
iNNOVATiON
POINTE
LEHI | UTAH
Colliers

INNOVATION POINTE

Sitting in the heart of Utah's Silicon Slopes, Innovation Pointe is a premier office complex designed to inspire creativity and productivity. This four-building development offers a total of 600,000 square feet of modern office space, each boasting floor-to-ceiling windows that showcase breathtaking views. Tenants enjoy top-of-the-line amenities, on-site structured parking, and a collaborative environment that fosters innovation. Whether you're seeking a dynamic workspace for your growing company or a place to bring your vision to life, Innovation Pointe offers the perfect platform for success.

- Modern, progressive architecture
- Amenities include tenant lounges, fitness centers, yoga studio, private lockers / showers, shared conference/training center, food truck court, Innovation Park, secure indoor fob accessed bike storage and outdoor patio.
- Panoramic views and the finest finishes in the market
- Easy freeway and arterials access
- On site tenant ambassador and property management
- Close proximity to retail, restaurants, hotels and the Mountain Point
- Medical Center
- 5.5/1,000 total parking ratio with structured/covered parking
- Multiple fiber optic provider connectivity
- Site is located at the starting point of the 18 mile paved Murdock cycling trail system.

















You get access to it all

- FOUR TENANT LOUNGES
- TWO FITNESS CENTERS
- YOGA STUDIO
- CARDIO ONLY CENTER
- TRAINING CENTER
- PRIVATE SHOWER/LOCKER ROOMS
- SECURED INDOOR BIKE STORAGE
- ACCESS TO PAVED CYCLING TRAIL
- FOOD TRUCK COURT
- MASSAGE TREATMENT ROOMS
- OUTDOOR PATIO
- STRUCTURED COVERED PARKING















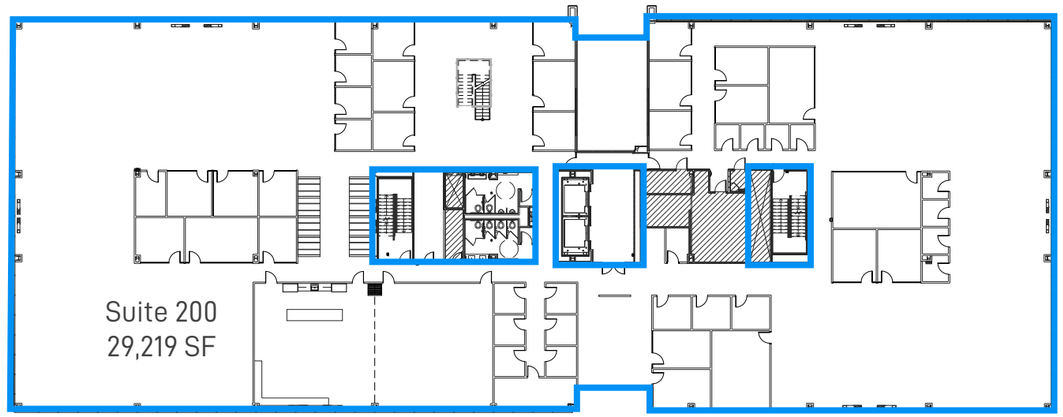


Innovation Pointe I

1633 West Innovation Way | Lehi, Utah

- Available space - Suite 200 - 29,219 square feet
- Lease Rate: $33.00 Per Sq. Ft. / Full service

2nd Floor

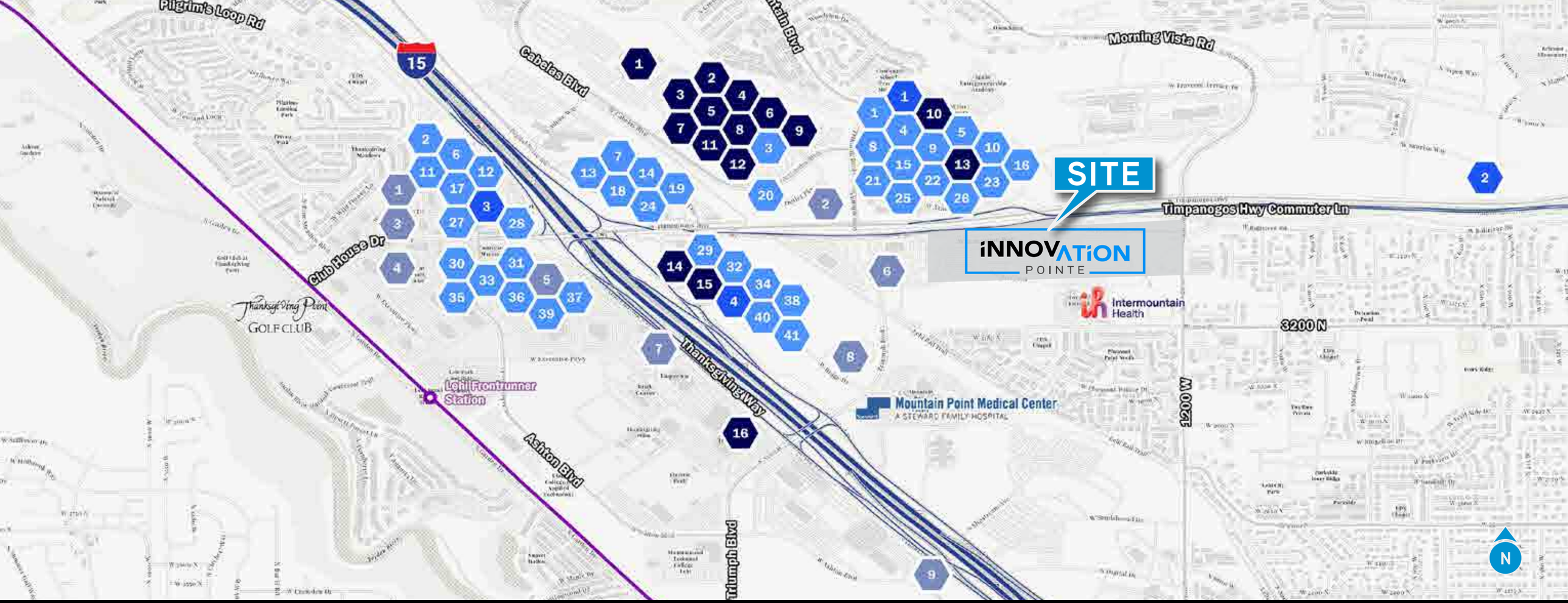












AMENITIES

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

WHAT'S THE POINT?

Utah's Point of the Mountain also known as "Silicon Slopes" refers to the cluster of information technology, software development, hardware manufacturing and research firms that have emerged along the Wasatch Front. Utah is nationally recognized as a leading technology hub. In fact, the demand for workers among the growing list of tech companies is out-pacing the supply of the Utah workforce.

Utah is ranked #1 one in innovation and entrepreneurship, #2 in high-tech performance, and #3 in economic performance by the U.S. Chamber of Commerce Foundation.

Tech companies have flocked to Utah for its lower taxes, more flexible regulatory environment, and a well-educated, multilingual workforce. There is a strong mixture of local homegrown startups (Domo, Ancestry, Qualtrics, Pluralsight, etc.), as well as major Fortune 500 companies (Adobe, Microsoft, Oracle, Symantec, etc.)

THE POINT ACCOLADES:

- Forbes has ranked Utah as the Best State for Business 9 times since 2010
- Utah's tech workforce is fed by major technology and research universities: University of Utah, Brigham Young University, and Utah Valley University, all of which offer programs intended to develop young entrepreneurs
- Utah has high concentrations of Software Developers, Web Developers, Computer and Information Research Scientists, and many other IT related occupations
- Utah is one of the top states in the nation for software and information technology employment with an employee base of over 66,000 people
- According to Wallethub, Salt Lake City ranks 7th among the best U.S. cities for STEM (Science, Technology, Engineering, and Math) jobs, beating out Chicago, New York City, San Jose, and other prominent "tech forward" towns





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

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

Colliers

6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

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