THANKSGIVINGPARK 1

3400 NORTH ASHTON BLVD | LEHI, UTAH 84043

FOR LEASE



THANKSGIVINGPARK 1

3400 NORTH ASHTON BLVD | LEHI, UTAH 84043

HIGHLIGHTS:

- 4,499 Square Feet Available
- Lease Rate: $28.75 Per Sq. Ft. Full Service
- Partially Furnished
- Brand New Class A Tech Finishes
- Open Ceilings to Deck with K-13 Noise Reduction
- On Site Fitness Center (Showers/Locker Facility)
- Adjacent to Lehi, Utah Front Runner platform
- High Speed Commuter Rail Hub
- LEED Silver Certification
- High Profile I-15 Frontage & Visibility
- The CORE of Silicon Slopes
- Perfect For Growing Companies, With Great Flexibility
- Central Wasatch Front Location With Direct Access To Labor Pools From Two Metro Areas
- Enhanced Employee Recruitment And Retention









THANKSGIVING PARK OVERVIEW

Thanksgiving Park has become the center of gravity in North Utah County. With 850,000 SF of Class A space, 60+ tenants, convenient support retail, onsite fitness facilities, full outdoor park, and a buzz that's inexplicable—Thanksgiving Park is an ecosystem unto its own.

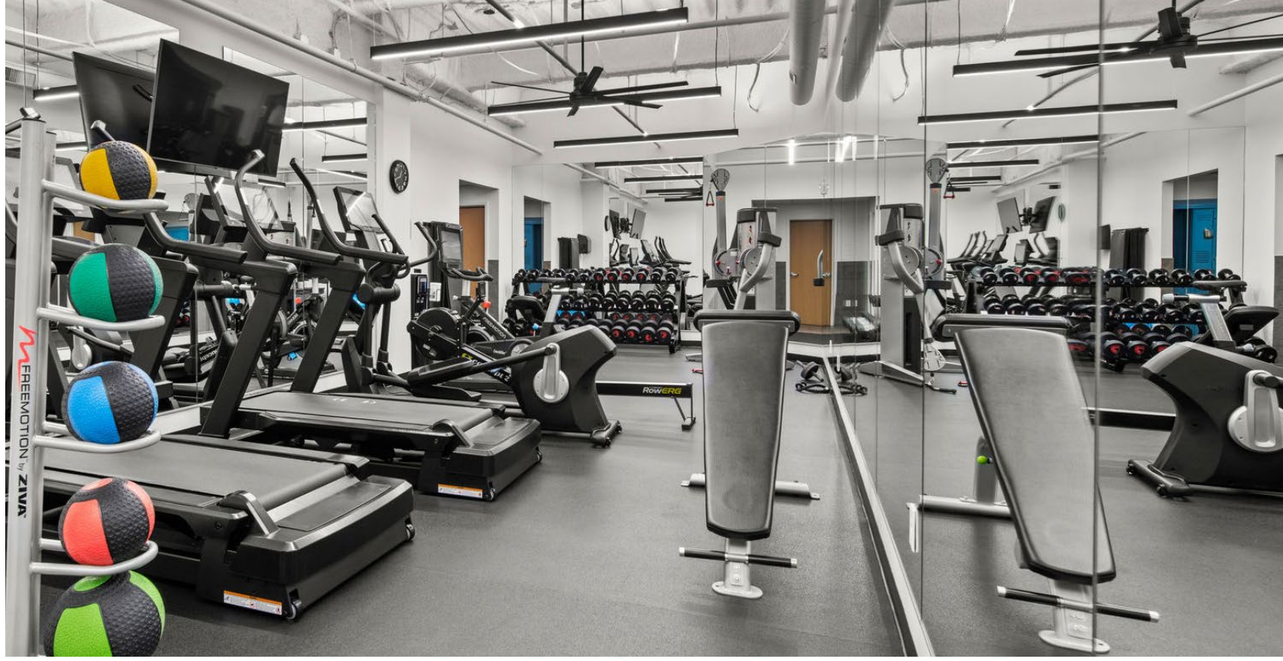
First Floor

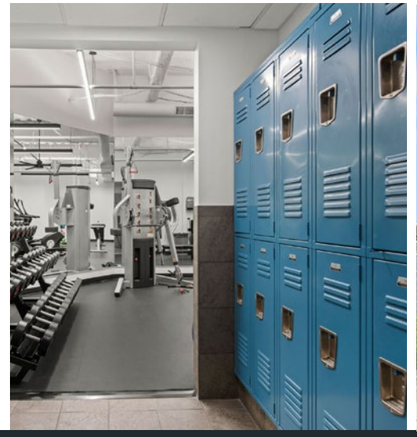

Suite 150
4,499 RSF
Available Jan 1, 2027
Partially furnished


AES
ROSS


THANKSGIVINGPARK









THANKSGIVING PARK AMENITIES

FITNESS FACILITIES

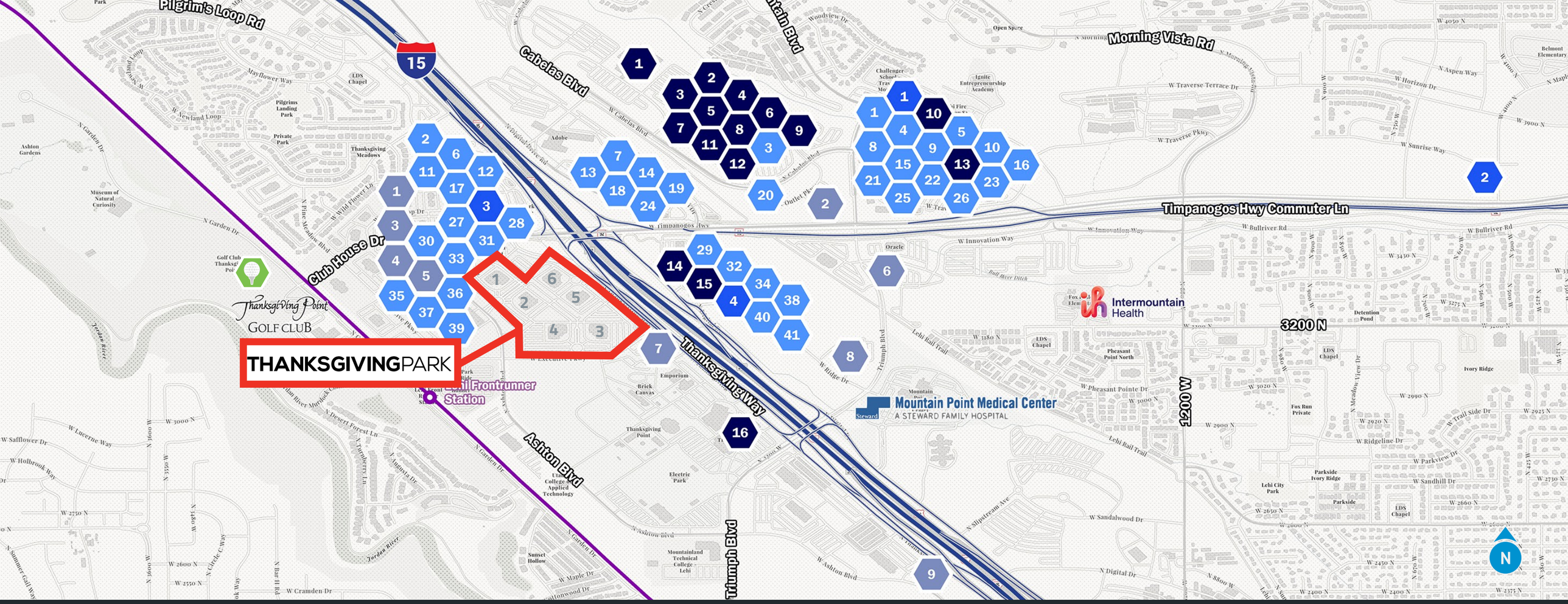
OUTDOOR BASKETBALL COURT

WALKING TRAILS & PARK ONSITE

DIRECT ACCESS TO MURDOCK CANAL TRAIL

FRONT RUNNER ADJACENT

RESTARAUNT, SERVICES & HOTEL ADJECENT



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

MISCELLANEOUS

Thanksgiving Park GolfClub

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 8 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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