



# 701 Timpanogos Parkway

For Lease



CANYON  
TECH PARK CNTR

the **Muller**  
company

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

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**Property Details**

- Campus size: 873,307 SF
- 12 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
- 7 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
- Podcast Room



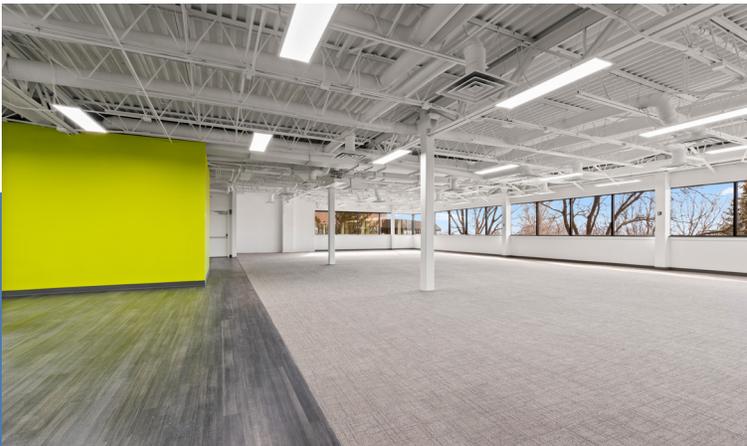
Video



Website



## Swivel Tours Available Online at



# Property Site Plan/ Photos



## THE YARD



- Outdoor amenity area
- Pickleball/basketball court
- Grass volleyball court
- Outdoor ping pong
- Cornhole
- Hammock garden
- Variety of lounge seating
- Auto detailing
- Mobile oil change
- BBQ area
- EV charging stations
- Murdock Canal trail

## THE HUB



- Indoor amenity area
- Massage therapy
- Arcade games
- Shuffleboard
- Dry Cleaning pickup and delivery
- Ping Pong
- Podcast room
- Self-service vending courtesy of Avenue C

## THE GYM



- Matrix professional branded machines
- Yoga Studio
- Spin Room
- Virtual classes
- Full-Service Locker rooms
- Free weights
- The mirror work-out system
- Tonal work-out system
- Treadmills
- Stair-Stepper
- Bikes



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