

TRAVERSE RIDGE east

1260 WEST TRAVERSE PARKWAY, LEHI, UT



CBRE

TRAVERSE RIDGE east

Traverse Ridge East is an ideally located future development of 3, 150,000 SF Class A Office buildings. This custom build to suit opportunity off of Timpanogos Highway in Lehi will be situated on a 27 acre site that will feature a campus environment, retail pads, and multi-family developments. Tenants will have the opportunity to tailor building designs to meet their architectural needs. Direct access to I-15 from Timpanogos Highway provides uninterrupted connection with Salt Lake county, Salt Lake International Airport and Utah county, and numerous new restaurants and convenient shopping. With its central location, spectacular views, smooth traffic flow and high traffic counts, Traverse Ridge Center East will have a long and lasting appeal in one of Utah's fastest growing communities.



PROJECT HIGHLIGHTS

- HIGH VISIBILITY TO SR-92 WITH PROMINENT CROWN SIGNAGE AVAILABLE
- PANORAMIC VIEWS OF MT. TIMPANOGOS AND UTAH COUNTY
- ONSITE FITNESS FACILITY WITH SHOWERS, SECURE BIKE STORAGE, BIKE SHARE AND DIRECT TRAIL CONNECTIVITY
- EV CHARGING STATIONS
- CLASS A LOBBY SPACE WITH HIGH TECH AMENITIES
- GENERATOR AVAILABLE TO TENANTS
- CLOSE PROMIXITY TO SHUTTLE SERVICE TO FRONTRUNNER
- 5 PARKING STALLS PER 1,000 RSF WITH RESERVED COVERED STALLS AVAILABLE UNDER THE BUILDING
- BUILD-TO-SUIT AND EXPANSION OPTIONS AVAILABLE
- EASILY ACCESSIBLE FROM MULTIPLE FREEWAY EXITS & ROADS
- WITHIN WALKING DISTANCE TO MANY EXISTING AND PLANNED RESTAURANTS
- MULTIPLE FIBER PROVIDERS ON SITE
- 27 ACRE SITE WITH MIXED-USE OFFICE, RETAIL, & MULTI-FAMILY

PROPERTY SPECIFICATIONS



3 NEW BUILDINGS AT
APPROXIMATELY 150,000 SF



APPROXIMATELY 450,000
RSF AVAILABLE FOR LEASE



6 STORIES IN EACH
BUILDING



READY FOR CUSTOM BUILD
TO SUIT OPPORTUNITY



PLANNED CAMPUS
ENVIRONMENT



FLEXIBLE 25,000 SF
FLOOR PLATES

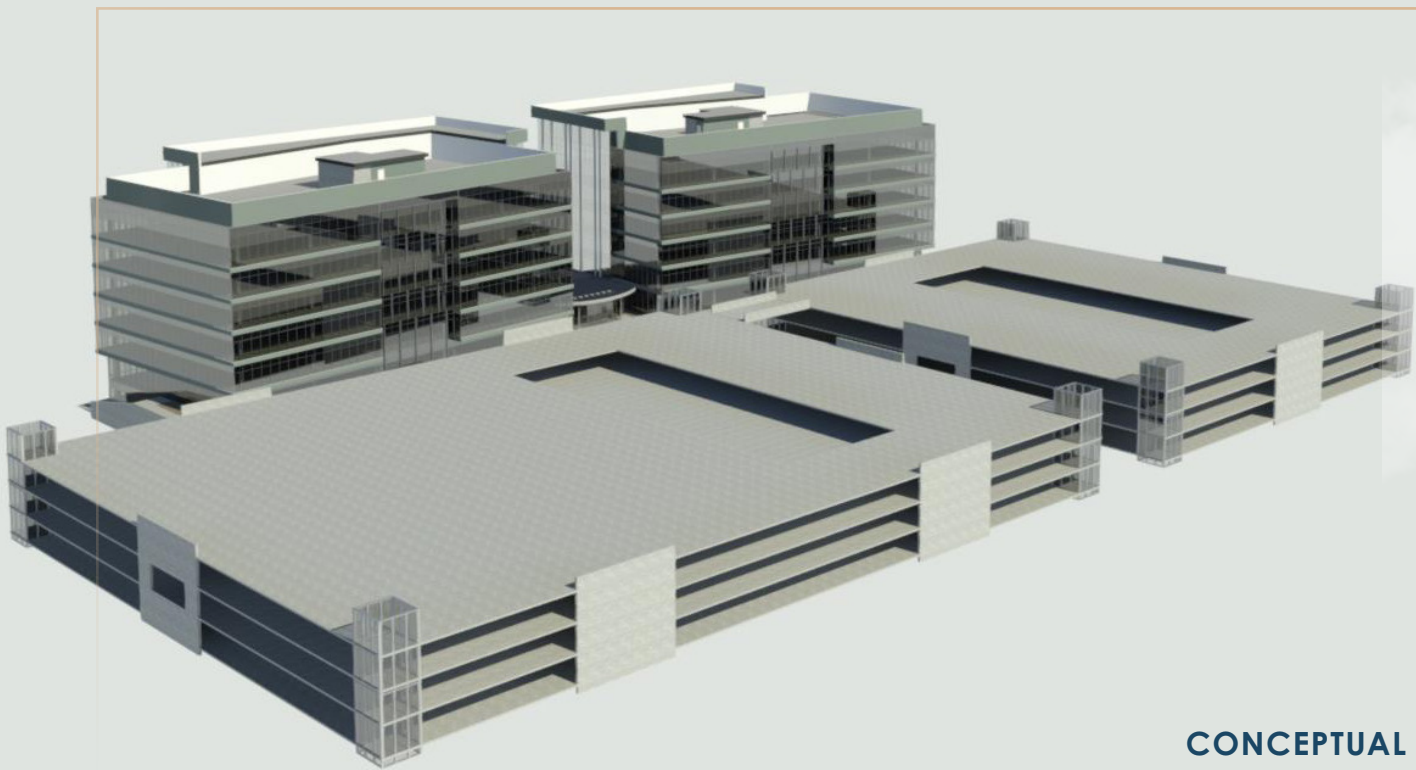
WELCOME TO YOUR
**WORK
LIFE
BALANCE**

- ONSITE FITNESS FACILITY
- BIKE SHARE PROGRAM
- RETAIL AMENITIES ONSITE
- DIRECT ACCESS TO I-15
- TENANT LOUNGE
- CONVENIENT ACCESS TO PUBLIC TRANSPORTATION
- PAD SITES FOR ONSITE RESTAURANTS
- CLOSE TO MANY AMENITIES

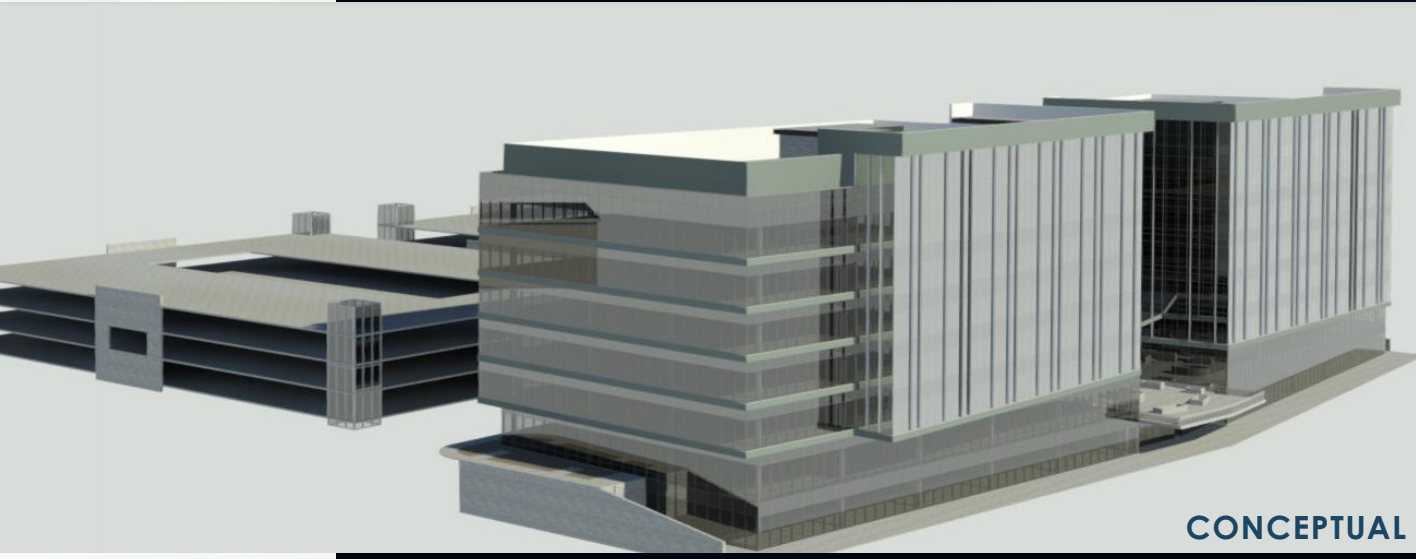


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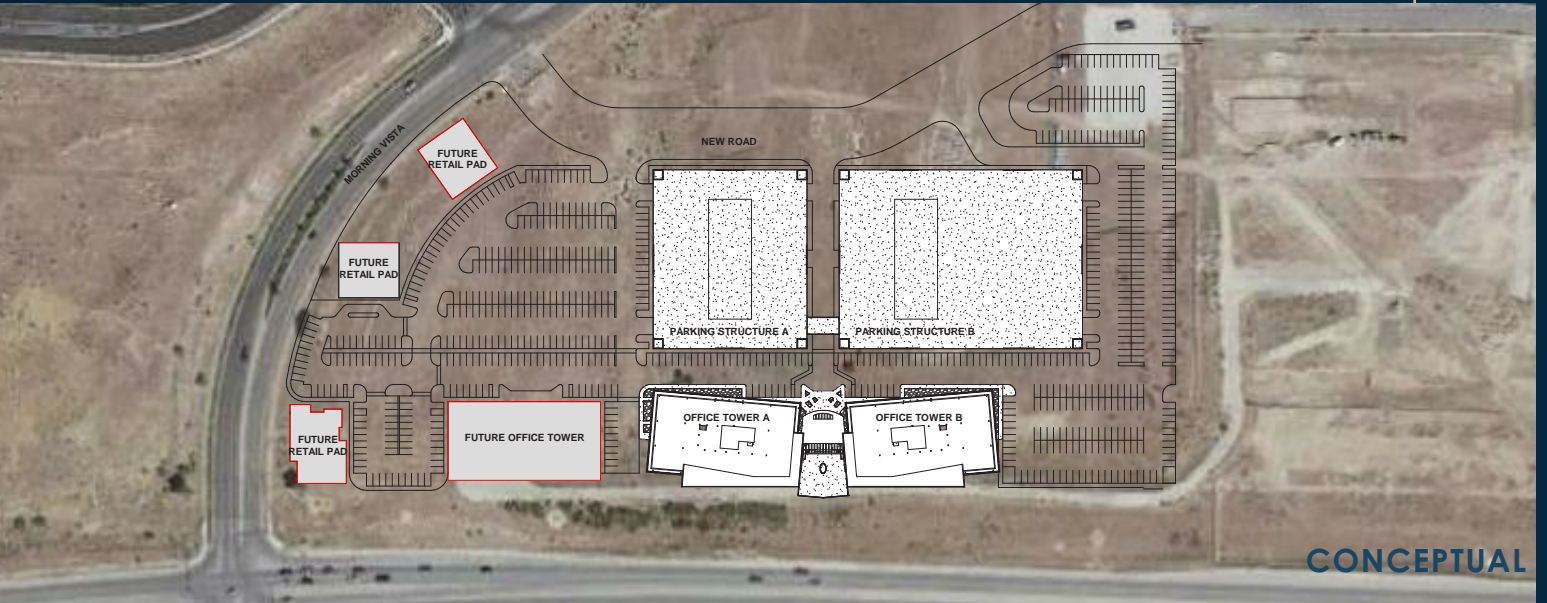


CONCEPTUAL



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SITE PLAN



BACKUP GENERATOR



25,000 SF FLOOR PLATES



6 STORIES



EV CHARGING STATIONS

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