

TRIUMPH
CENTER
SUBLEASE

2000 WEST ASHTON BLVD.
LEHI • UTAH

4TH FLOOR AVAILABLE

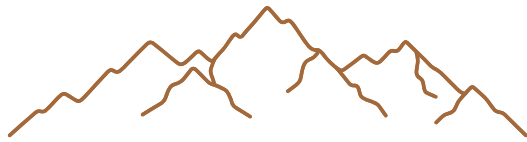
25,144 RSF AVAILABLE
MOVE-IN READY

JESSE MANGUM

Managing Director
Direct: 801.303.5547
Mobile: 801.440.9787
jesse.mangum@cushwake.com



CLASS A
OFFICE PARK
HIGH-TECH CORRIDOR

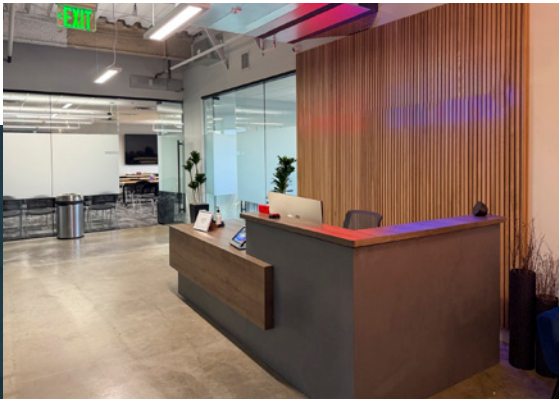


SUBLEASE

HIGHLIGHTS

4th Floor 25,144 RSF

- Available Through 7/31/2030
- \$28.00 Full Service
- Move-in Ready
- Plug-N-Play with Furniture included
- 5/1,000 Parking





BUILDING INFO

& AMENITIES

- Triumph Center: 5 Building Class A Campus
- High-End Onsite Amenities:
 - On-site Fitness Center with showers
 - Covered Parking Structure
 - Outdoor green space with BBQ, Basketball, Pickleball & Playground
 - Quick access to I-15



4

Large Conference Rooms

1

Training Room

12

Medium Conference Rooms

12

Small Meeting Rooms
(Potential Private Offices)

~100

Workstations

4

Phone Booth Rooms

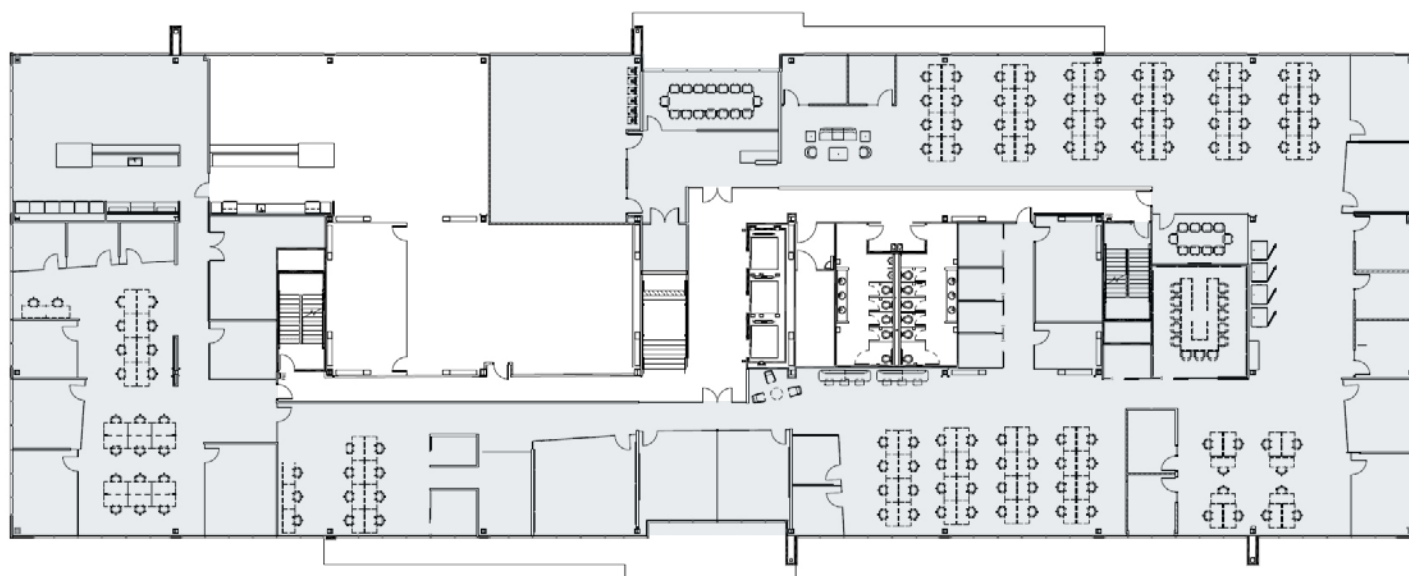
3

Storage Rooms

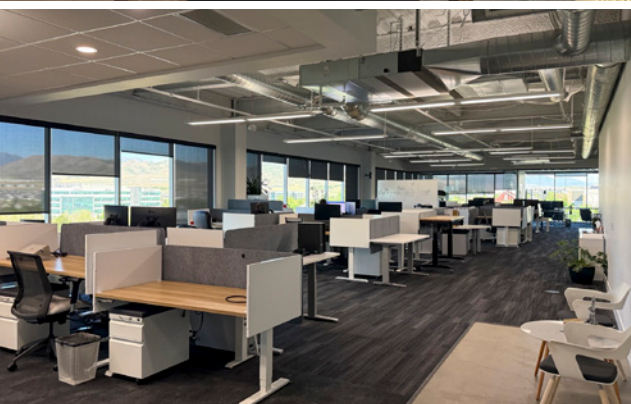
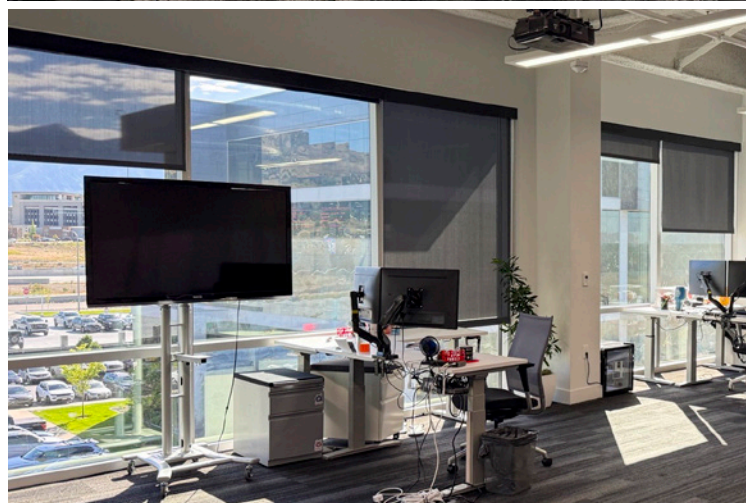
1

Kitchen / Breakroom

4th FLOOR



*4th Floor | 25,144 RSF Available | Available Now
Expires 7/31/2030 | \$28.00 Full Service





Cabela's

asics POLO H&M
NIKE PUMA
Columbia VANS GAP

HARMONS

TIMPANOGOS HWY

2000 Ashton Blvd

MEGAPLEX
THEATRES

Smith's O'Reilly
CostaVid Tires LES SCHWAR

W 2100 N

LEHI

COSTCO
WHOLESALE
LOWE'S Walgreens

W MAIN ST

COSTCO WHOLESALE THE HOME DEPOT
DABS PETSMART
Smith's HOBBY LOBBY
PETCO

Walmart Walgreens

VASA CHUBBY'S

7 ELEVEN

ACE Hardware

maceys

Walmart Michaels F&M
five BELOW Burlington
THE HOME DEPOT TARGET BARNES & NOBLE
DICK'S BEST BUY HomeGoods
SIERRA

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Managing Director

Direct: 801.303.5547

Mobile: 801.440.9787

jesse.mangum@cushwake.com

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