



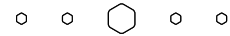
YOUNIQUE BUILDING

3400 W Mayflower Ave | Lehi, UT 84043





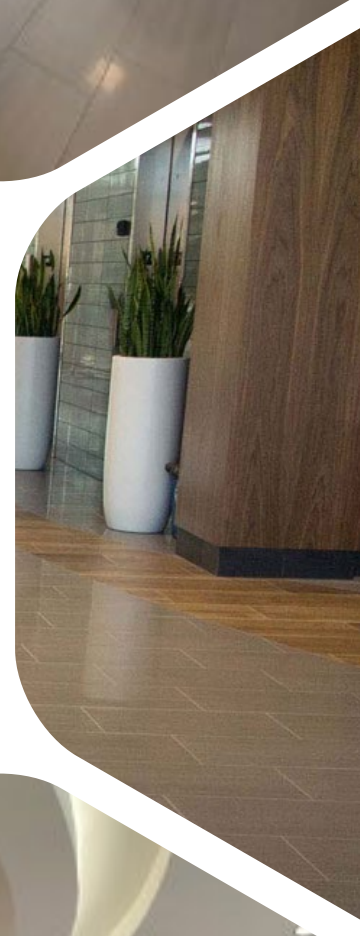
YOUNIQUE BUILDING



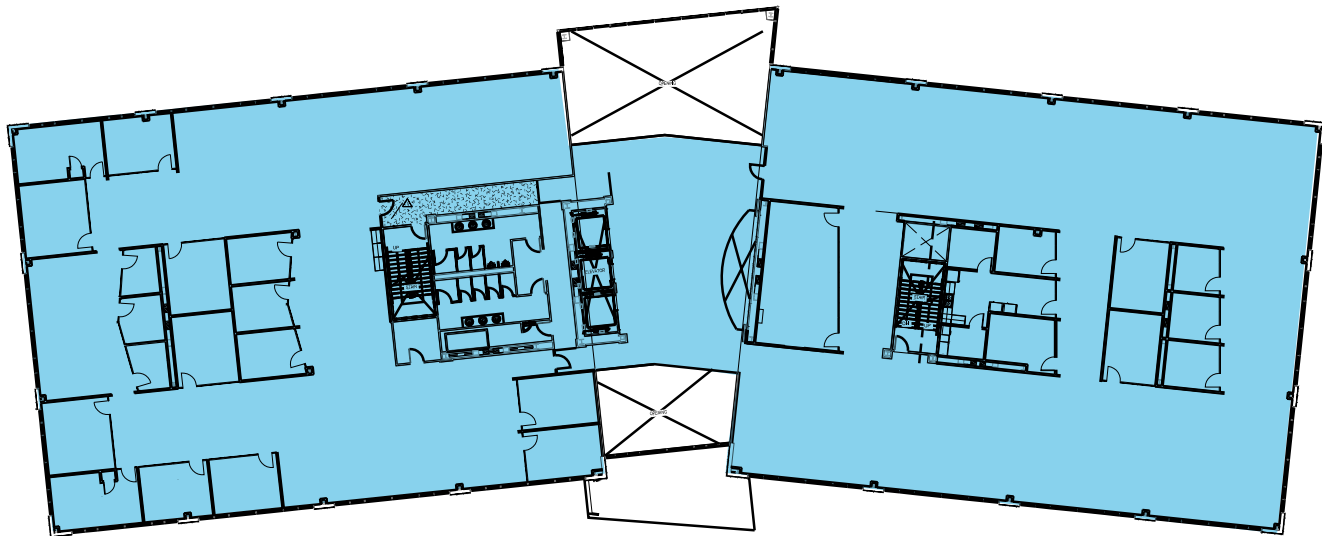
The Yunique Building offers a striking Class A office environment located along I-15 in Lehi, with prominent crown signage visibility and accessibility within the growing Silicon Slopes corridor.

Designed with modern architecture and high-end finishes, the building features floor-to-ceiling glass that fills the interior with natural light and offers impressive mountain views.

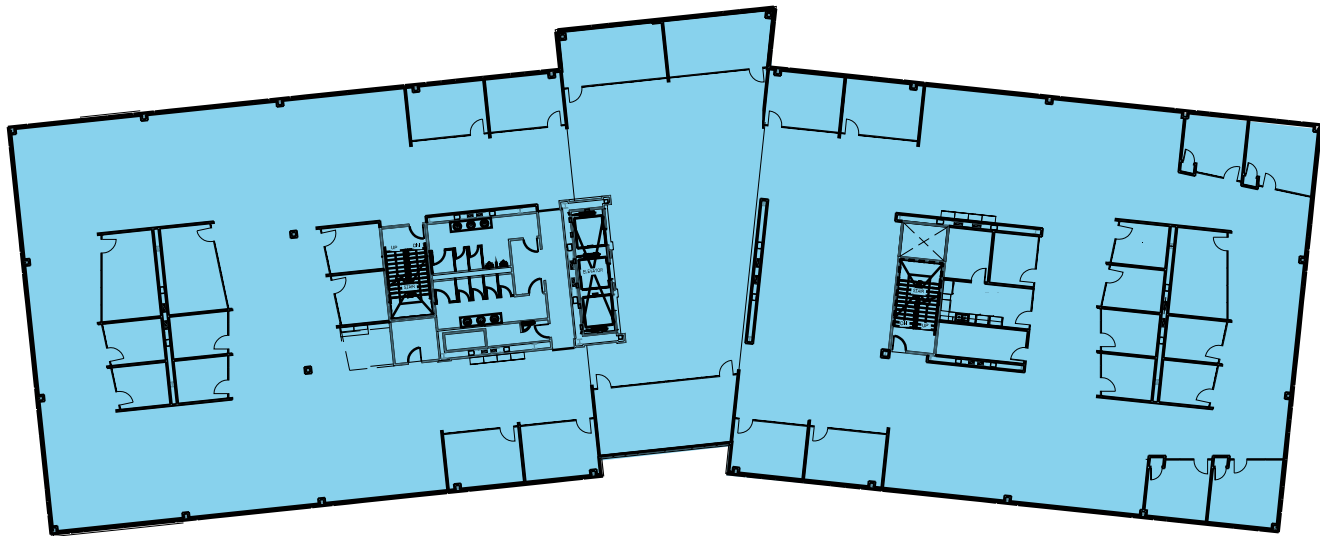
- Available: Up to 100,000 Square Feet
- Lease Rate: \$29.50 Per Sq. Ft. / Full Service
- Available July 1, 2026
- Full Building Opportunity
- Furniture Options Available
- 5th Floor Features Five Private Balconies Offering Stunning Views
- Floor-to-Ceiling Glass
- Premium Location for Recruiting and Retaining Top Talent Within Silicon Slopes
- Common Amenities Include: Conference Auditorium, Commercial Kitchen/Cafeteria, Outdoor Patio, Lounge and Conference Rooms Throughout the Building
- High Profile I-15 Crown Signage
- Commercial Kitchen and Cafeteria on First Floor
- Parking: 5/1,000
- EV Charging Stations
- Built to LEED Silver Certification



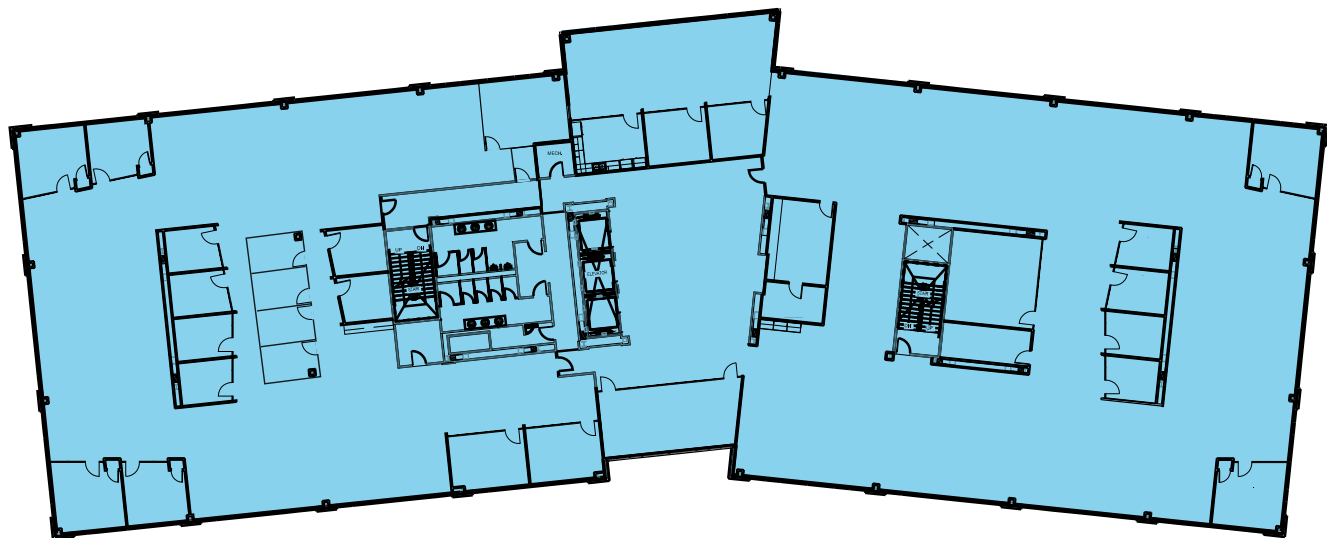
2nd Floor - 25,000 RSF



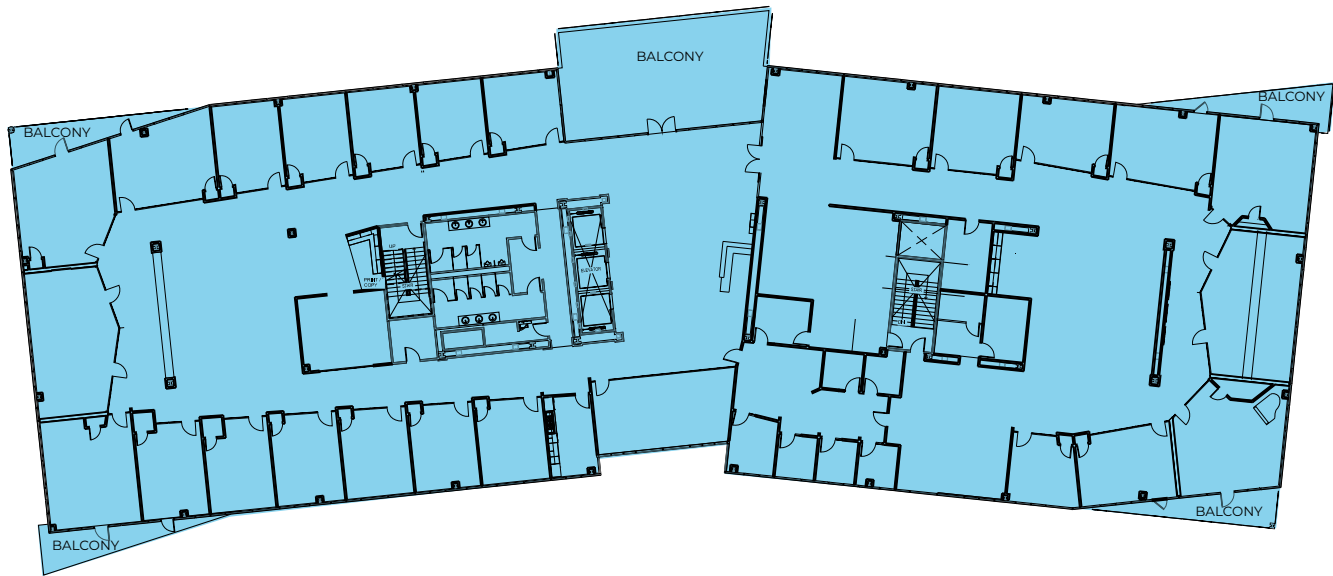
4th Floor - 25,000 RSF



3rd Floor - 25,000 RSF



5th Floor - 25,000 RSF



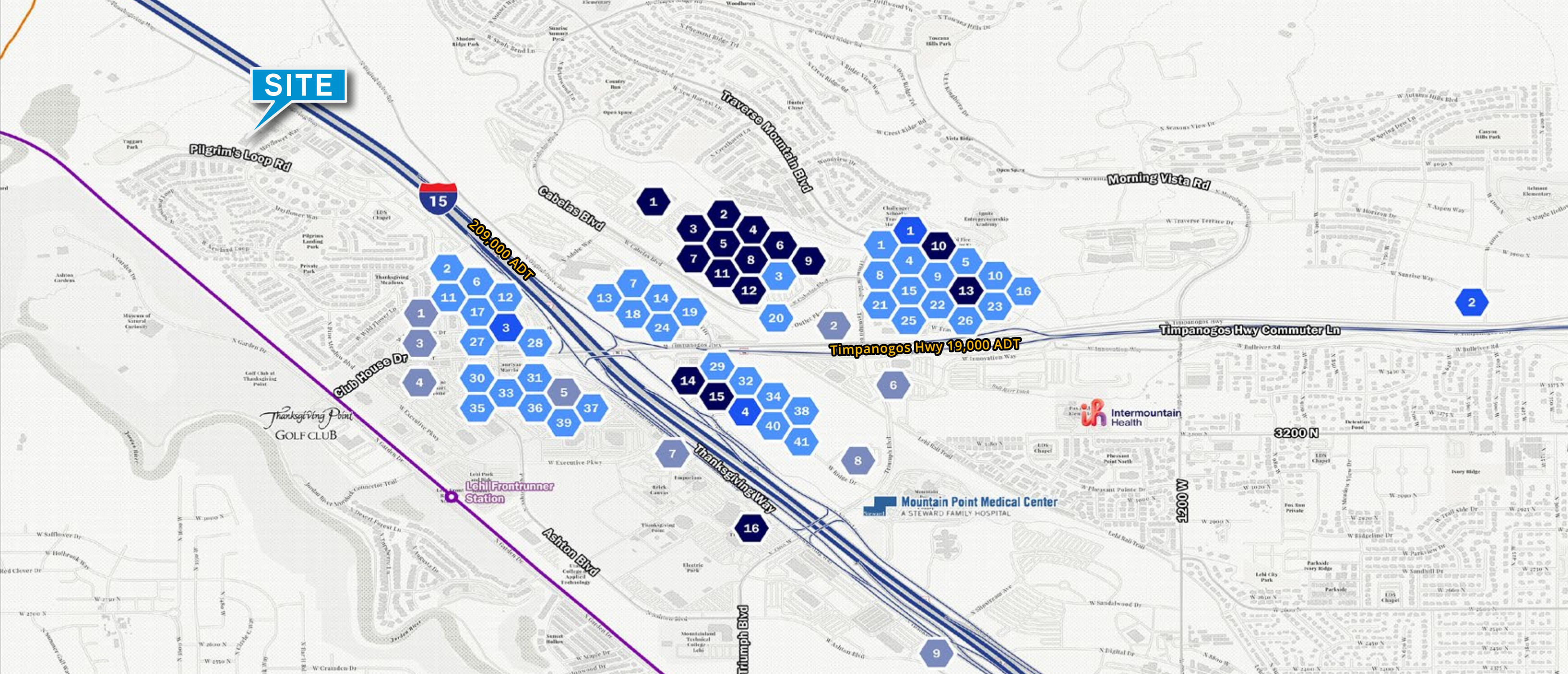
CONNECTED TO IT ALL



CROWN SIGNAGE
AVAILABLE

209,000 ADT

SITE



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.Crew
- 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—commonly known as “Silicon Slopes”—refers to the dynamic 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, with demand for talent among its rapidly expanding tech companies outpacing the supply of local workforce.

Utah ranks #1 in innovation and entrepreneurship, #2 in high-tech performance, and #3 in economic performance, according to the U.S. Chamber of Commerce Foundation.

Tech companies are drawn to Utah by its lower taxes, business-friendly regulatory environment, and highly educated, multilingual workforce. The region features a vibrant mix of homegrown success stories—such as Domo, Ancestry, Qualtrics, and Pluralsight—alongside major Fortune 500 players including Adobe, Microsoft, Oracle, and Symantec.

THE POINT ACCOLADES:

- Forbes has ranked Utah as the Best State for Business 7 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

NEARBY COMPANIES





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YOUNIQUE BUILDING



ARDEN | GROUP

