

Colliers

For Lease

CANYON TECH PARK CNTR

the Muller company

www.canyonparkutah.com

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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

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









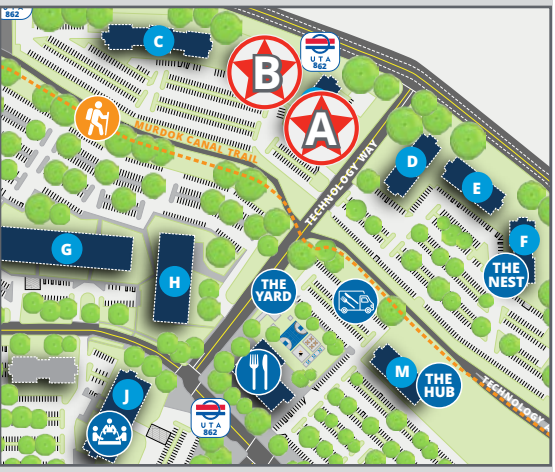


1501-1599 E Technology Wy | For Lease

Building **A**

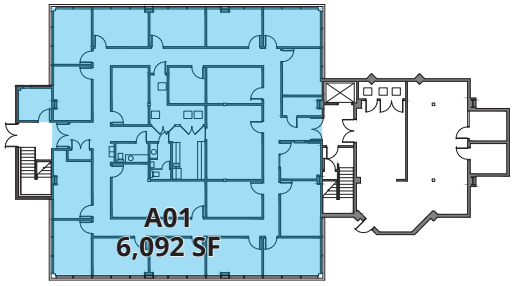
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14,190 SF



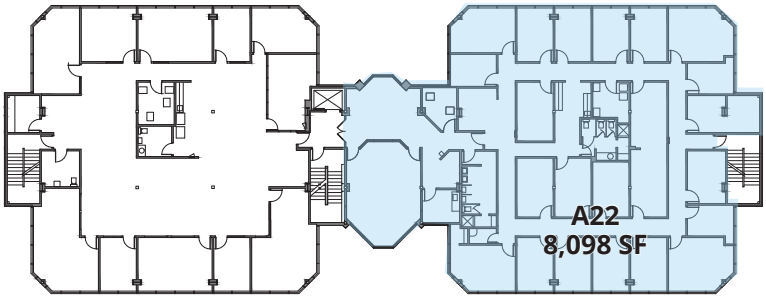
FLOOR 0

Suite A01 | 6,092 SF



FLOOR 2

Suite A22 | 8,098 SF



600-699 E Technology Wy | For Lease

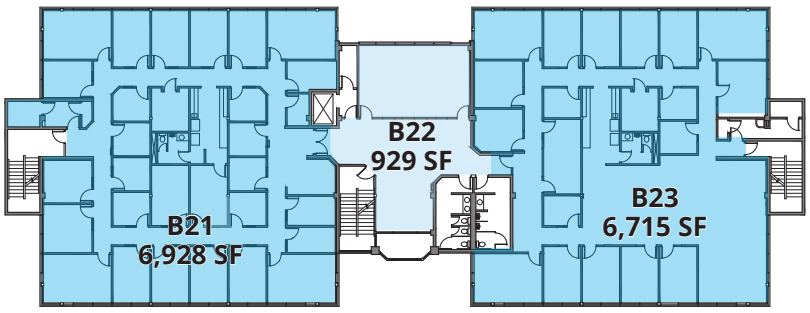
Building **B**

Total Available:

6,715 SF -14,572 SF

FLOOR 2

Suite B21 - 23 | 14,572 SF



500-599 E Technology Wy | For Lease

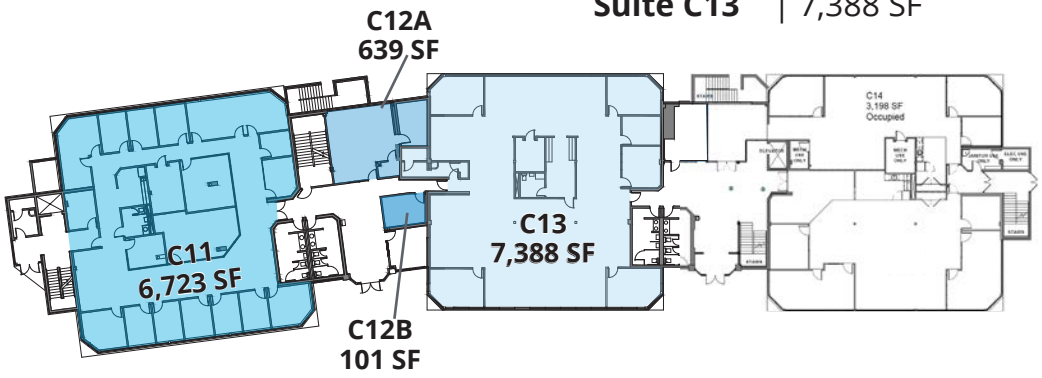
Building C

Total Available:

101 SF - 52,449 SF

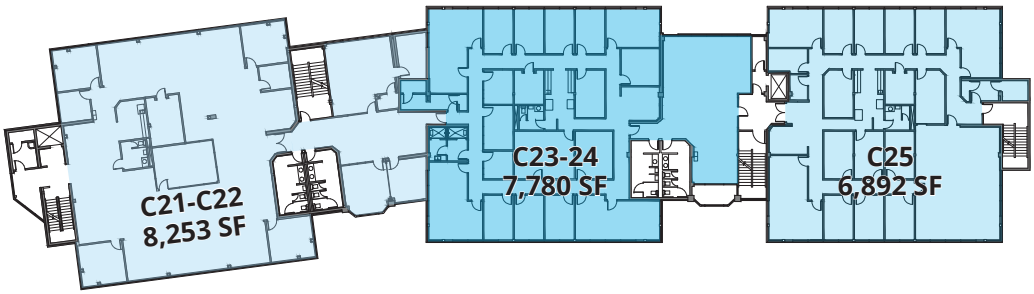
FLOOR 1

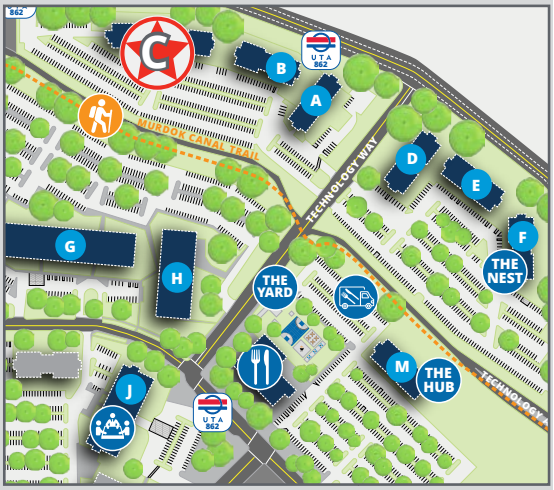
Suite C11 | 6,723 SF
Suite C12A | 639 SF
Suite C12B | 101 SF
Suite C13 | 7,388 SF



FLOOR 2

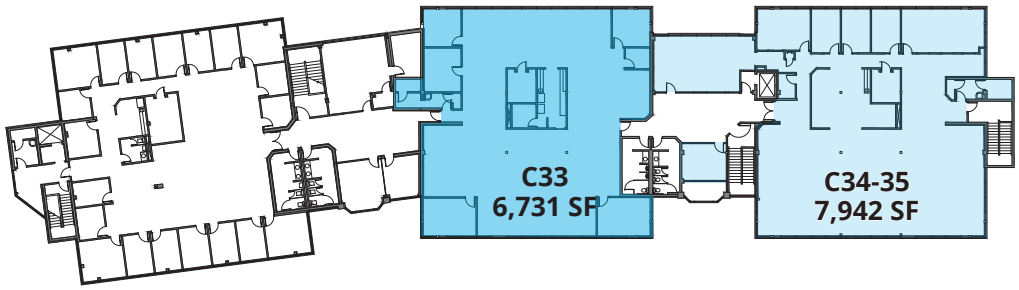
Suite C21 - 22 | 8,253 SF
Suite C23 - 24 | 7,780 SF
Suite C25 | 6,892 SF





FLOOR 3

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

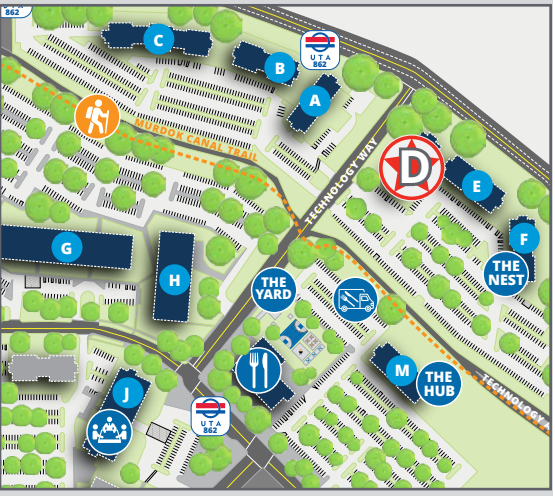


1501-1599 E Technology Wy | For Lease

Building D

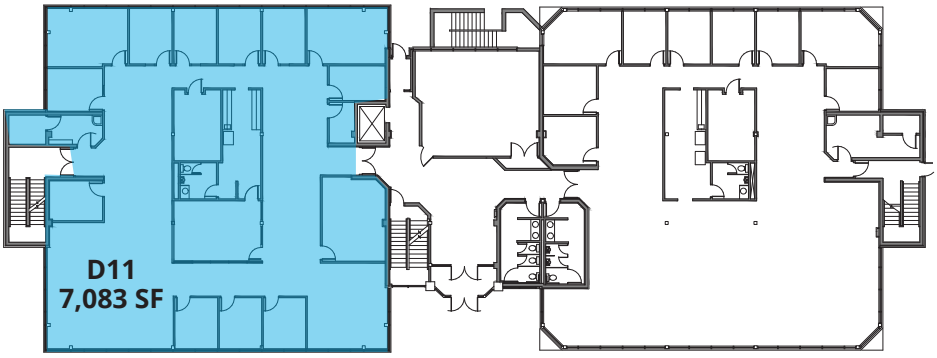
Total Available:

7,083 SF - 14,913 SF



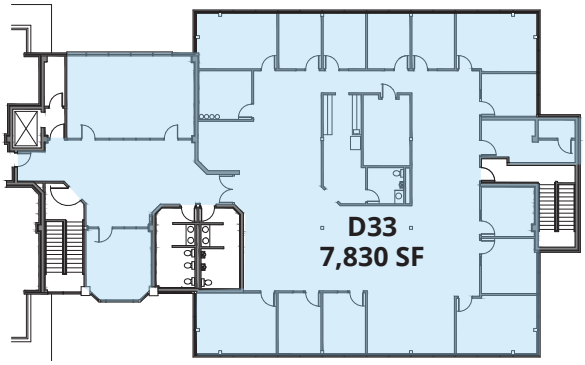
FLOOR 1

Suite D11 | 7,083 SF



FLOOR 3

Suite D33 | 7,830 SF



700-749 E Technology Wy | For Lease

Building E

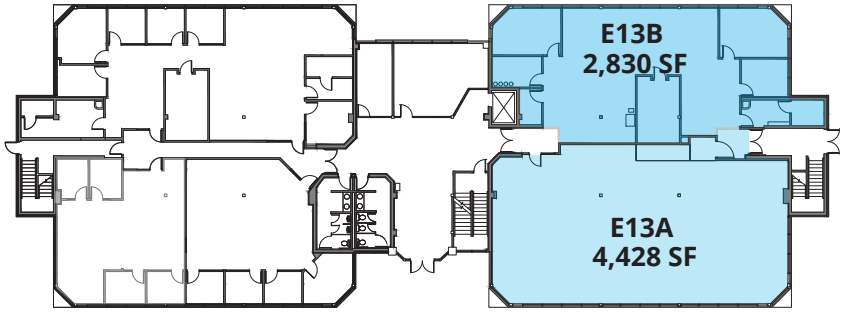
Total Available:

2,830 SF - 22,650 SF



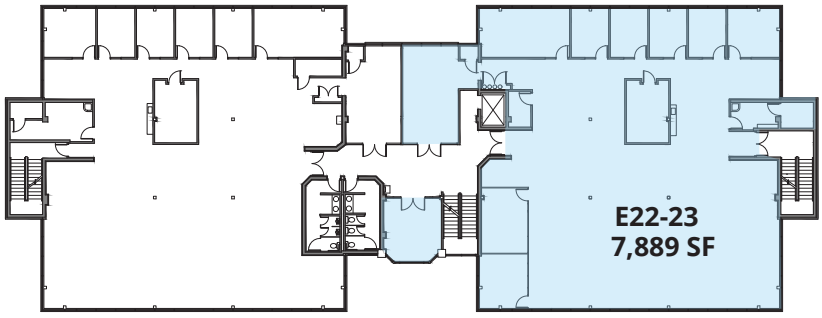
FLOOR 1

Suite E13A | 4,428 SF
Suite E13B | 2,830 SF



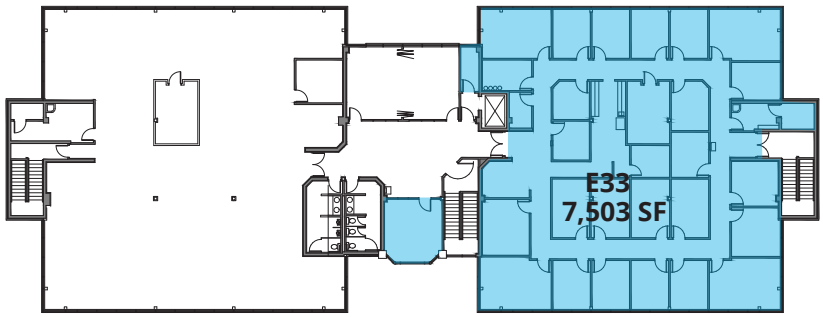
FLOOR 2

Suite E22 - 23 | 7,889 SF



FLOOR 3

Suite E33 | 7,503 SF



750 E Technology Wy | For Lease

Building F

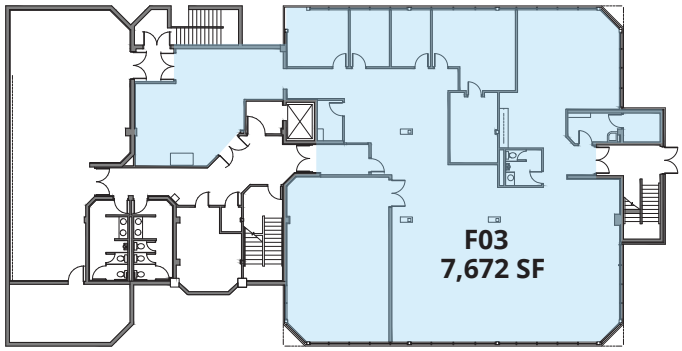
Total Available:

7,672 SF



FLOOR 0

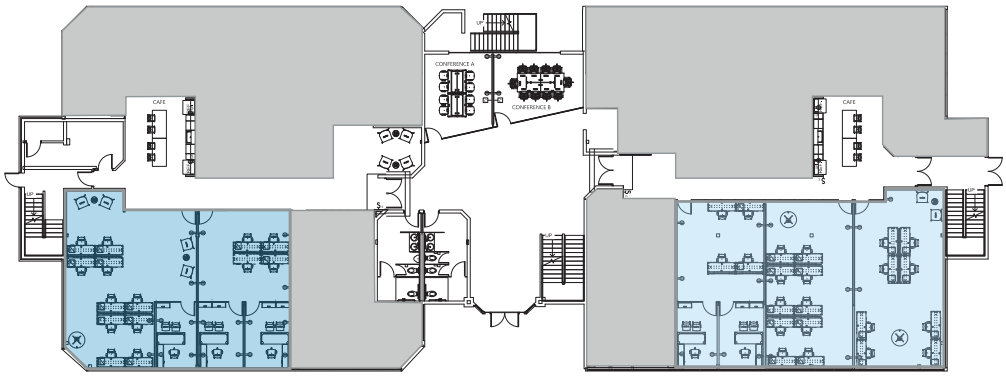
Suite F03 | 7,672 SF



FLOOR 1

Suite F11-01 - 11-02 | 2,978 SF

Suite F13-05 - 13-07 | 3,743 SF



F11-01 - 11-02
2,978 SF

F13-05 -13-07
3,743 SF

500-599 E Timpanogos Cir | For Lease

Building **G**

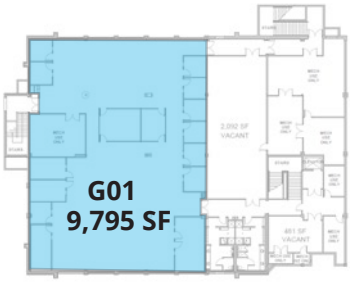
Total Available:

9,795 SF - 106,232 SF



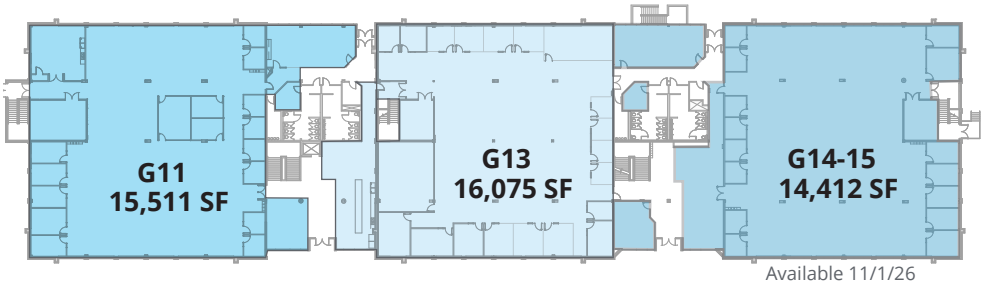
FLOOR 0

Suite G01 | 9,795 SF



FLOOR 1

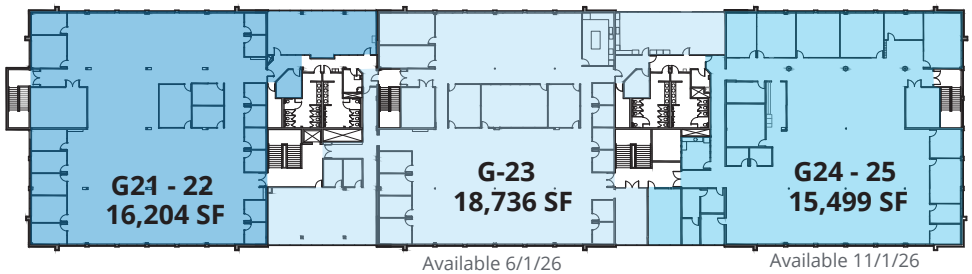
Suite G11 | 15,511 SF
Suite G13 | 16,075 SF
Suite G14-15 | 14,412 SF



Available 11/1/26

FLOOR 2

Suite G21 - 22 | 16,204 SF
Suite G23 | 18,736 SF
Suite G24 - 25 | 15,499 SF



Available 6/1/26

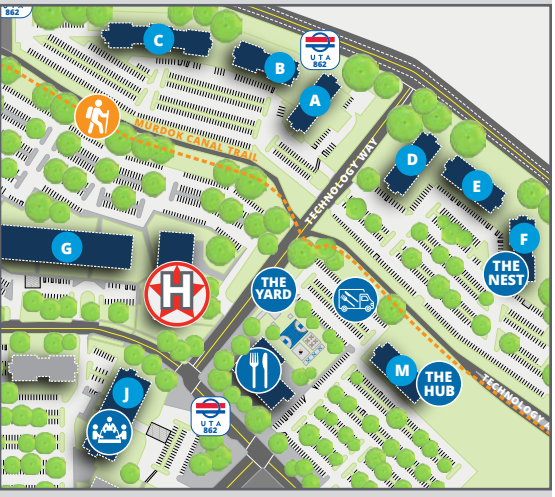
Available 11/1/26

600-699 E Timpanogos Cir | For Lease

Building H

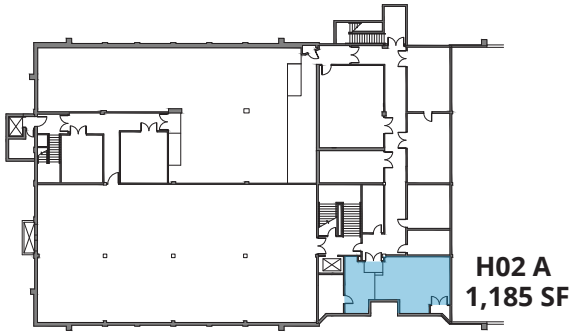
Total Available:

1,185 SF - 46,684 SF



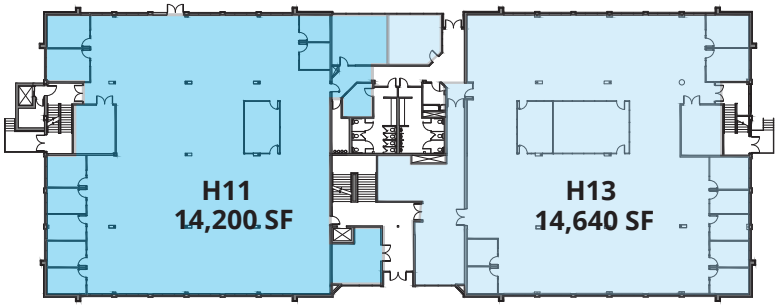
FLOOR 0

Suite H02 A | 1,185 SF



FLOOR 1

Suite H11 | 14,200 SF
Suite H13 | 14,640 SF



FLOOR 2

Suite H22 - 23 | 16,659 SF



701-799 E Timpanogos Way | For Lease

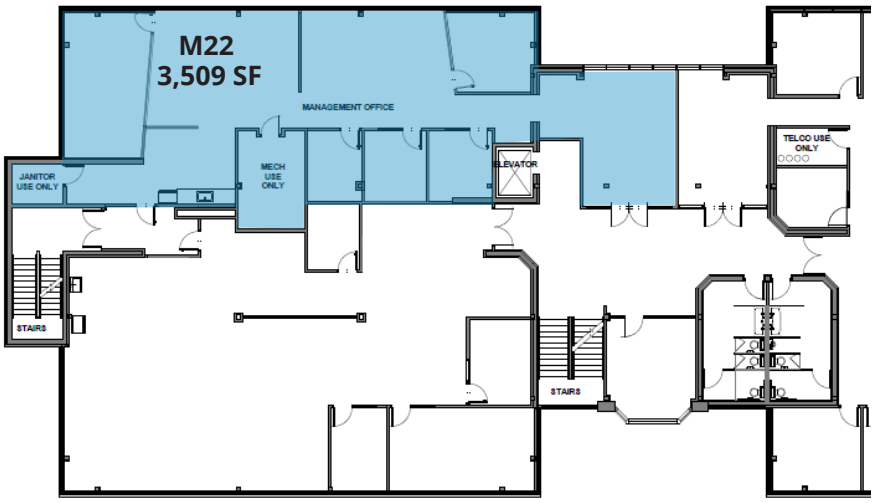
Building M

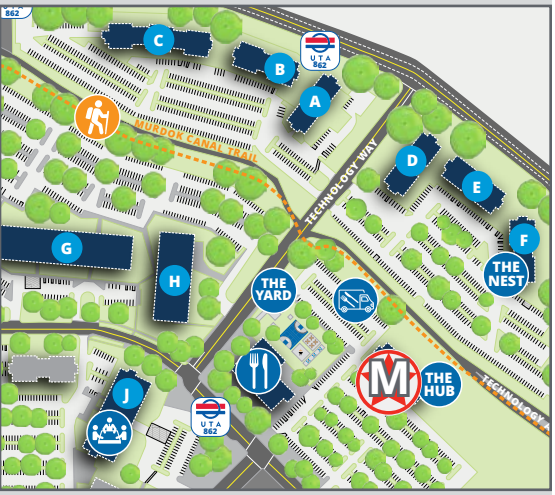
Total Available:

3,509 SF

FLOOR 2

Suite M22 | 3,509 SF









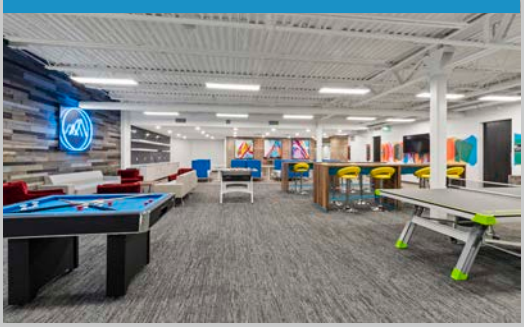








THE HUB



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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