

FOR LEASE

701

Timpanogos Parkway

OREM UT



CANYON  
TECH PARK CNTR

[www.canyonparkutah.com](http://www.canyonparkutah.com)



Accelerating success.





- Campus size: 924,634 SF
- 13 Buildings throughout park
- Renovated suites and lobbies
- Various size options and layouts
- Generous parking available
- Amenity center for all tenants
- Full access gym for all tenants
- Outdoor yard activity center
- 13 Backup generators
- Abundant fiber options
- On-site Culinary Art Institute Cafe
- On-site UTA pick-up and drop-off
- FrontRunner route access
- Auditorium and conference center
- Murdock Canal Trail through park
- Minutes to Provo Canyon
- 134 restaurants within close proximity
- 1,488 hotel rooms within close proximity



*Renovated Lobbies*



*Updated Interiors*







CANYON PARK  
LEASING OFFICE



**THE YARD**  
OUTDOOR AMENITY CENTER



**THE HUB**  
TENANT AMENITY CENTER



**FOOD TRUCK COURT**  
SCHEDULED DAILY OPTIONS



**UVU CAFE**  
ON-SITE RESTAURANT



**CONFERENCE CENTER**  
400 SEAT CAPACITY

**Streets**

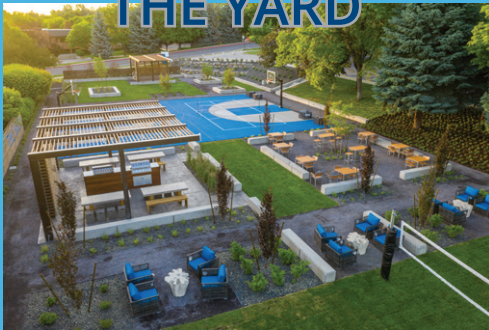
- Campus Streets
- Major Streets

**Recreation**

- Bonneville Shoreline Trail
- Murdock Canal Trail

# 701 Timpanogos Parkway

## THE YARD



## THE HUB



## THE GYM







Amenities Within 3 Miles of Site	Amenities Within 5 Miles of Site
51 Restaurants	134 Restaurants
245 Hotel Rooms	1488 Hotel Rooms
17 Gas Stations	33 Gas Stations
8 Car Washes	17 Car Washes
5 Grocery Stores	13 Grocery Stores
34 Retail Shops	114 Retail Shops
1 Golf Course	3 Golf Courses
33 Parks	63 Parks
Distance From:	Miles
I-15	3.4
Sundance	11.3
Murdock canal trail	0.3
Utah Lake	6.7
Riverwoods	3.1
University Mall	3.6
Closest FrontRunner Station (Orem)	6.5
Deer Creek Reservoir	14.3
BYU	6.2
UVU	4.6



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