



# 701

# Timpanogos Parkway

## For Lease



CANYON  
TECH PARK CNTR

the **Muller**  
company

[www.canyonparkutah.com](http://www.canyonparkutah.com)

### Contact:

#### James Bullington

Executive Vice President  
+1 801 836 2400  
[james.bullington@colliers.com](mailto:james.bullington@colliers.com)

#### Josh Martin

Executive Vice President  
+1 801 830 2004  
[josh.martin@colliers.com](mailto:josh.martin@colliers.com)

#### Brandon Huntsman

Executive Vice President  
+1 801 830 9232  
[brandon.huntsman@colliers.com](mailto:brandon.huntsman@colliers.com)

#### Brandon Fugal

Chairman  
+1 801 947 8300  
[brandon.fugal@colliers.com](mailto:brandon.fugal@colliers.com)

### Property Details

- Campus size: 591,894 SF
- 10 Buildings throughout park
- Renovated suites and lobbies
- Various size options and layouts
- Generous parking available
- Podcast room
- Amenity center for all tenants
- Full access gym for all tenants
- Outdoor yard activity center
- 5 Backup generators
- Abundant fiber options
- On-site UTA pick-up and drop-off
- FrontRunner route access
- Auditorium and conference center
- Murdock Canal Trail through park
- Minutes to Provo Canyon
- 134 restaurants within close proximity
- 1,488 hotel rooms within close proximity



Video



Website

Where companies come to grow

## The Hub

- Indoor amenity area
- Massage therapy
- Arcade games
- Shuffleboard
- Ping Pong
- Self-service vending courtesy of Avenue C
- Podcast room



## The Gym

- Matrix professional branded machines
- Yoga Studio
- Spin Room
- Virtual classes
- Full-Service Locker rooms
- Free weights
- The mirror work-out system
- Tonal work-out system
- Treadmills
- Stair-Stepper
- Bikes



## The Yard

- Outdoor amenity area
- Pickleball/basketball court
- Grass volleyball court
- Outdoor ping pong
- Cornhole
- Hammock garden
- Variety of lounge seating
- Auto detailing
- Mobile oil change
- BBQ area
- EV charging stations
- Murdock Canal trail



## Dining Options



- A variety of food trucks are scheduled weekly on Monday through Thursday from 11:00 AM to 2:00 PM, located adjacent to the YARD

# Property Site Plan / Photos



1501-1599 E Technology Wy | For Lease

# Building A

Total Available:  
14,190 SF

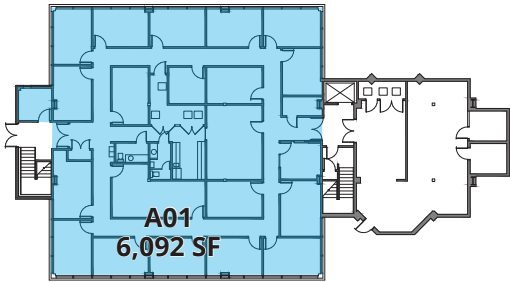


600-699 E Technology Wy | For Lease

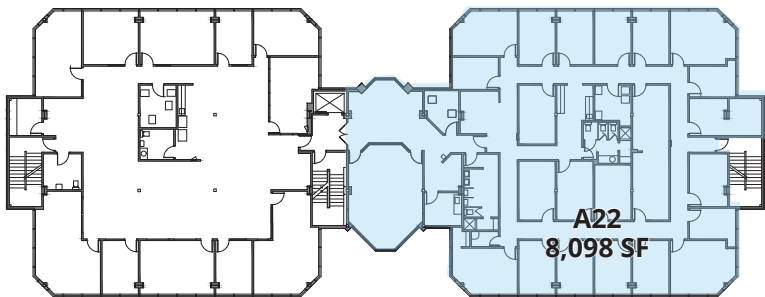
# Building B

Total Available:  
6,715 SF -14,572 SF

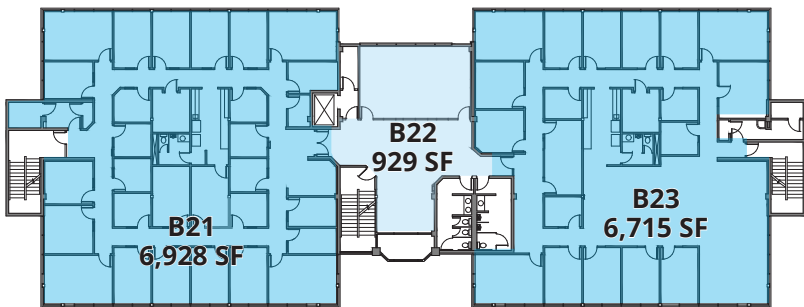
FLOOR 0 Suite A01 | 6,092 SF



FLOOR 2 Suite A22 | 8,098 SF



FLOOR 2 Suite B21-23 | 14,572 SF

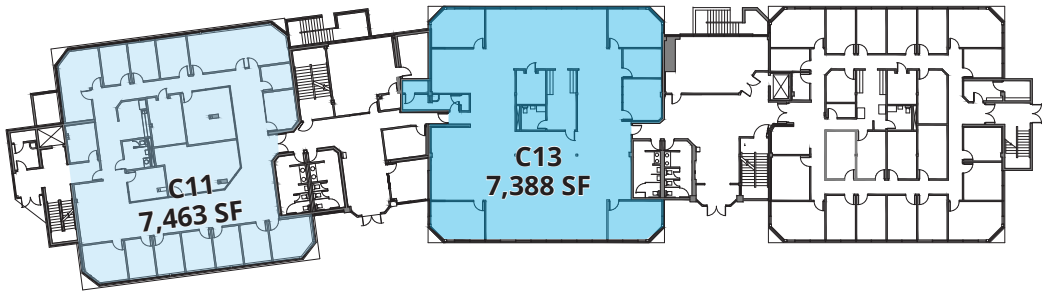


# Building C

Total Available:  
6,731 SF - 52,449 SF

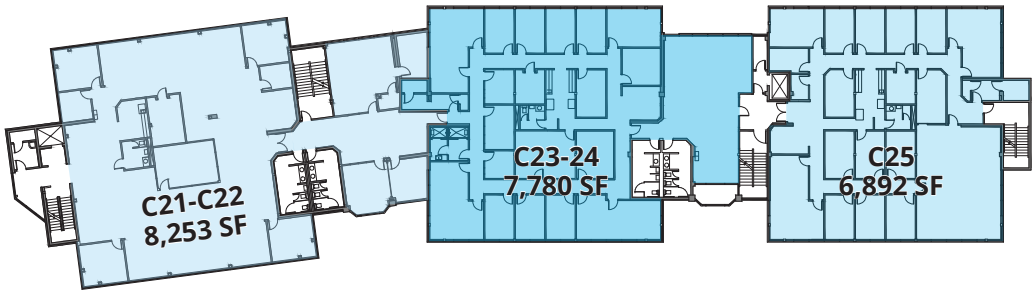
## FLOOR 1

Suite C11 | 7,463 SF  
Suite C13 | 7,388 SF



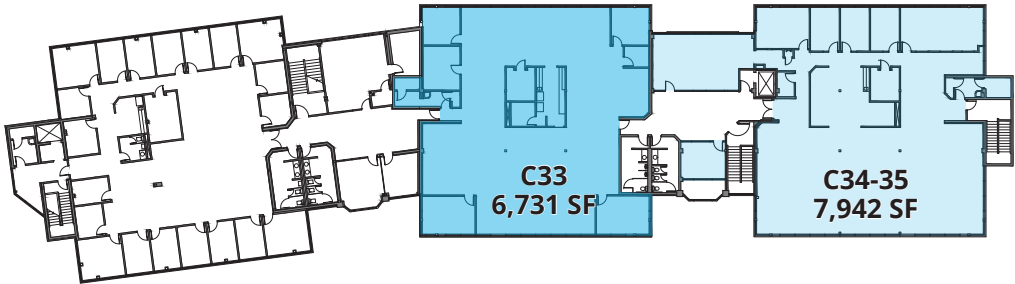
## FLOOR 2

Suite C21 - 22 | 8,253 SF  
Suite C23 - 24 | 7,780 SF  
Suite C25 | 6,892 SF



## FLOOR 3

Suite C33 | 6,731 SF  
Suite C34 - 35 | 7,942 SF

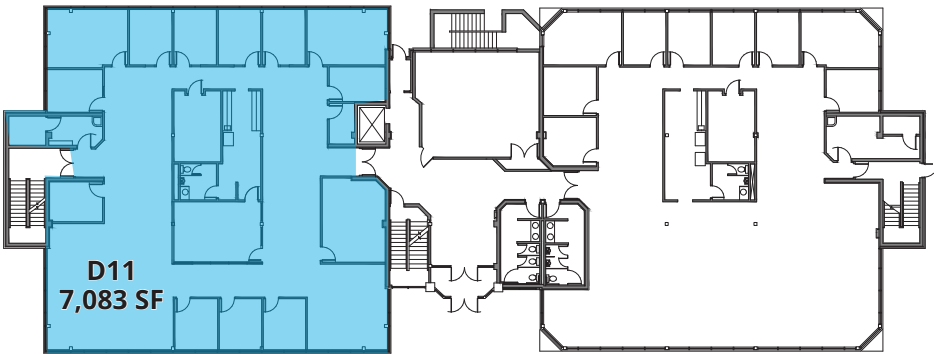


# Building D

Total Available:  
7,083 SF - 14,913 SF

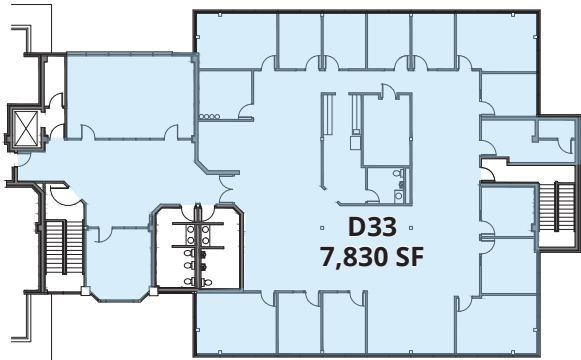
## FLOOR 1

Suite D11 | 7,083 SF



## FLOOR 3

Suite D33 | 7,830 SF



# Building E

Total Available:

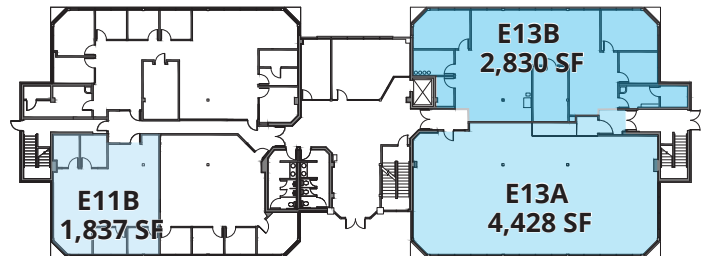
1,837 SF - 24,487 SF

## FLOOR 1

Suite E11B | 1,837 SF

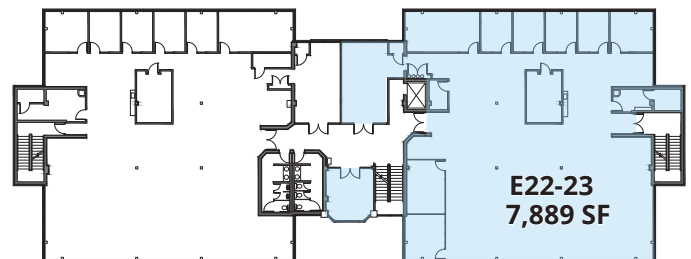
Suite E13A | 4,428 SF

Suite E13B | 2,830 SF



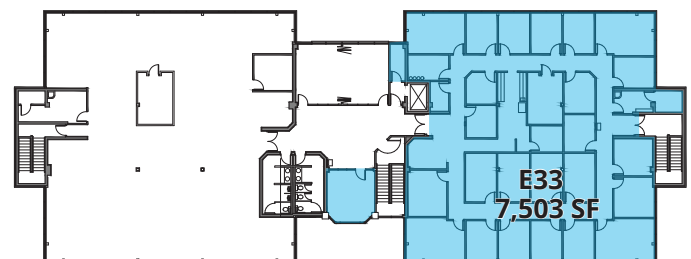
## FLOOR 2

Suite E22-23 | 7,889 SF



## FLOOR 3

Suite E33 | 7,503 SF

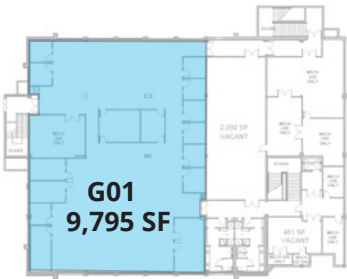


# Building G

Total Available:  
9,795 SF - 106,232 SF

## FLOOR 0

Suite G01 | 9,795 SF

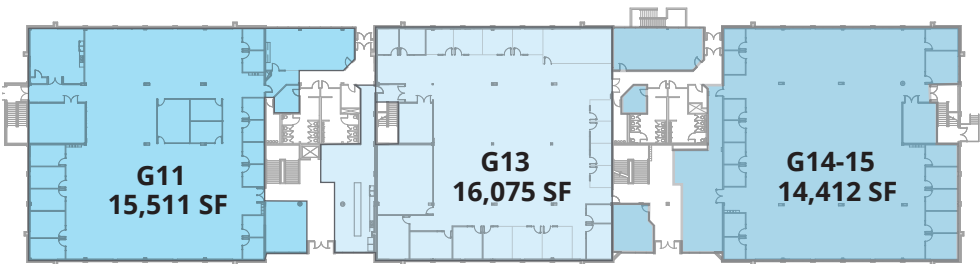


## FLOOR 1

Suite G11 | 15,511 SF

Suite G13 | 16,075 SF

Suite G14-15 | 14,412 SF

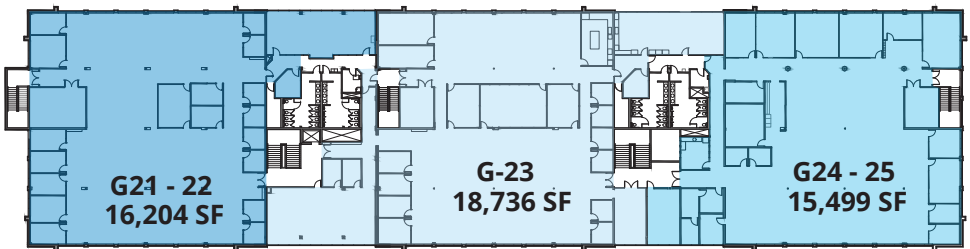


## FLOOR 2

Suite G21 - 22 | 16,204 SF

Suite G23 | 18,736 SF

Suite G24 - 25 | 15,499 SF



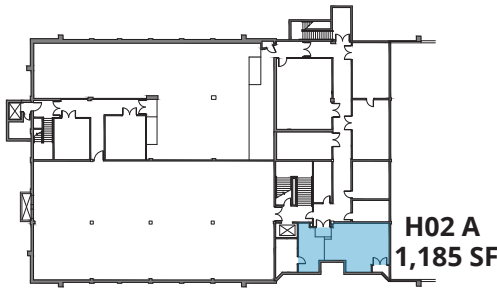
600-699 E Timpanogos Cir | For Lease

# Building H

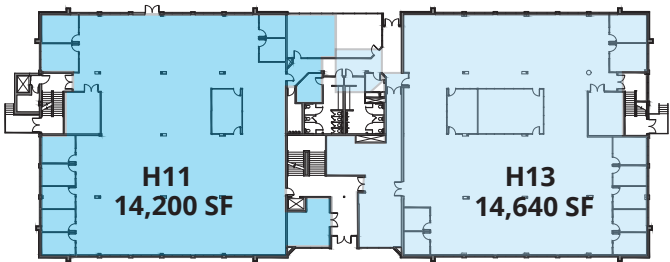
Total Available:  
1,185 SF - 61,773 SF



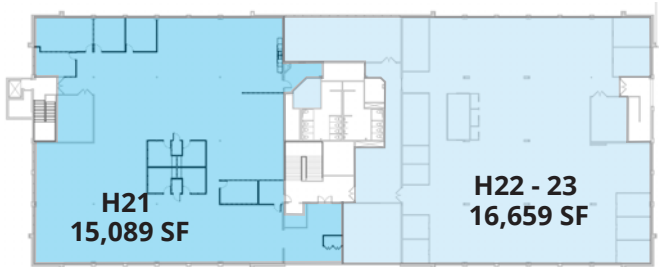
## FLOOR 0 Suite H02 A | 1,185 SF



## FLOOR 1 Suite H11 | 14,200 SF Suite H13 | 14,640 SF



## FLOOR 2 Suite H21 | 15,089 SF Suite H22 - 23 | 16,659 SF



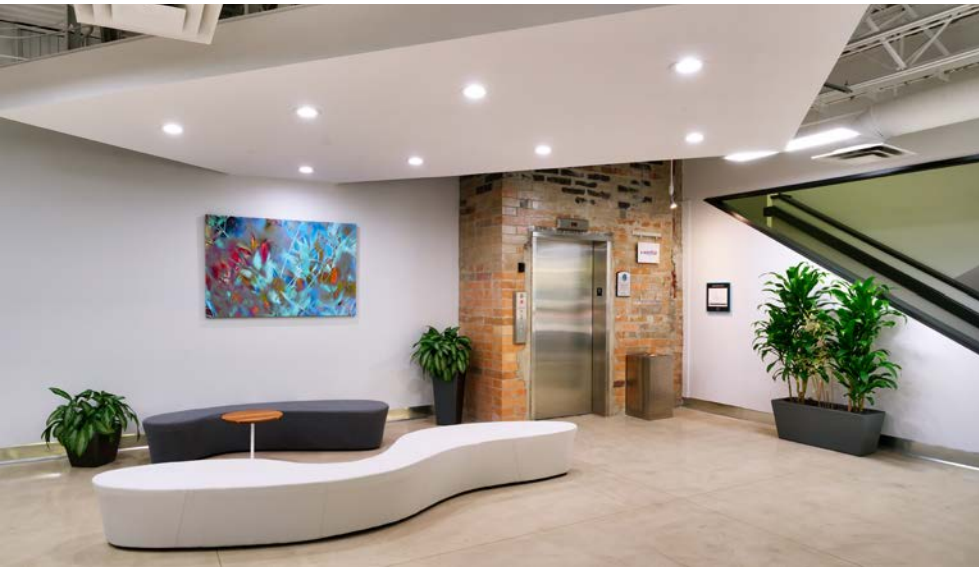
701-799 E Timpanogos Way | For Lease

# Building M

Total Available:  
7,721 SF

## FLOOR 2 Suite M23 | 7,721 SF





## THE HUB



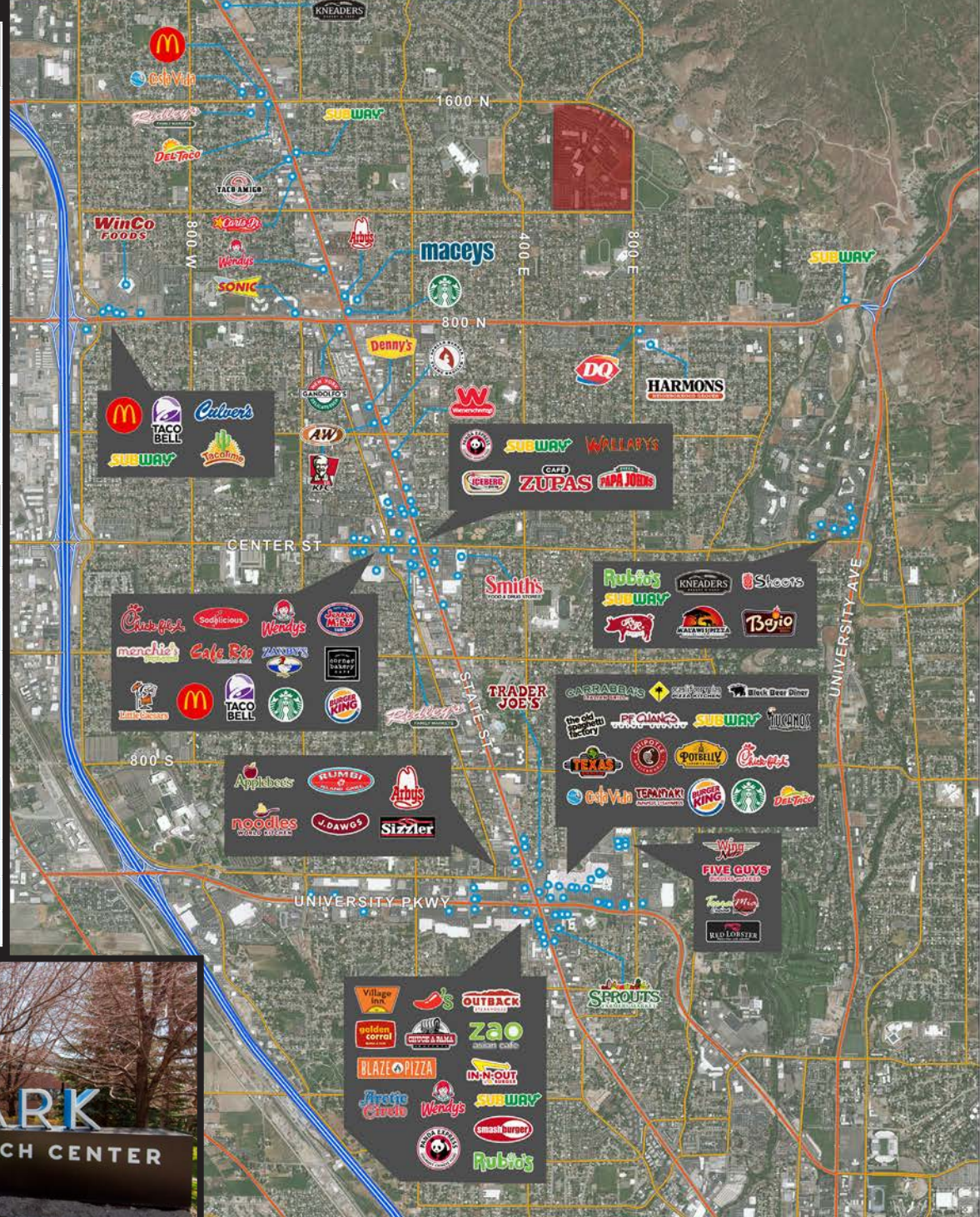
## THE YARD



## THE GYM



| Amenities Within 3 Miles of Site   | Amenities Within 5 Miles of Site |
|------------------------------------|----------------------------------|
| 51 Restaurants                     | 134 Restaurants                  |
| 245 Hotel Rooms                    | 1488 Hotel Rooms                 |
| 17 Gas Stations                    | 33 Gas Stations                  |
| 8 Car Washes                       | 17 Car Washes                    |
| 5 Grocery Stores                   | 13 Grocery Stores                |
| 34 Retail Shops                    | 114 Retail Shops                 |
| 1 Golf Course                      | 3 Golf Courses                   |
| 33 Parks                           | 63 Parks                         |
| Distance From:                     | Miles                            |
| I-15                               | 3.4                              |
| Sundance                           | 11.3                             |
| Murdock canal trail                | 0.3                              |
| Utah Lake                          | 6.7                              |
| Riverwoods                         | 3.1                              |
| University Mall                    | 3.6                              |
| Closest FrontRunner Station (Orem) | 6.5                              |
| Deer Creek Reservoir               | 14.3                             |
| BYU                                | 6.2                              |
| UVU                                | 4.6                              |



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**Colliers**  
2100 Pleasant Grove Blvd., Suite 200  
Pleasant Grove, UT 84062  
Main: +1 801 947 8300  
colliers.com

**James Bullington**  
Executive Vice President  
+1 801 836 2400  
james.bullington@colliers.com

**Brandon Huntsman**  
Executive Vice President  
+1 801 830 9232  
brandon.huntsman@colliers.com

**Josh Martin**  
Executive Vice President  
+1 801 830 2004  
josh.martin@colliers.com

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

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