

NORTH SLOPE SUBLEASE



4100 Chapel Ridge Road, Lehi, UT 84043

Premier Class A Sublease Opportunity in Silicon Slopes

One of Utah's premier office destinations. Located within the prestigious North Slope campus, this Class A office environment combines exceptional design, premium amenities, incredible connectivity and unmatched views in the heart of Silicon Slopes. With immediate access to I-15 and neighboring many of the region's leading technology and corporate employers, the property offers an ideal setting to recruit talent, foster collaboration, and support long-term growth.



- 32,704 Square Feet Available
 - Suite 200: 30,274 Square Feet
 - Suite 100: 2,430 Square Feet
- Discounted Sublease Rate: \$28.00 /Sq. Ft. Full Service
- Fully Furnished Space | Plug & Play Ready
- Crown Signage Available
- In The Heart of Silicon Slopes
- Modern, Thoughtfully Designed Office Environment
- Floor-To-Ceiling Glass Providing Abundant Natural Light
- Expansive Wasatch Mountain and Valley Views
- High-End Finishes With Efficient, Flexible Floor Plates
- Leed Gold Certified
- Reserved Parking Available/Included
- Immediate Access To Interstate 15
- On-Site Fitness Center With Locker Rooms and Showers
- Spacious Employee Lounge, Kitchen, Collaborative Gathering Areas, Outdoor Patios With Fire Pits
- Electric Vehicle Charging Stations
- Secure, Controlled Building Access
- LED: 12/31/2030





Amenities

On-Site Fitness Center

Locker Rooms / Showers

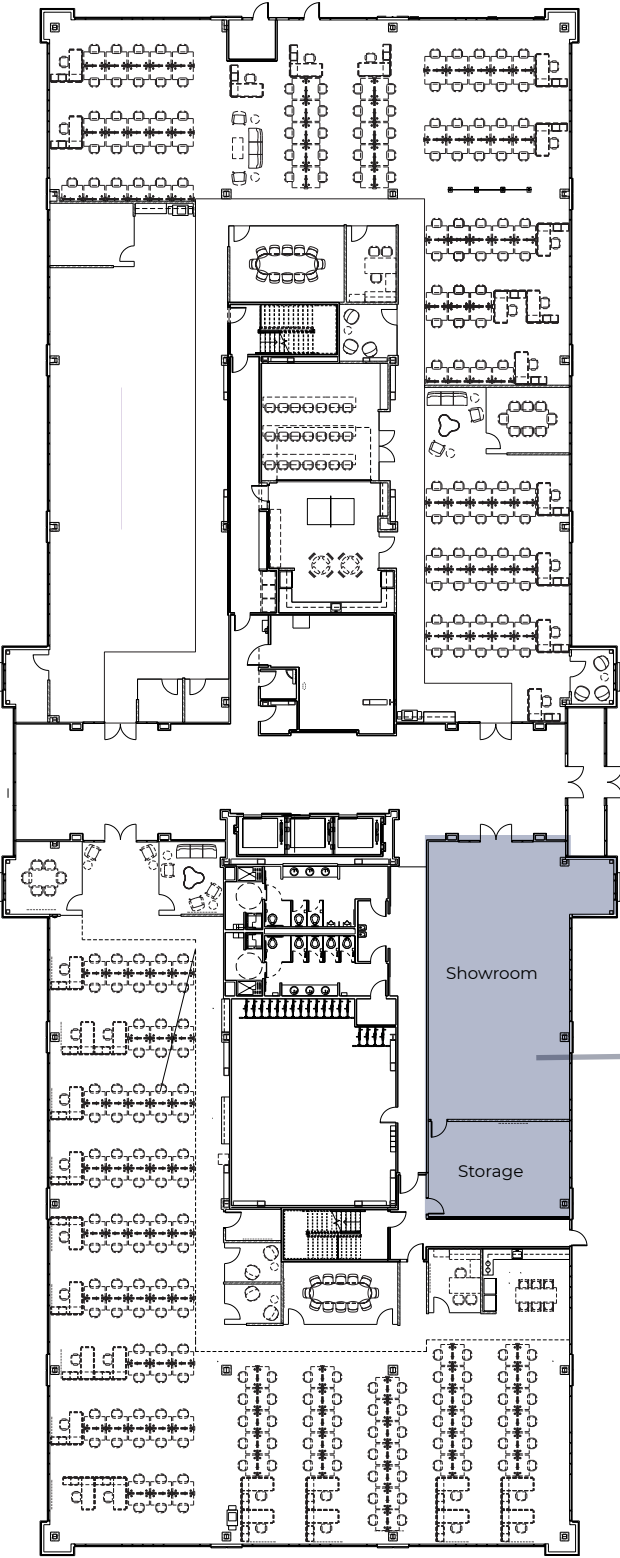
Spacious Employee Lounge & Kitchen

Outdoor Patios With Fire Pit

Electric Vehicle Charging Stations



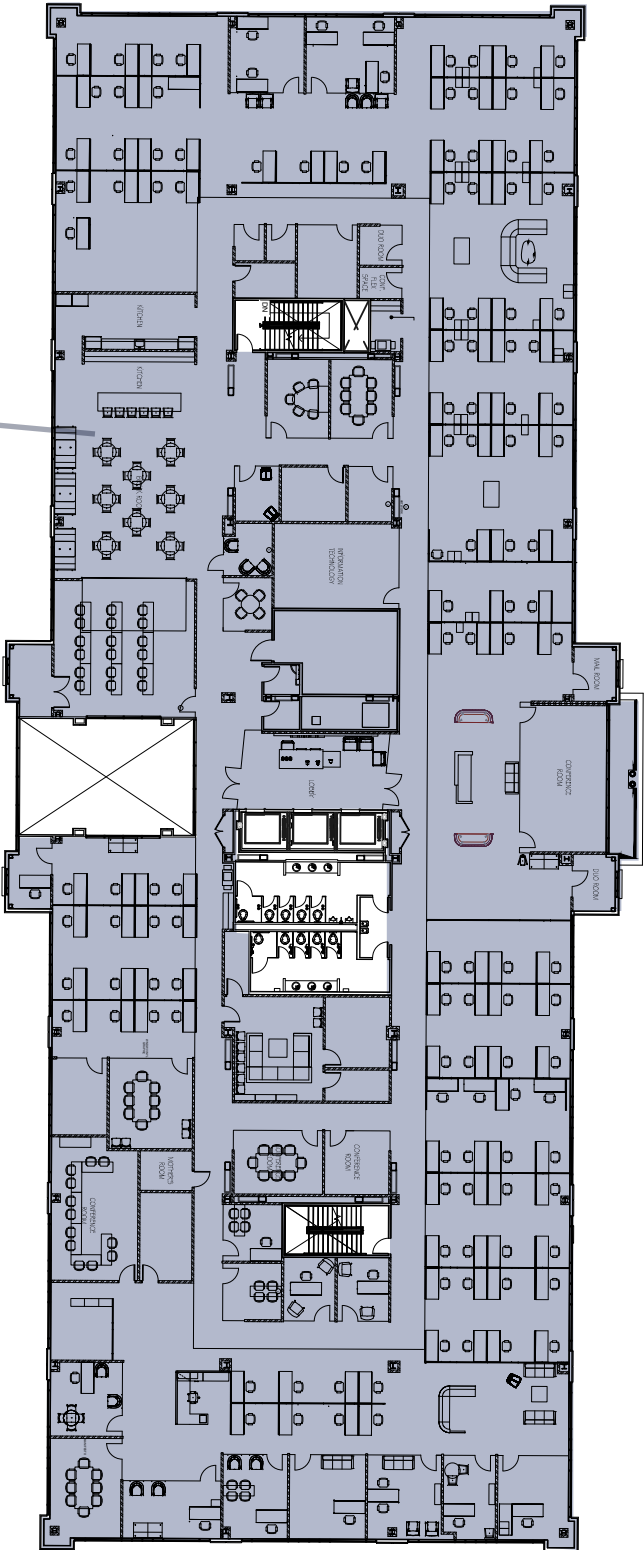
First Floor



Suite 100
2,430 RSF



Second Floor



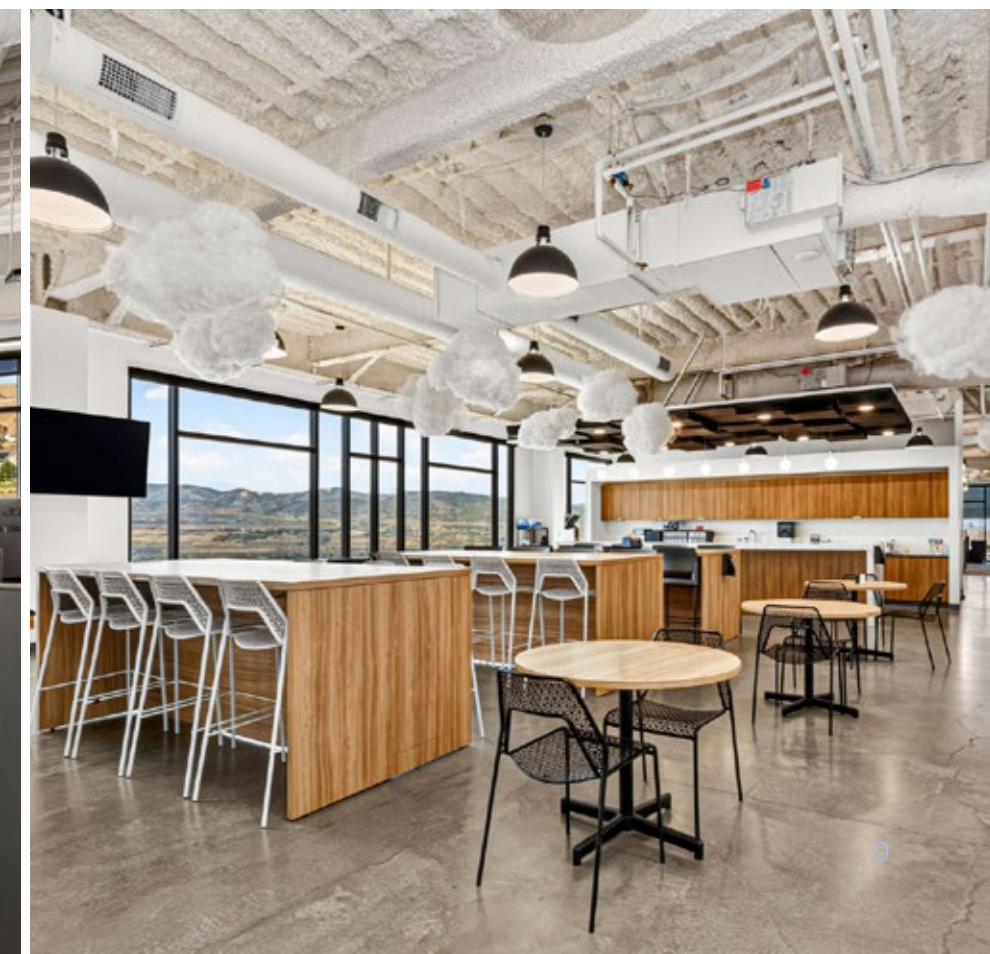
Suite 200
30,274 RSF



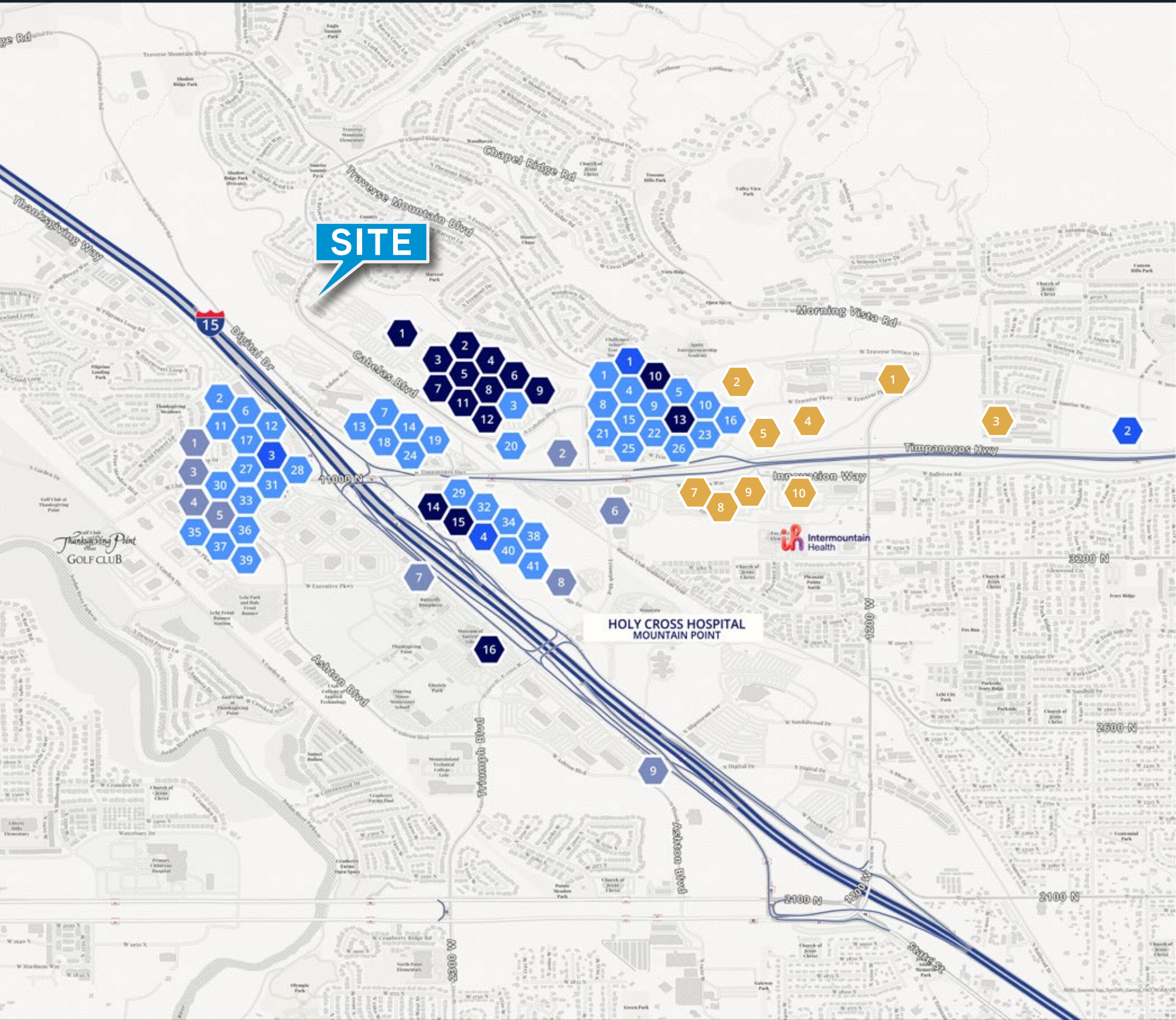
Innovation Meets Opportunity

Featuring a modern Class A build-out with premium finishes, abundant natural light, and an efficient workplace design, this office environment delivers a polished setting for companies seeking a premier Silicon Slopes address.

The space combines executive quality finishes with functional layouts designed for collaboration, productivity, and growth.



Close to Everything You Crave



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

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

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