

LEHI SPECTRUM

CLASS A OFFICE CAMPUS



3400 NORTH FRONTAGE ROAD | LEHI UTAH

VIEW PROJECT
FLYOVER



Marketed Exclusively by



A Development By



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Project Features

Elevated in the heart of the dynamic North Utah County market, Lehi Spectrum offers I-15 visibility -- accessed from the 2100 North exit, avoiding the congestion of the I-15 & SR92/Clubhouse Dr. interchange.

The project's cutting edge architectural design features uninterrupted views, floor-to-ceiling glass and contemporary Class A finishes.

Combining visibility, master planned access, optimal density, Lehi Spectrum presents valuable and unsurpassed potential.

- Available: 25,000 SF on 3rd floor (full floor)
- Lease rate: \$27.00/SF, Full Service
- 375,000 square foot office park planned (3 buildings)
- Crown signage available for large tenant, visible to traffic of over 170,000 vehicles per day
- Delivery date: Q4 of 2018
- Floor-to-ceiling glass on most floors
- Prestigious east side location
- Locker/showers available to tenants
- Prominent, elevated visibility and I-15 access

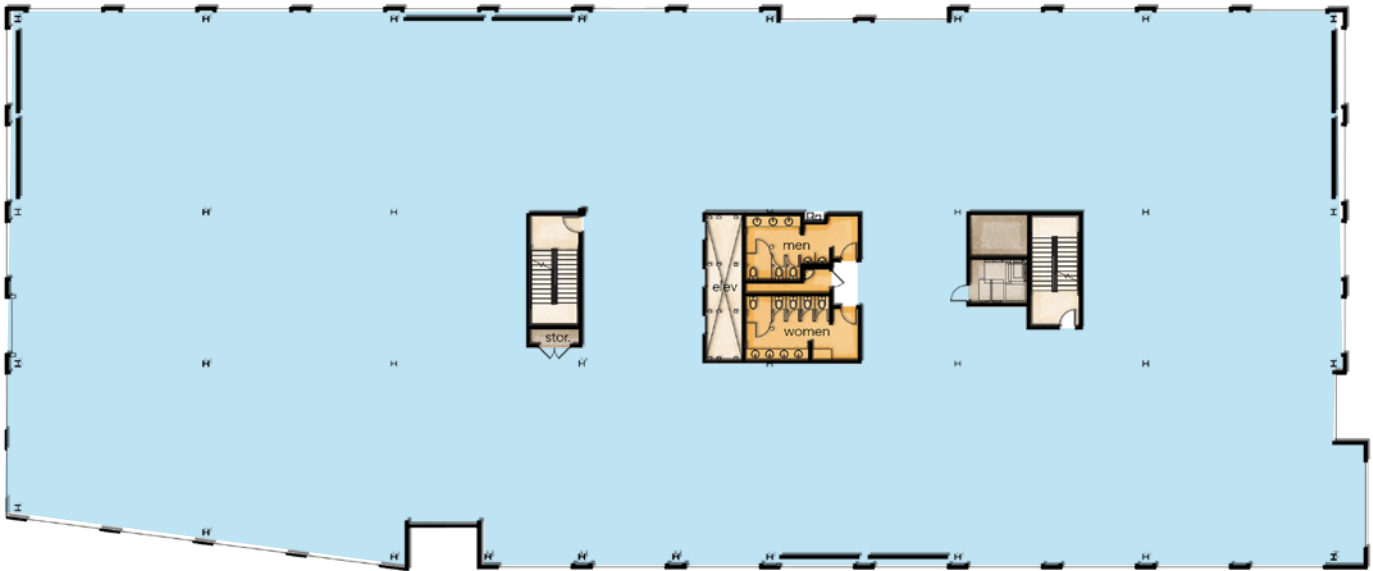


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3RD FLOOR : 25,000 SF



LEHI SPECTRUM SITE PLAN



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