



3400

— MAYFLOWER —

Lehi, UT 84043



Colliers

ARDEN | GROUP



VESTA
REALTY PARTNERS



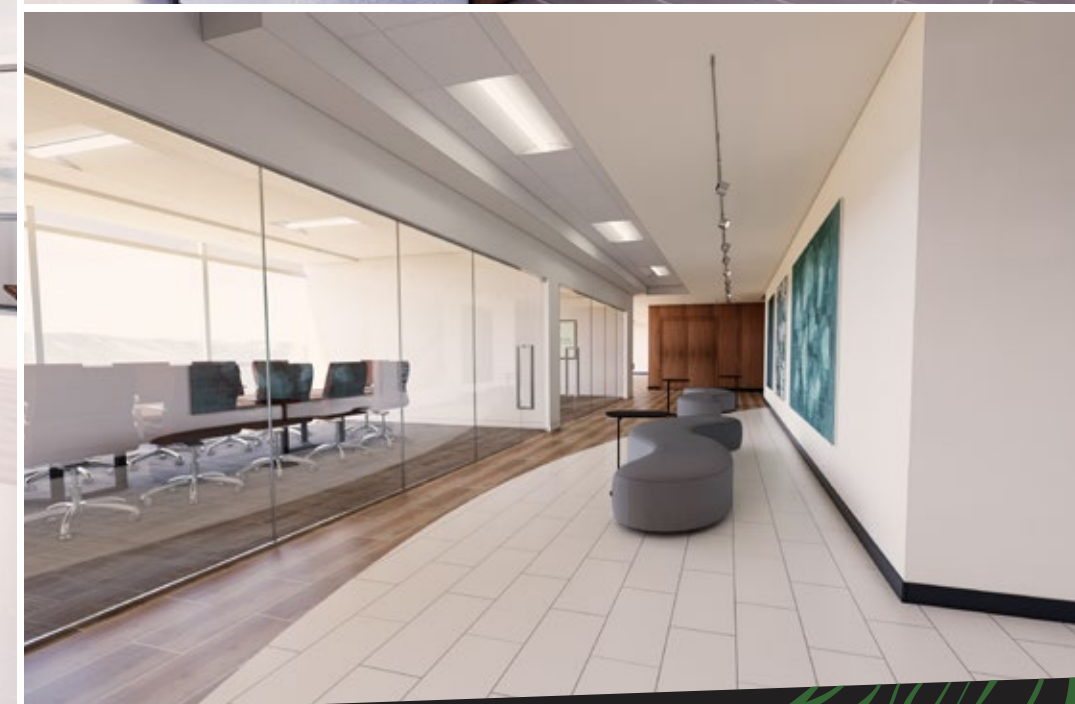
3400

— 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.

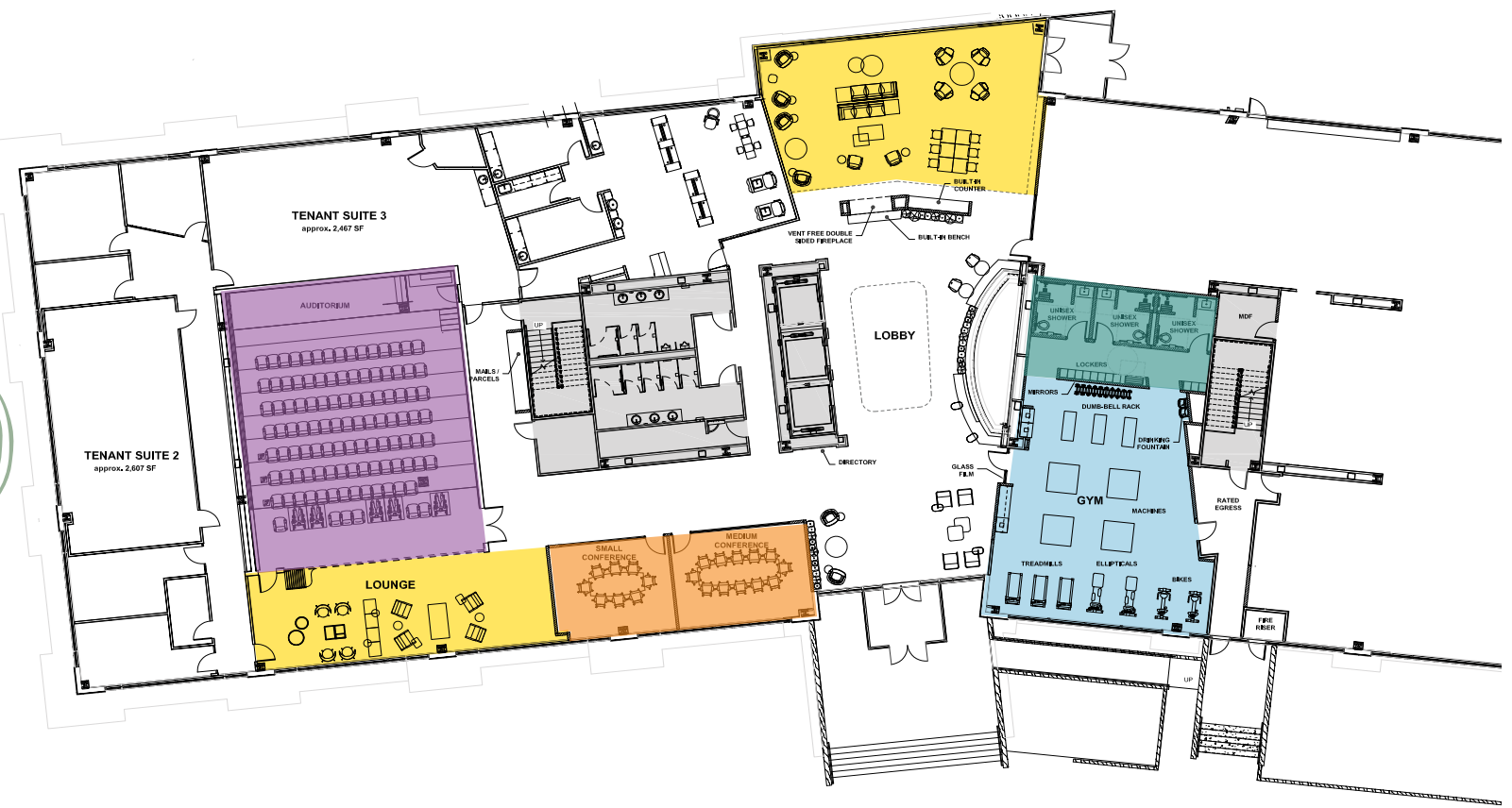
Designed with modern architecture and high-end finishes, the building features floor-to-ceiling glass that fills the interior with natural light and offers impressive mountain views.

- Available: 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





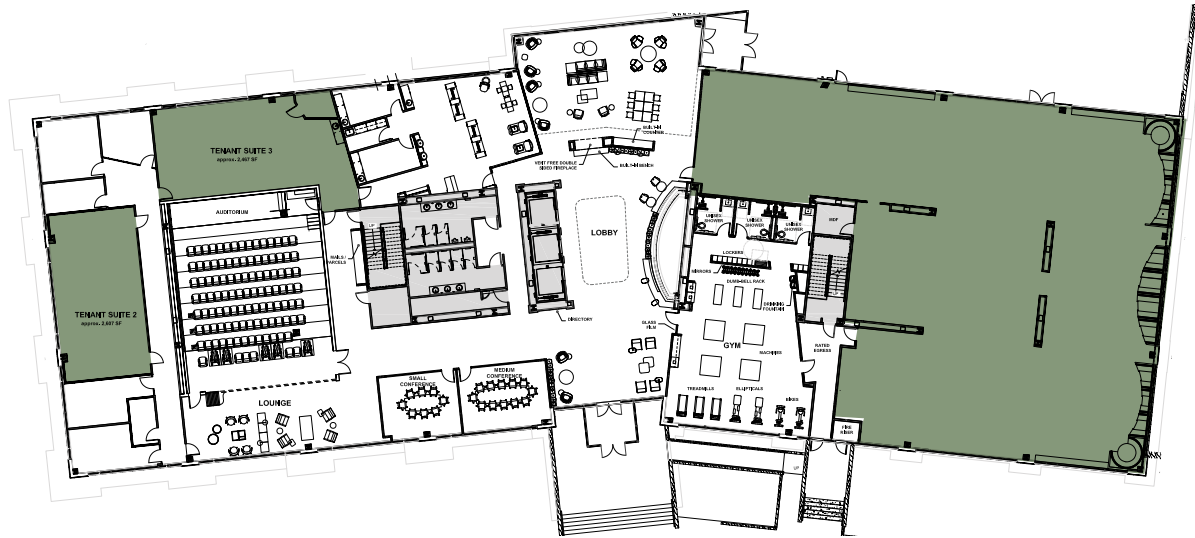
AMENITY SPACE



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

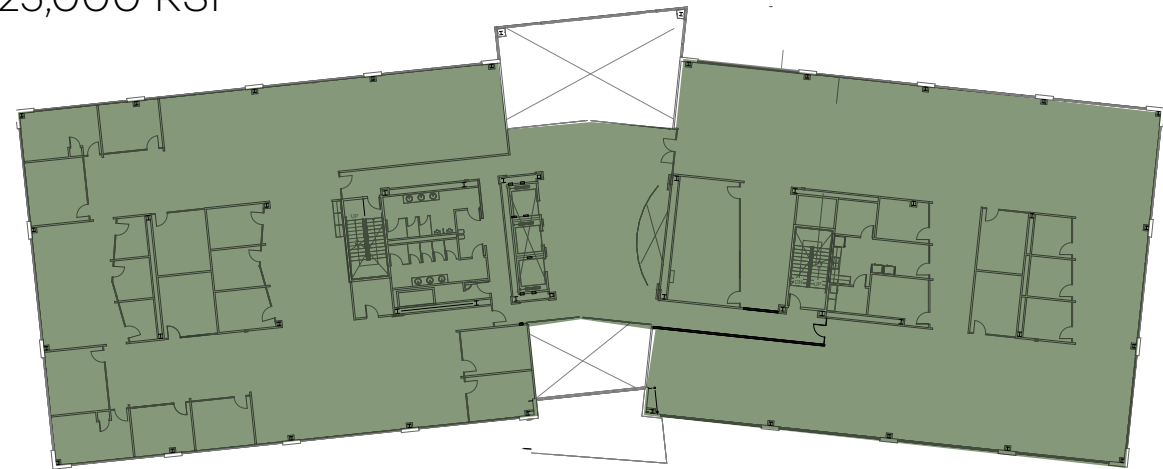


1st Floor



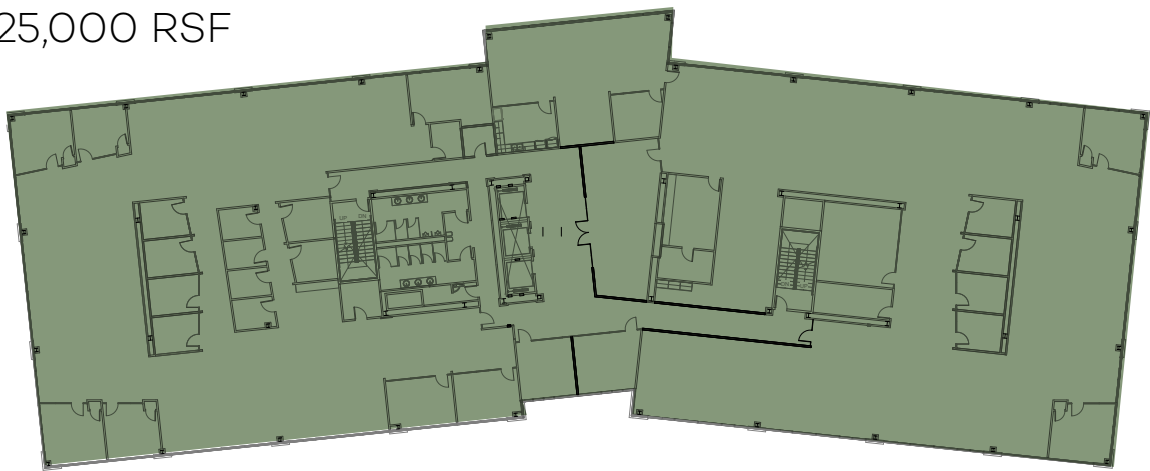
2nd Floor

25,000 RSF



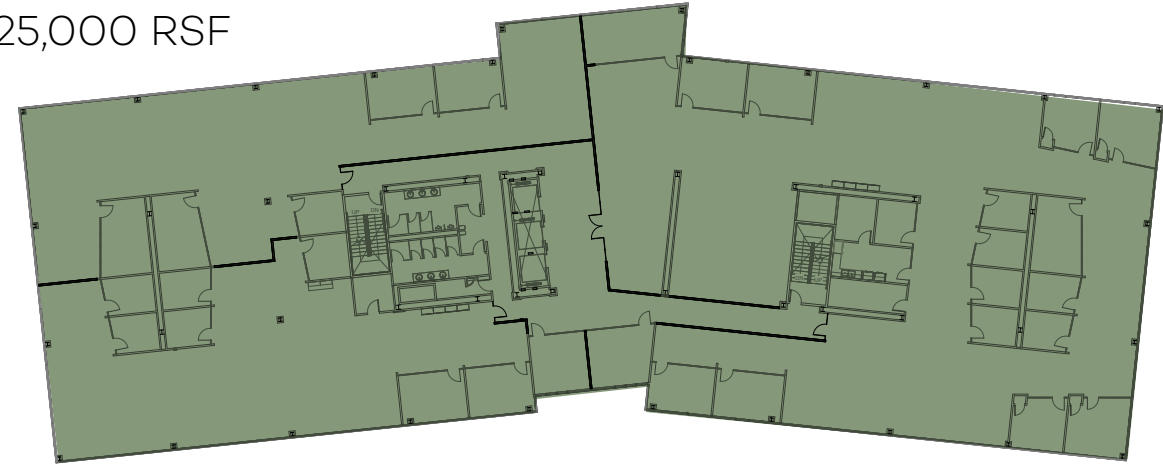
3rd Floor

25,000 RSF



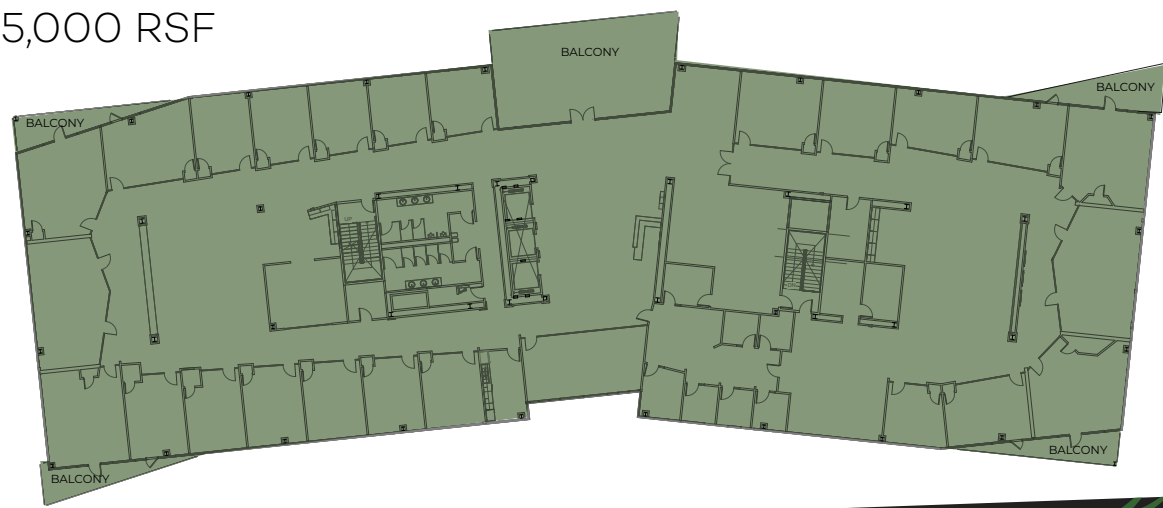
4th Floor

25,000 RSF



5th Floor

25,000 RSF



CONNECTED TO IT ALL

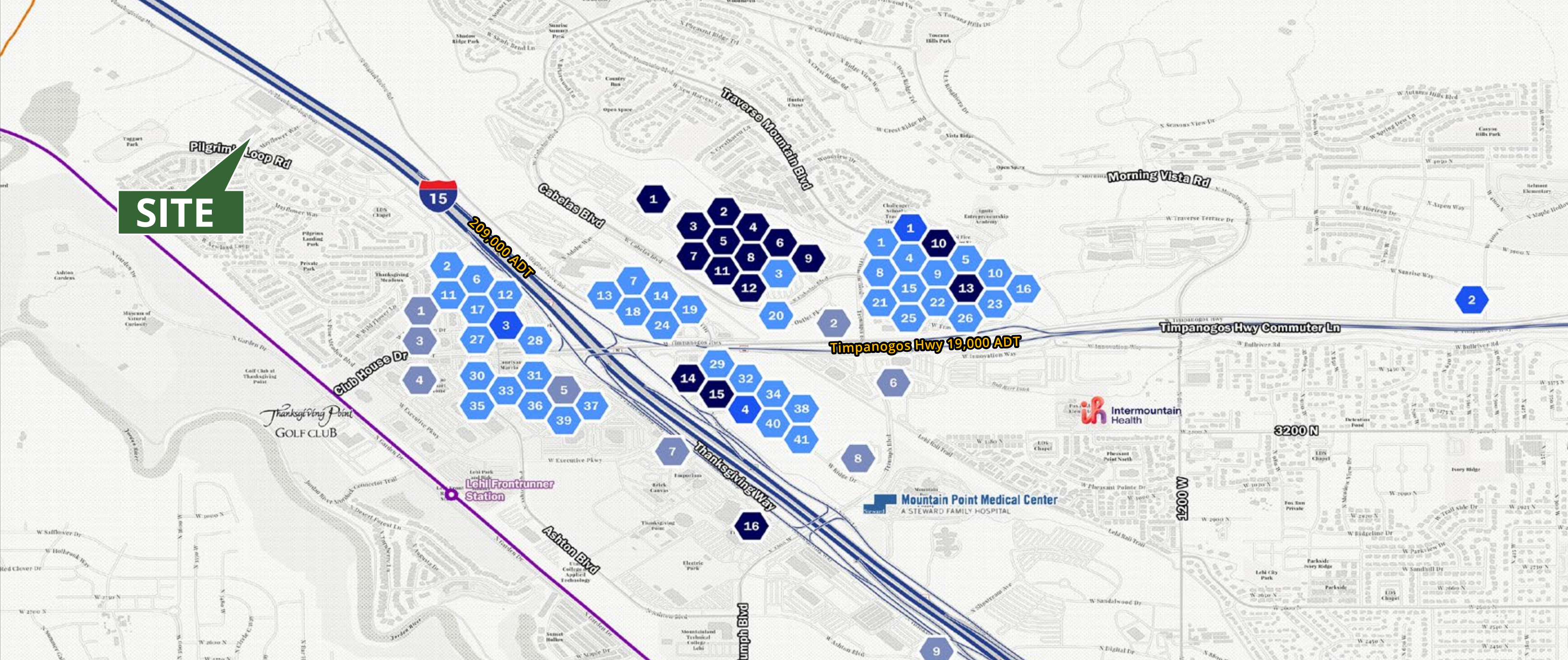


CROWN SIGNAGE
AVAILABLE

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

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
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

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





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