3400

MAYFLOWER

Lehi, UT 84043

Colliers

ARDEN | GROUP

VESTA
REALTY PARTNERS

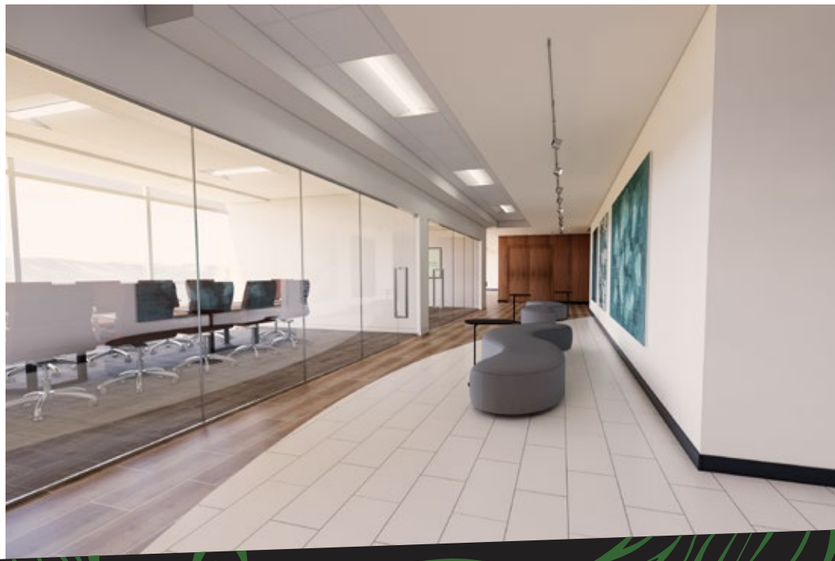
3400

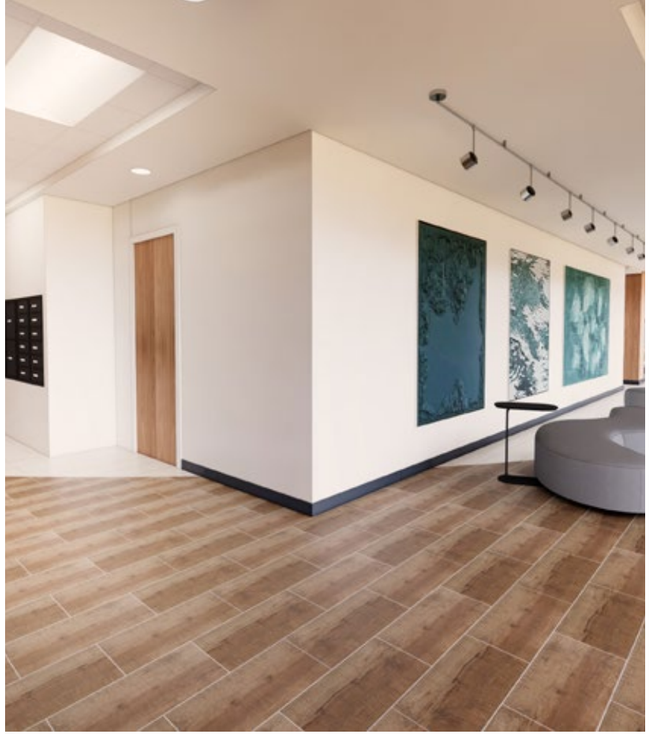
— MAYFLOWER —

3400 Mayflower 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 Space From: 9,992 - 84,992 Square Feet
- Lease Rate: $29.50 Per Sq. Ft. / Full Service
- 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

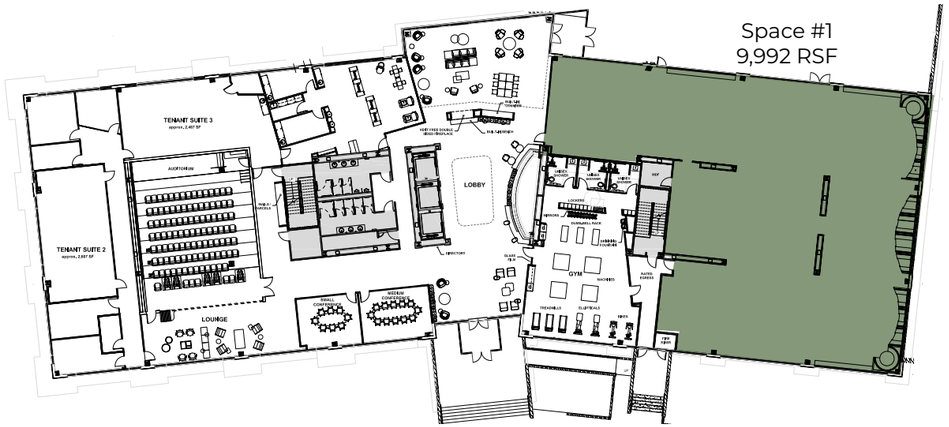




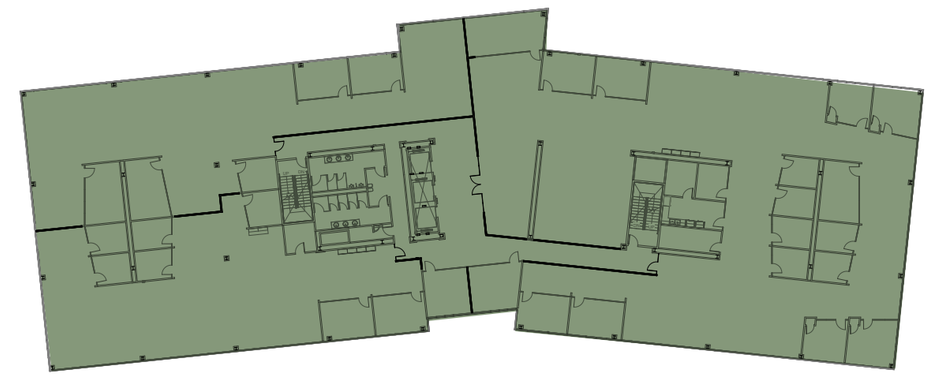
AMENITY SPACE

- AUDITORIUM / CLASSROOM
- LOUNGE / BREAK ROOMS
- CONFERENCE ROOMS
- FITNESS CENTER
- SHOWER / LOCKERS

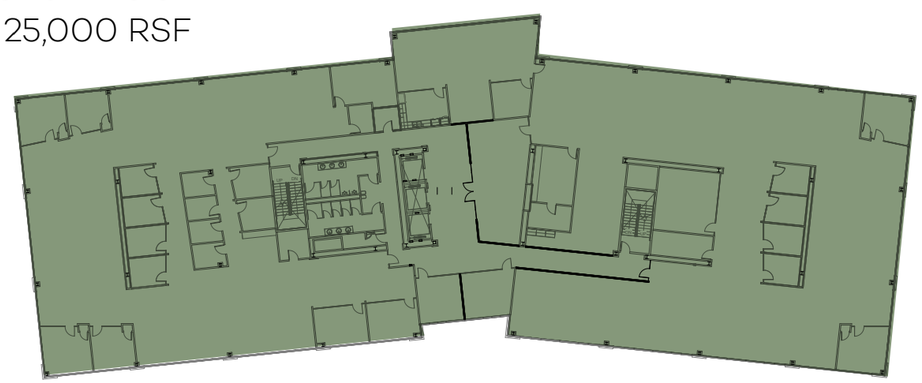
1st Floor
9,992 RSF



4th Floor
25,000 RSF



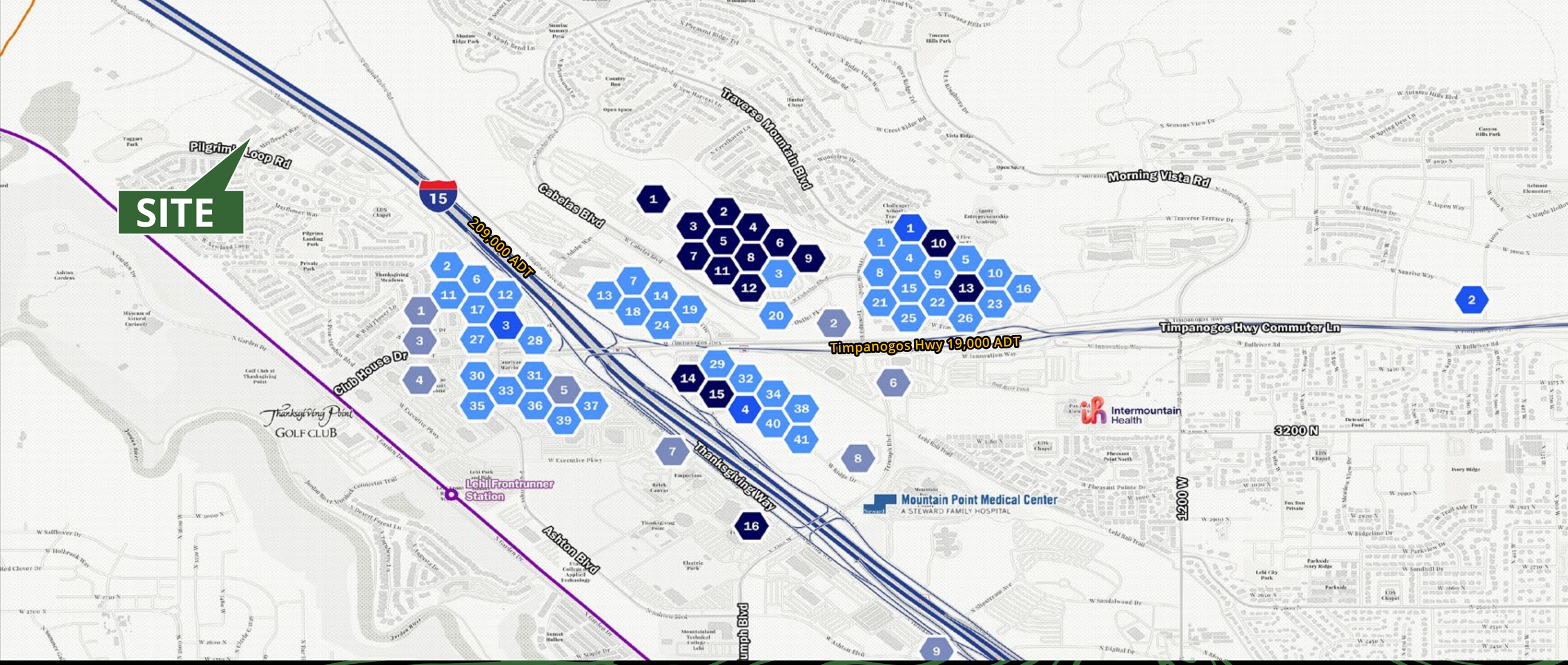
3rd Floor
25,000 RSF



5th Floor
25,000 RSF

N

CONNECTED *TO IT ALL*



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.

- **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

Adobe
Texas Instruments
ancestry
Nav
sunrun
vivint.
DELL EMC
VISA
wework
bill
ebay
pattern
acima
Dealertrack
PROPAY
MX
Young Living
TESLA
workfront
Podium
clearlink
ROUTE
weave
dōTERRA
LifeVantage
PLURALSIGHT
proofpoint
1800contacts
entrata
Microsoft
XACTWARE
Verisk
ServiceTitan

3400

— MAYFLOWER —

ARDEN | GROUP

VESTA REALTY PARTNERS

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

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

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

Colliers