Canyon Park Technology Center

Property Type: Office, Call Center

Street: 1501 North Technology Way

City: Orem

County: Utah

State: Utah

Zip Code: 84097

Description: Canyon Park Technology Center offers over One Million square feet of office and data center space (14 Bldgs.) with build-to-suit opportunities. No other business park in Utah offers the technology infrastructure and amenities of Canyon Park. Many notable companies call Canyon Park Technology Center home, including Bluehost, LDS Church-FamilySearch, Verio, About.com, LexisNexis, Fishbowl Inventories, FlexSim, Agilix Labs, DOBA, Marketecture, Unicity and Verio. Located in the heart of Software Valley in the Wasatch Front, Canyon Park offers an unprecedented set of on-site amenities, a dramatic and beautiful setting and access to a young, well-educated labor pool. More than 85 companies and 4,600 employees now consider the Canyon Park campus their home. For more information on Canyon Park Technology Center, please call Allen Finlinson (801-368-3600) or visit www.canyonparkutah.com.

Acreage

Total Acreage: 86 acres

Divisible Minimum Acres: 8 acres

Divisible Maximum Acres: 8 acres

Price (Sale or Lease)

Sale Price (Total/Per Acre or PSF): USD

Lease Price (per Acre or PSF): Basement $12; 1-3 floors $14.50 - $18.50 per RSF USD

Lease Type (if applicable): Full Service

Minimum Lease Term (years): 1-5

Building

Total Building Square Footage: 913414 square feet

Minimum Available SF: 1000 square feet

Maximum Available SF: 913414 square feet

Divisible: Yes

Site Acreage Available for Development: Yes

Year Built: 1988

Concrete Floor Thickness: 10

Ceiling Height (industrial): 10

Number of Dock-high Doors: 2

Number of Ground-level Doors:

Office Space Classification: Class A

Capacity of Crane: 5 per 1,000 SF

Parking Stalls: 5 per 1,000 SF

Distance to Major Interstate

Distance: 2 miles

Distance to International Airport

Distance: 46 miles
Rail
Rail Available: No
Provider: 
Siding Available: N/A
Spur Dedicated: N/A
If No, Distance to Nearest Line: 5 miles
Distance to Nearest Intermodal Facility: 45 miles

Telecommunications Service
Provider Name: CenturyLink, Integra Telecom, XO Communications, Comcast
Type of Service: Fiber
Redundant Fiber: Yes

Electric Service
Service Provider: Rocky Mountain Power
Local Utility Representative: Delynn Rodeback, 801-756-1239, delynn.rodeback@pacificorp.com
KVA/Phase/Voltage: KVA variable based on building power demand, single-phase, three-phase
Redundant Power: Yes

Natural Gas Service
Service Provider: Questar Gas
Local Utility Representative: Brad Matenson, 801-361-2973

Sewer Service
Service Provider: City of Orem
Local Utility Representative: Customer Service, 801-229-7000

Water Service
Service Provider: City of Orem
Local Utility Representative: Customer Service, 801-229-7000

Misc.
Phase I Environment Report Available: Yes
Geo-technical Assessment Available: Yes
Wetlands: No
Brownfield: Yes
Zoning: PD-6, 22-11-18, PD-6 Zone, Timpanogos Research & Develop
Foreign Trade Zone: No
Enterprise Zone: N/A
New Market Tax Credits: Not Eligible

Taxes
Individual Income Tax Rate (max): 5.0 %
Corporate Income Tax Rate: 5.0 %

State Incentives
http://www.edcutah.org/businessincentives.php

Date of Qualification
Initial Qualification: 7/22/2010
Updated: 06/30/2013