



FOR LEASE

3130 West Maple Loop Drive

Lehi, Utah



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2016 Average Daily Traffic (ADT) courtesy of Utah Department of Transportation.

Steven Hooker
Director | Office/Investment/Retail/Land
+1 801 322 2000
+1 435 575 5607
steve.hooker@cushwake.com

1794 Olympic Parkway, Suite 130
Park City, Utah 84098
Main +1 801 322 2000
Fax +1 435 575 5640
cushmanwakefield.com



FAIRWAY POINT

GREAT CORPORATE HEADQUARTERS LOCATION

For Lease:
3,000 SF - 14,000 SF Available

Property Highlights

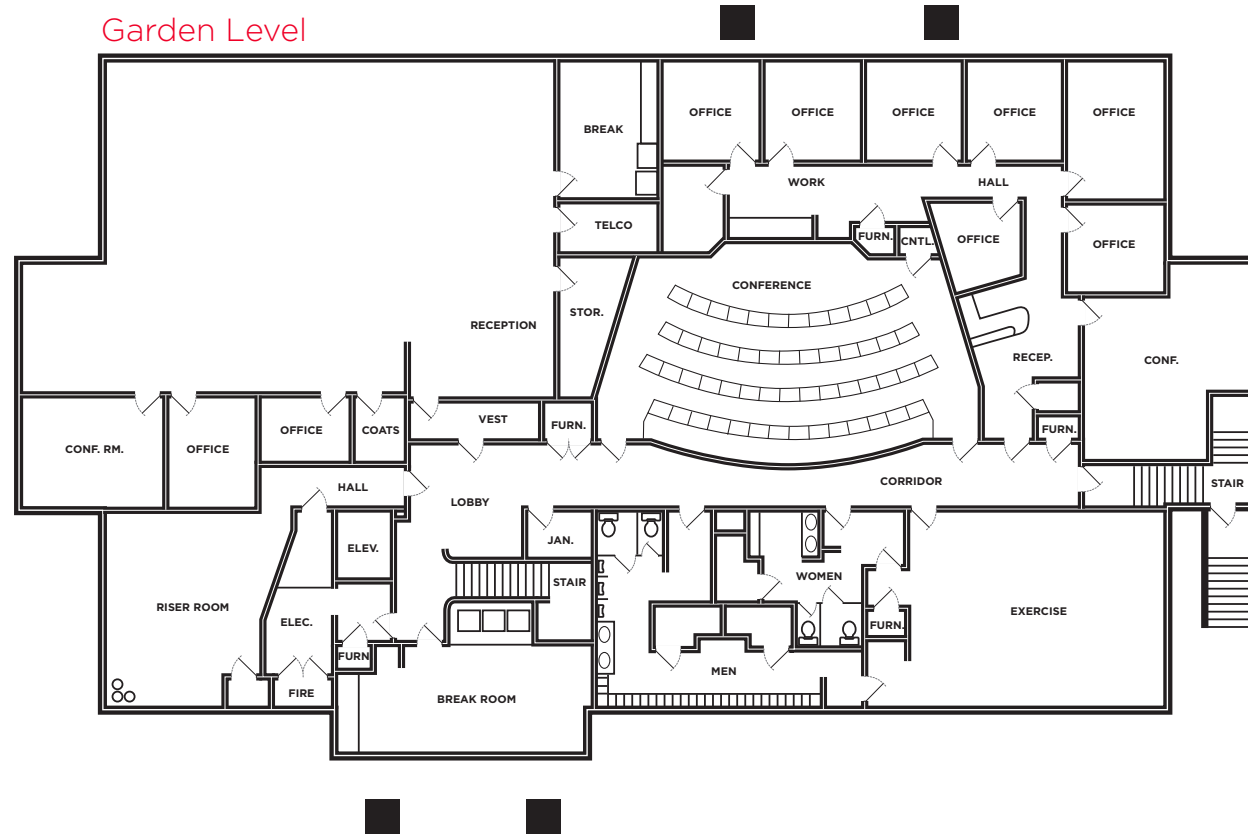
- Size: 3,000 SF - 14,000 SF
- Lease Rate: \$15.00 - \$17.00 PSF, NNN
- CAM: \$6.00
- Parking Ratio: 4/1,000
- Reserved Parking
- On-site showers and lockers
- Theater/Auditorium/Training room for up to 45 people
- Tenant Improvement allowance available
- See amenities on other side



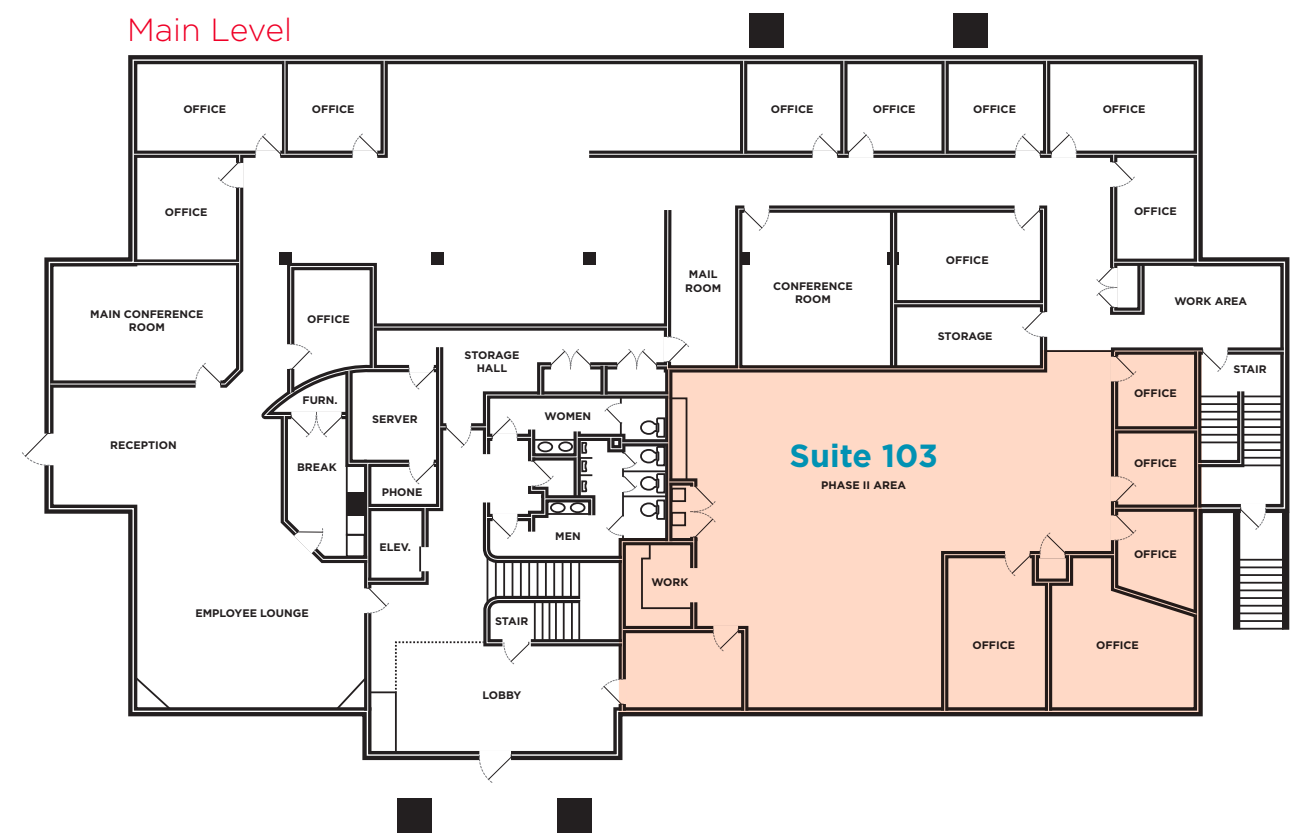
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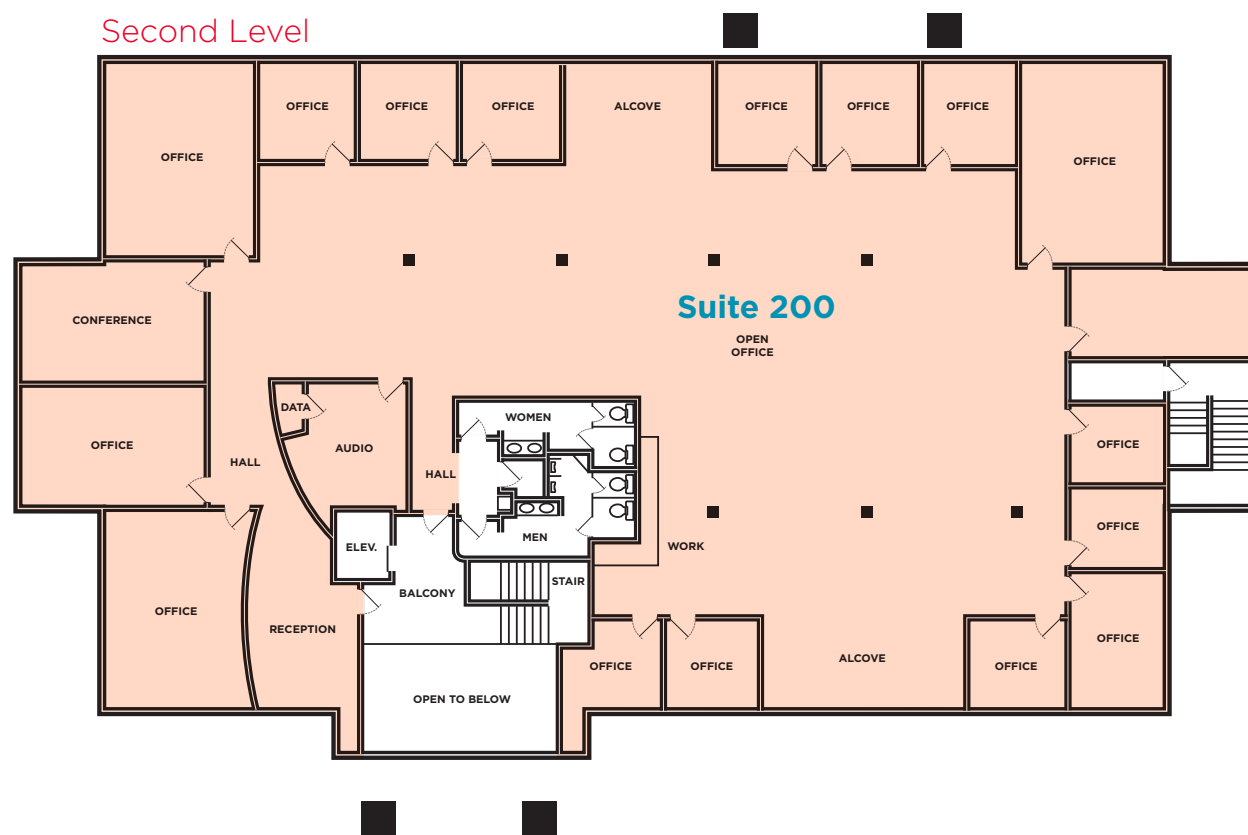
Garden Level



Main Level



Second Level



AVAILABLE SUITES

FLOOR	SUITE/SIZE	LEASE RATE
Main Level	103 /3,000 SF	\$15.00 - \$17.00 PSF, NNN
Second Level	200 /11,000 SF	\$15.00 - \$17.00 PSF, NNN

AMENITIES INCLUDE:

- Very nice open and voluminous 20' ceilings entry to suites
- Wet bar stations in the Main and upper level suites
- Common break room and kitchen
- Common theater and training room for 40
- Common showers and lockers
- Common Workout, yoga quiet room
- Over 80 cubicle stations available to use
- Parking 4/1000
- Walk to mass transit station
- Walk to Golf
- Walk to Hotels across the street
- Walk to over 20 restaurants
- #1 Lehi I-15 exit to Maple loop Drive
- 30 minutes to the SL International Airport
- 20 Minutes to Provo Municipal Airport