

TRAVERSE MOUNTAIN

Colliers

FOR LEASE

1100 W Traverse Pkwy | Lehi, Utah, 84043

TRAVERSE MOUNTAIN II



5,595 - 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











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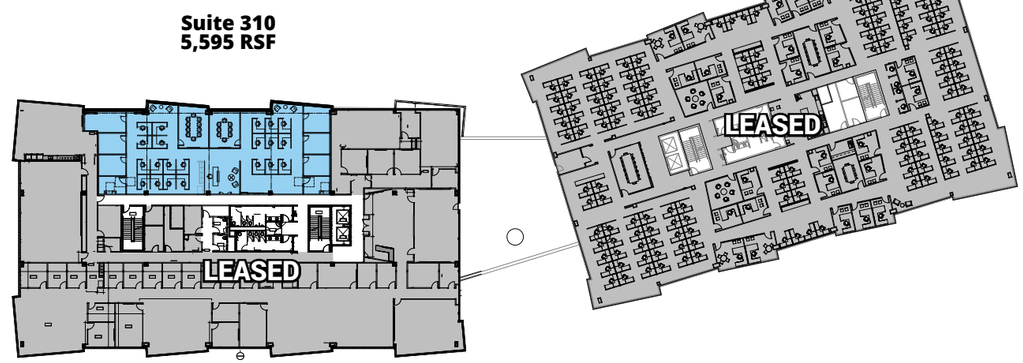
- Lease rate: $29.00 - $31.00 per sq. ft. / full service
- 5,595 - 26,172 rentable square feet available
- 5/1000 parking ratio | covered/structured
- Floor to ceiling glass
- On-site fitness center
- Close proximity to restaurants, hospitality, services, fitness, and more.
- Campus environment
- Preferred east side location
- Designed to LEED Silver standard



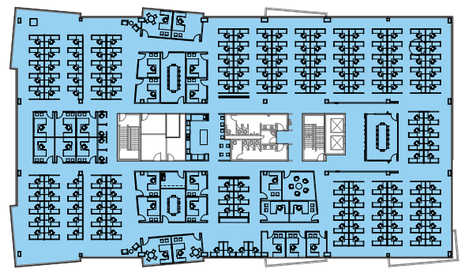


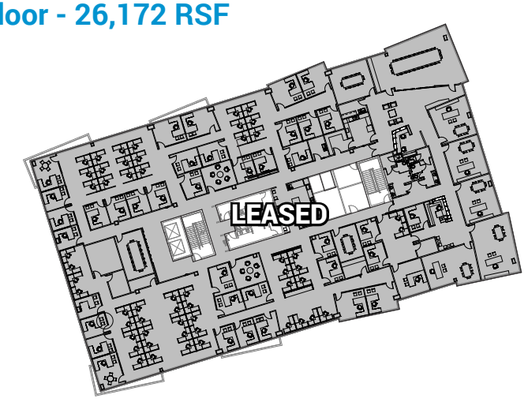


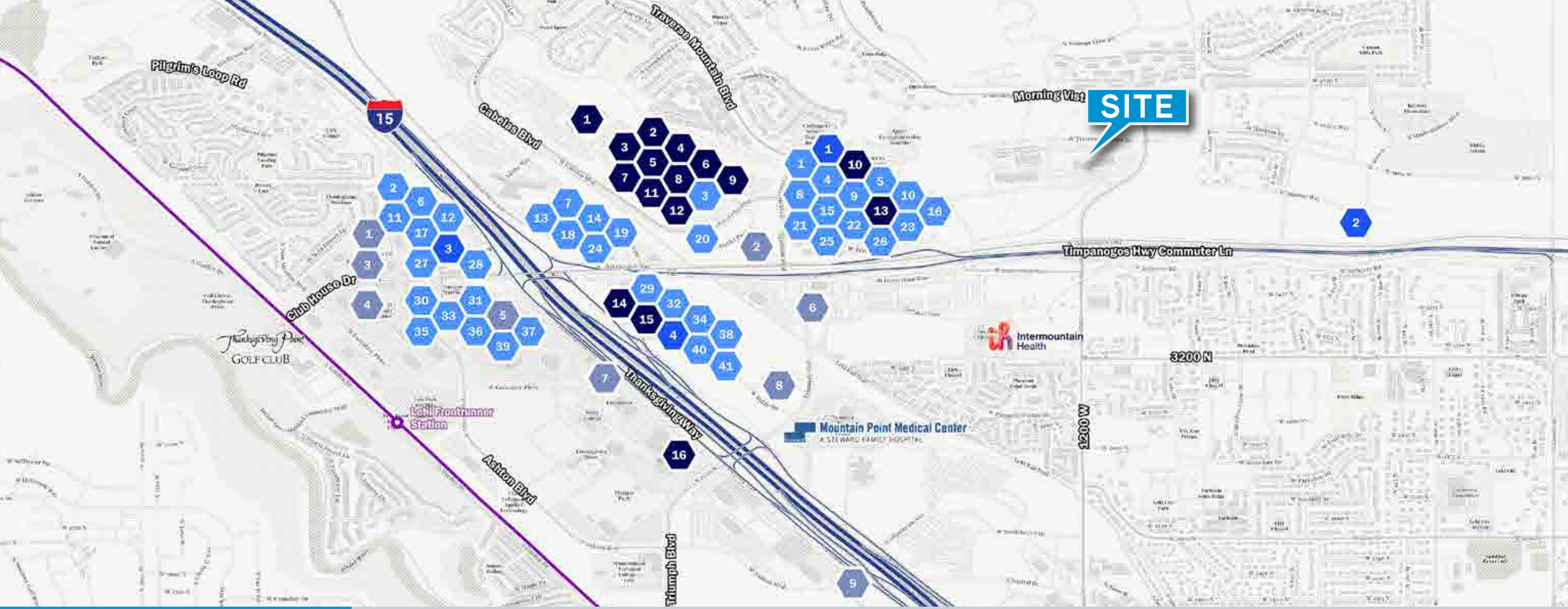
3rd Floor - 5,595 RSF



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



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