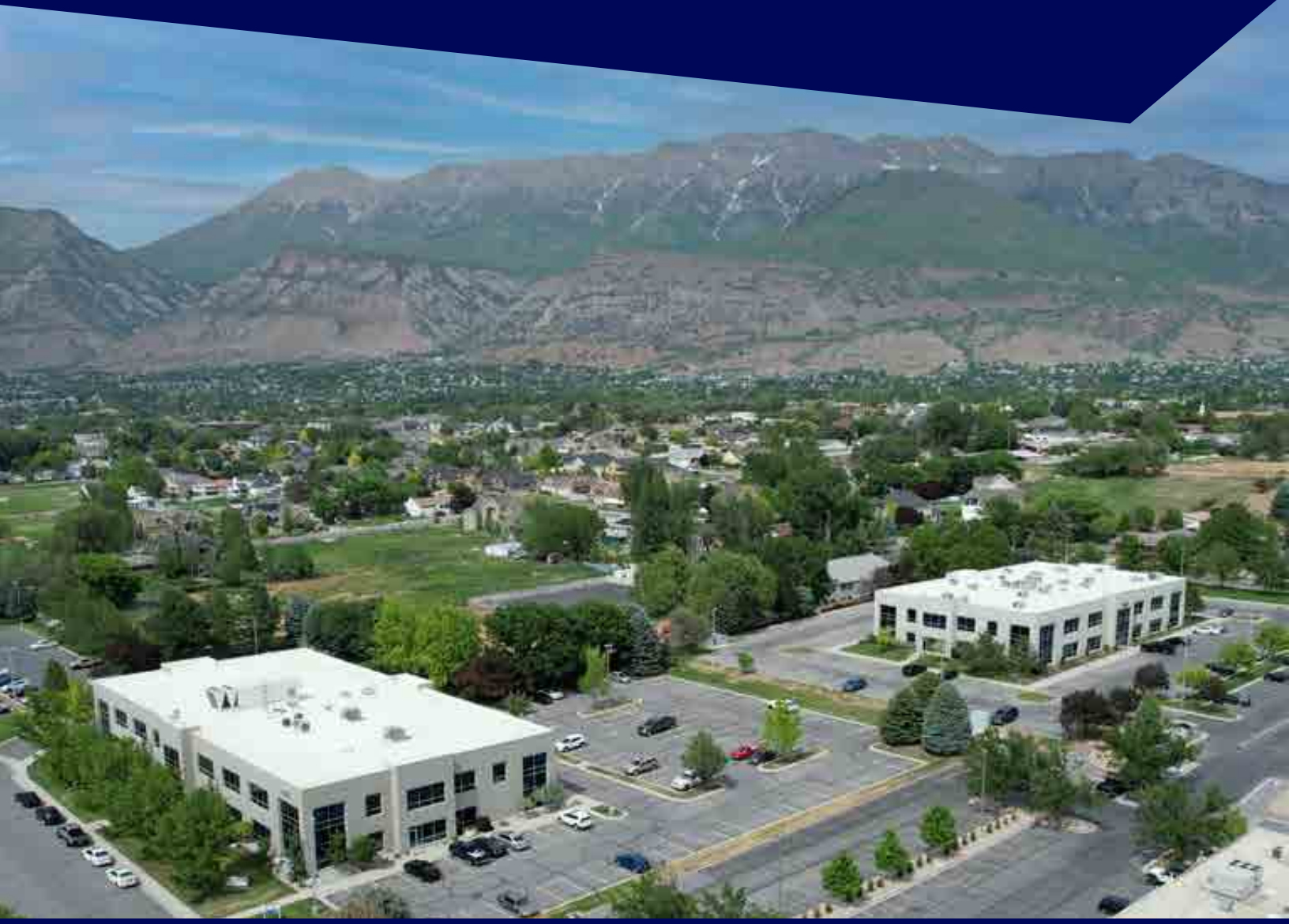
- Provo Municipal Airport — 15 Min
- Salt Lake City International Airport — 40 Min
- Provo Canyon (Sundance) — 20 Min
- UVU Campus — 7 Min
- BYU Campus — 20 Min
- Point of The Mountain — 20 Min

Lindon Tech provides immediate access to major transportation routes, including nearby I-15, allowing for ***convenient connectivity to Salt Lake City, Provo,*** and the broader Wasatch Front.

Surrounded by a growing concentration of technology, professional services, and industrial users, the location offers businesses proximity to a strong workforce base, thriving local amenities, and a rapidly expanding economic market. ***With its central positioning, excellent regional access, and presence within a flourishing business community,*** Lindon Tech Center provides an ideal setting for companies seeking both ***visibility and long-term growth*** in Northern Utah.

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LINDON TECH CENTER



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