



Innovation Pointe 2

1557 West Innovation
Way



Space availability summary

WeWork @ 1557 West Innovation Way
Lehi, UT

wework

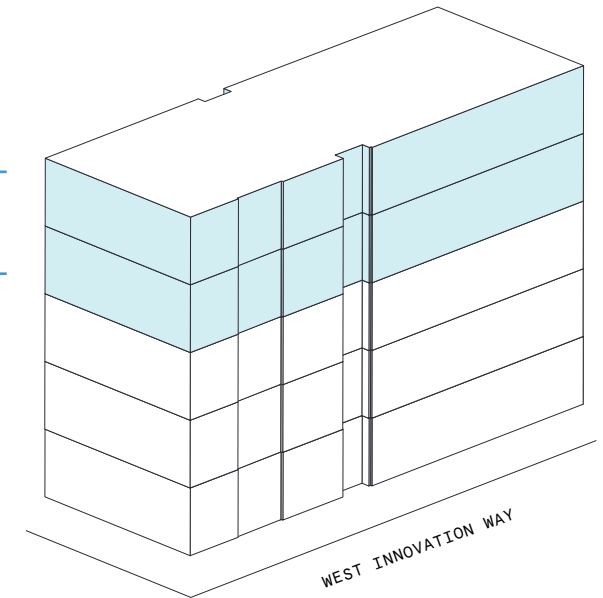
[VIEW VIRTUAL TOUR](#)

5th Floor 27,838 RSF

4th Floor 33,874 RSF

61,712 RSF

TOTAL WEWORK RSF



Innovation Pointe 2

At a glance

Workspaces designed for productivity and creativity with flexible size & term

Dedicated, private offices available from 105 to 14,449 RSF

Move-in ready suites furnished & wired

5

TOTAL BUILDING FLOORS

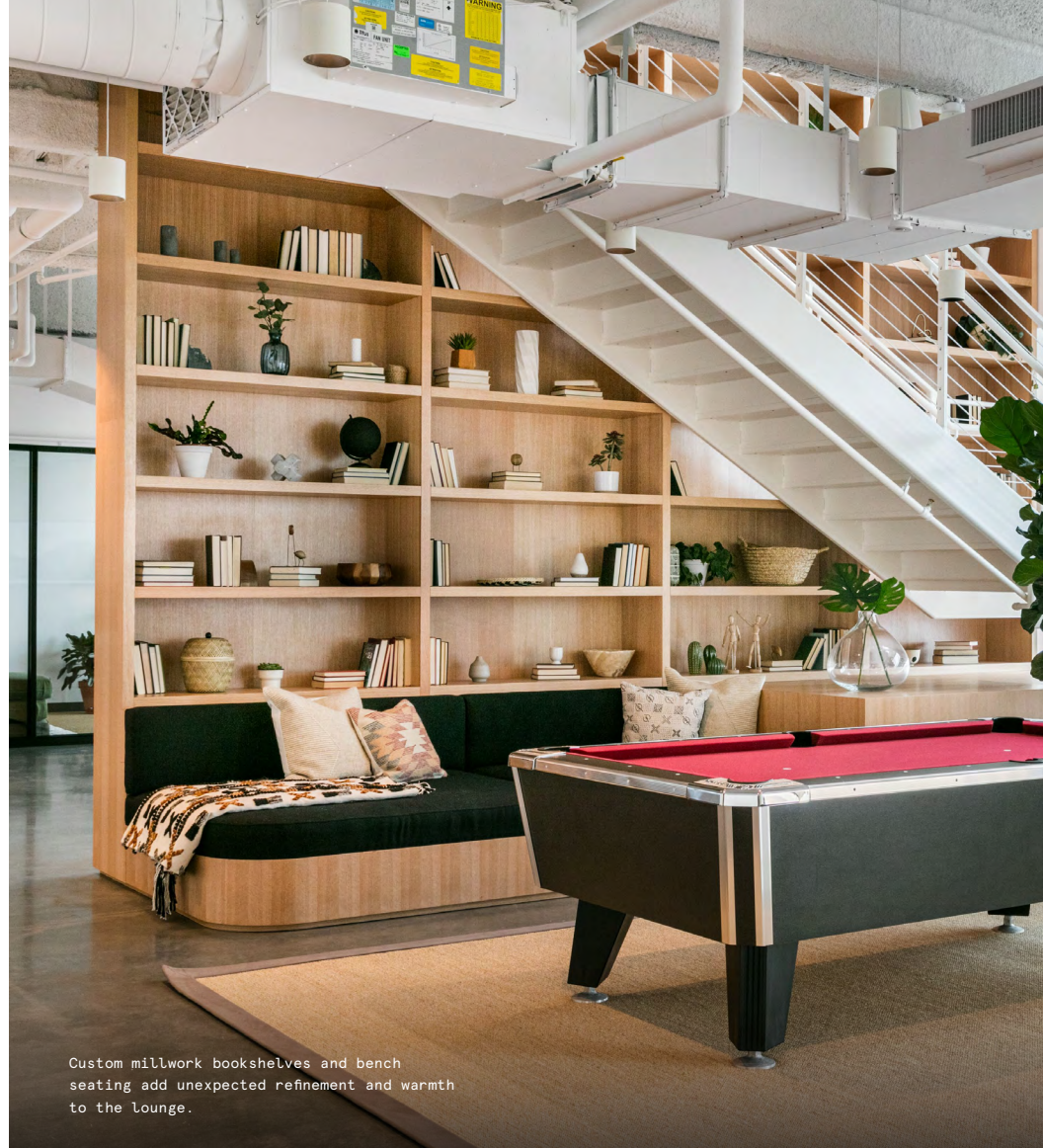
141,748

TOTAL BUILDING SQ FT

All dimensions are approximate and subject to variances. It is your obligation to independently verify the particulars of the property. WeWork reserves the right to make changes.



An oversized lantern crowns this light-filled lounge space, complete with rich upholstery and custom artwork.



Custom millwork bookshelves and bench seating add unexpected refinement and warmth to the lounge.

The glass castle of the Silicon Slopes

True to its name, Innovation Pointe 2 is an ultra-modern glass structure in the heart of Lehi's booming tech scene, also known as Silicon Slopes. Surrounded by industry giants like Microsoft, Under Armour, Oracle, and more, this location is the spot for startups and established businesses alike to forge their own legacies. WeWork's two floors in this Class-A building feature a mix of sleek private offices, welcoming meeting spaces, and sun-soaked lounges sure to spark creativity, productivity, and collaboration.



Offices with glass partitions provide privacy while allowing natural light to flow uninterrupted throughout the entire space.

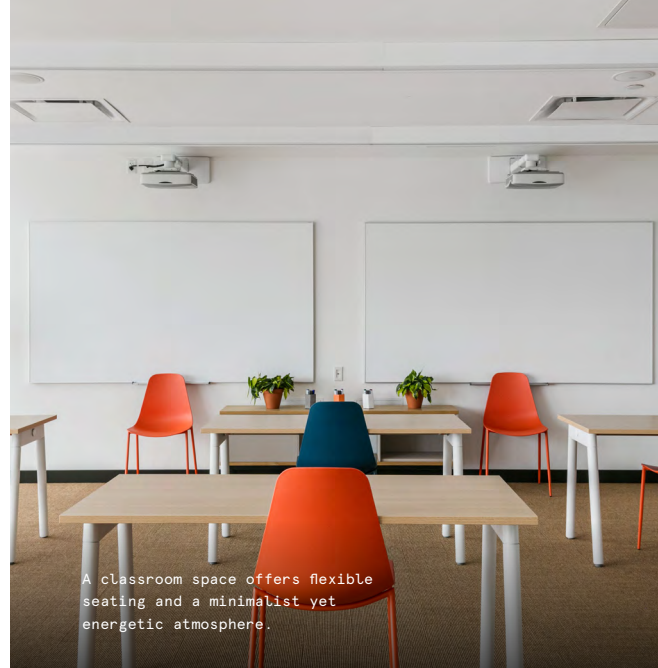


Gem-toned seating sits against floor-to-ceiling windows, providing a breathtaking backdrop.

Bring nature indoors with gorgeous Rocky Mountain views

With earth-toned accents, cherry wood millwork, and rich materials like black marble, Innovation Pointe 2 draws heavily from the majestic beauty of Utah's nearby peaks. This space's open floor plan, floor-to-ceiling windows, and largely neutral color palette make for a light, bright, and airy workspace.

- The space contains an amalgamation of dark concrete flooring, refined stone facades and stainless steel accents
- Floor-to-ceiling windows and outdoor spaces provide members with gorgeous views of famous snow-capped mountains
- Industrial details like exposed ductwork and concrete flooring are softened with golden wood millwork, rich upholstery, and plush textiles
- Stainless steel accents, local patterns, and natural warm tones add visual interest and reflect the light and hues of the surrounding landscape



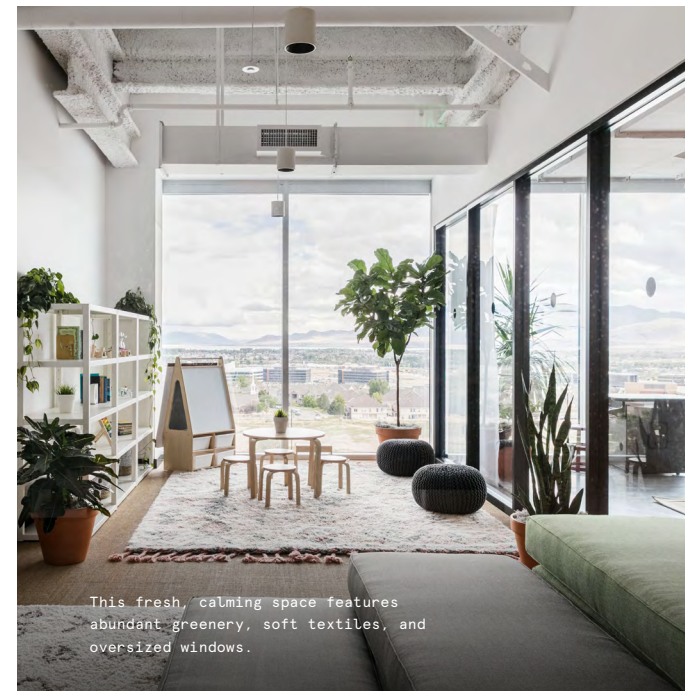
A classroom space offers flexible seating and a minimalist yet energetic atmosphere.



Custom artwork, concrete floors, and furnishings in contemporary silhouettes come together for a polished, loft-like lounge.



Checkerboard tiles pair with custom-built banquette seating in this inviting alcove.



This fresh, calming space features abundant greenery, soft textiles, and oversized windows.



Cherry wood and black marble combine in the Community Desk, which invites members and guests into this bright, open space.



A fully-stocked pantry provided with bar stool seating, warm wood islands and stainless steel accents for refuel breaks through the day.

On-site amenities

- Electronic keycard access
- Business-class printers
- Stocked pantry
- US mail drop
- On-site staff
- Meeting rooms
- New parent's room
- Phone booths
- Wellness/meditation room
- Event space
- Classroom space
- Fitness center
- Recreational games
- Locker room with showers
- Gender-neutral restrooms
- Outdoor space
- Dog-friendly spaces
- Bicycle storage
- On-site parking
- Access to charging stations
- Emergency back-up power
- Supplemental HVAC and electric

Building specifications



Hours of operation

Monday – Friday: 8am–6pm



Security

24/7 CCTV monitoring



HVAC

Monday – Friday: 8am–5pm



Building history

Built in 2020

Designed by MHTN Architecture

Developed by DLM



Ceiling heights

4th–5th floor: 20 feet slab-to-slab



Fire strategy

Fully-sprinklered floors



Building size

5 stories

141,748 SF



Elevators

2 passenger elevators with a
capacity of 4,000 lbs

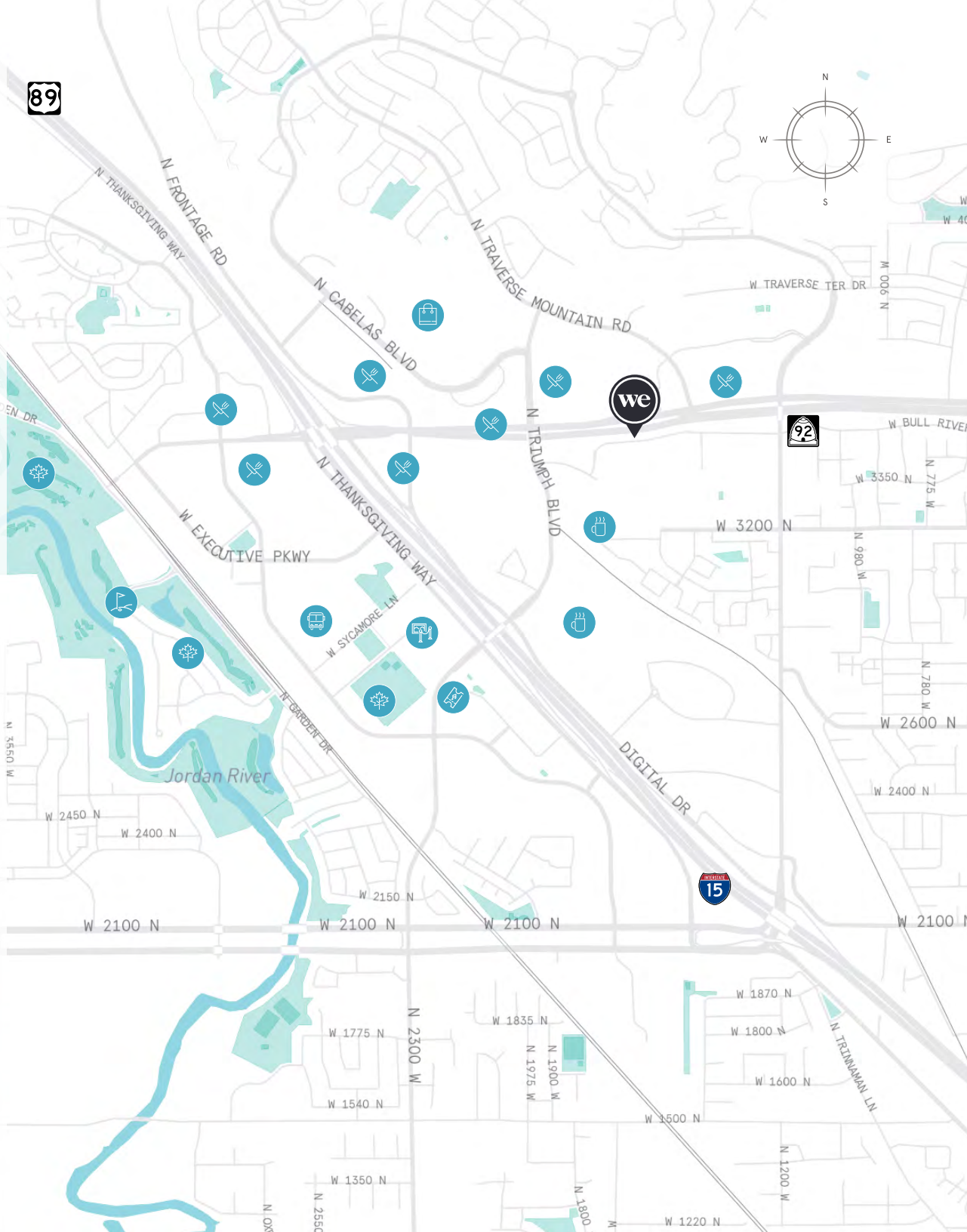
The heartland of Tech

Innovation Pointe 2 sits in the center of Lehi's booming tech scene. Conveniences of food, coffee and even golf courses are only a short distance away.

Members can check out local favorites like Tsunami Restaurant and Sushi Bar or Zulu Piri Piri Chicken Grille during lunch breaks, whilst several parks, plazas, gardens, musical venues, and more are also within a short drive. Additionally, commuting to work couldn't be easier, with on-site parking, bike storage, and direct access to I-92.

Distance to WeWork

Innovation Way / 1600 West Bus Stop	 Walk	2 min
Timpangos Highway	 Drive	2 min
I-15 Highway, 2100 North Freeway Entrance	 Drive	4 min
Park and Ride	 Drive	5 min
FrontRunner - Lehi Station	 Drive	7 min
Provo Airport	 Drive	17 min
Salt Lake City International Airport	 Drive	30 min



4th Floor

33,874 RSF



11

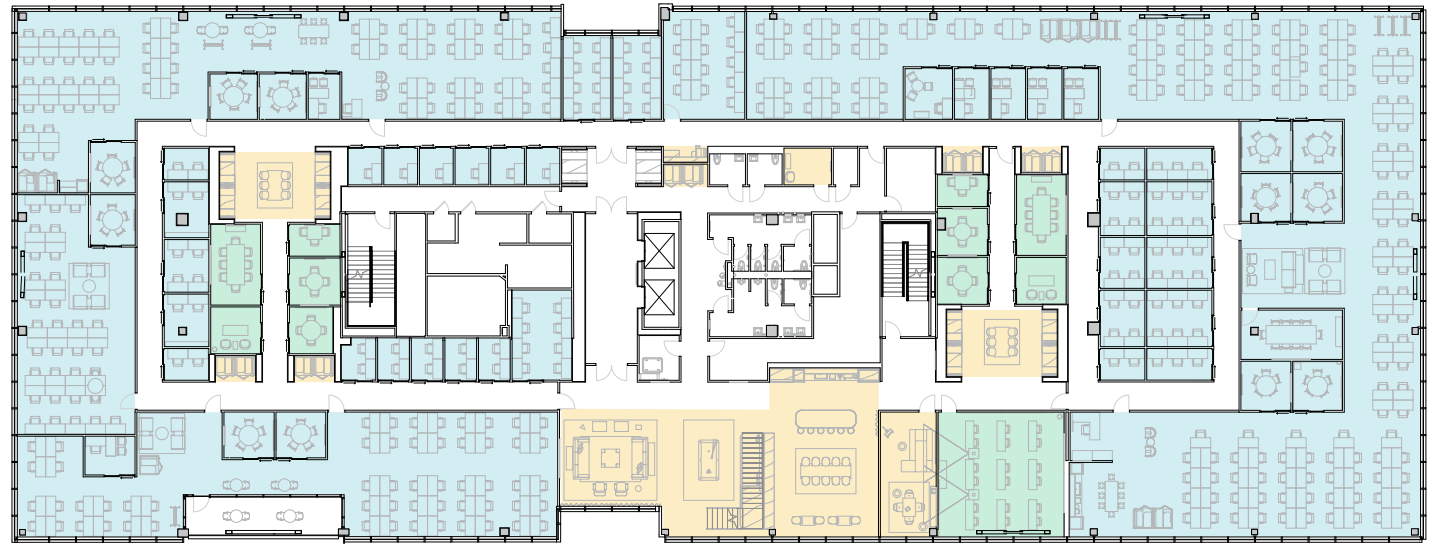
MEETING ROOM(S)

11

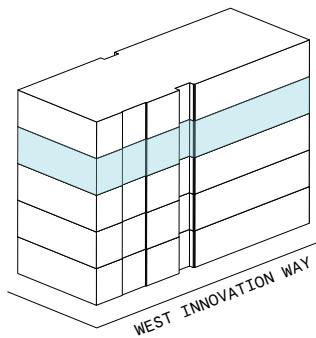
SHARED WORKSPACE(S)

LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



WEST INNOVATION WAY



4th Floor

33,874 RSF

4,962 RSF Suite 04-107

2

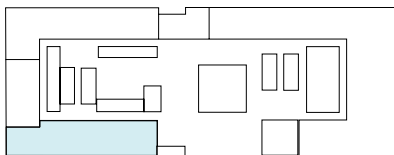
MEETING ROOM(S)

1

PRIVATE OFFICE(S)



WEST INNOVATION WAY



WEST INNOVATION WAY

Suite 04-107

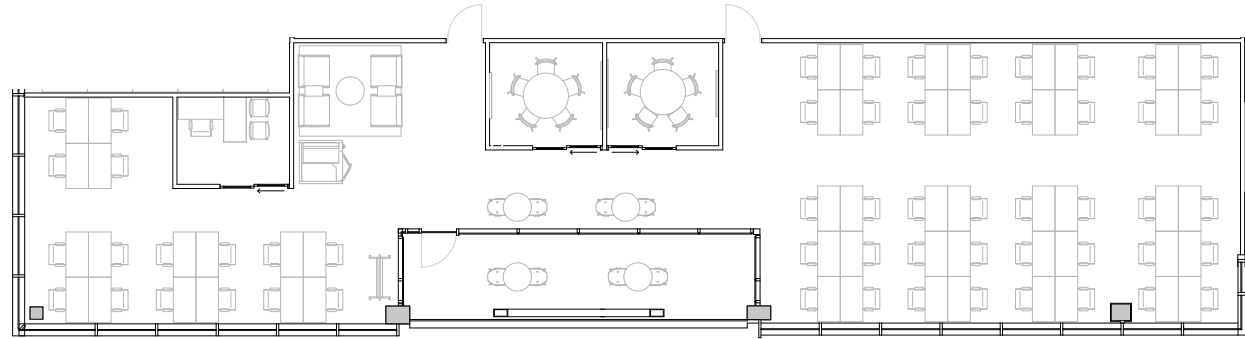
4th Floor

2

MEETING ROOM(S)

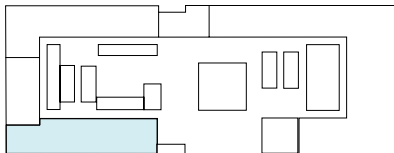
1

PRIVATE OFFICE(S)



4,962 RSF

RENTABLE AREA



WEST INNOVATION WAY

4th Floor

33,874 RSF

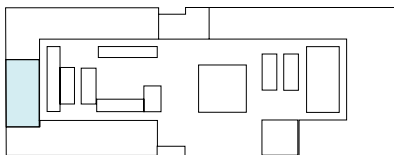
2,436 RSF Suite 04-108

1

MEETING ROOM(S)



WEST INNOVATION WAY



WEST INNOVATION WAY

Suite 04-108

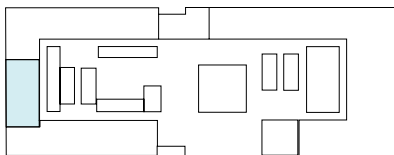
4th Floor

1

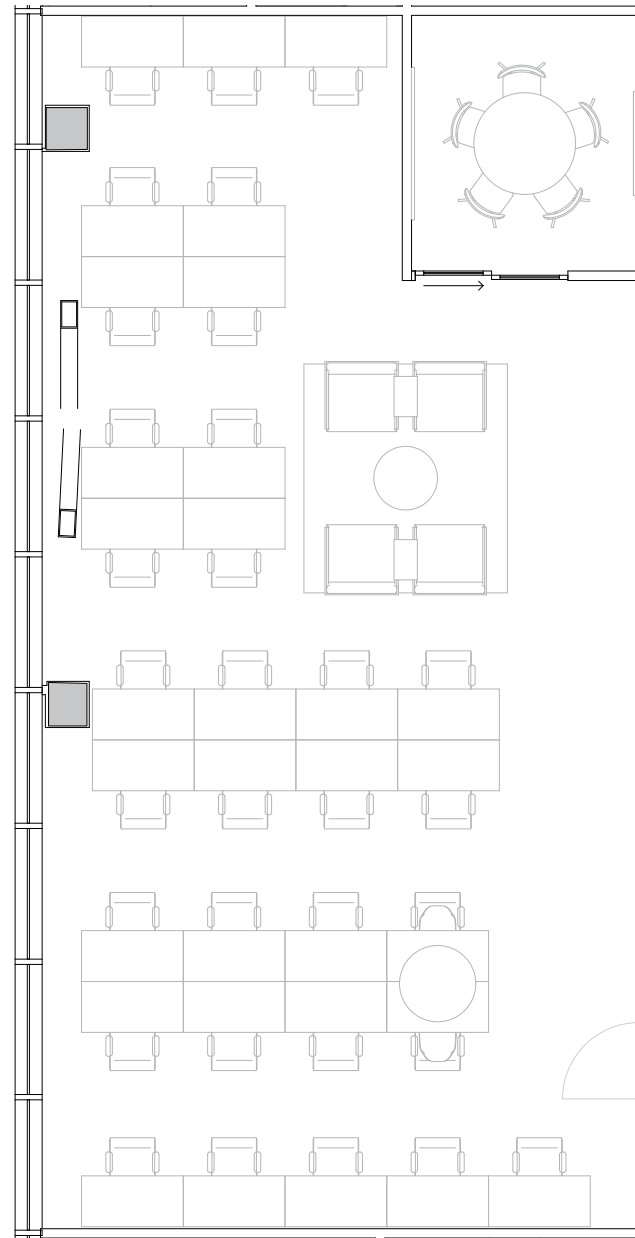
MEETING ROOM(S)

2,436 RSF

RENTABLE AREA



WEST INNOVATION WAY



4th Floor

33,874 RSF

5,914 RSF Suite 04-115

3

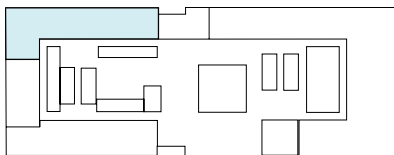
MEETING ROOM(S)

1

PRIVATE OFFICE(S)



WEST INNOVATION WAY



WEST INNOVATION WAY

Suite 04-115

[VIEW VIRTUAL TOUR](#)

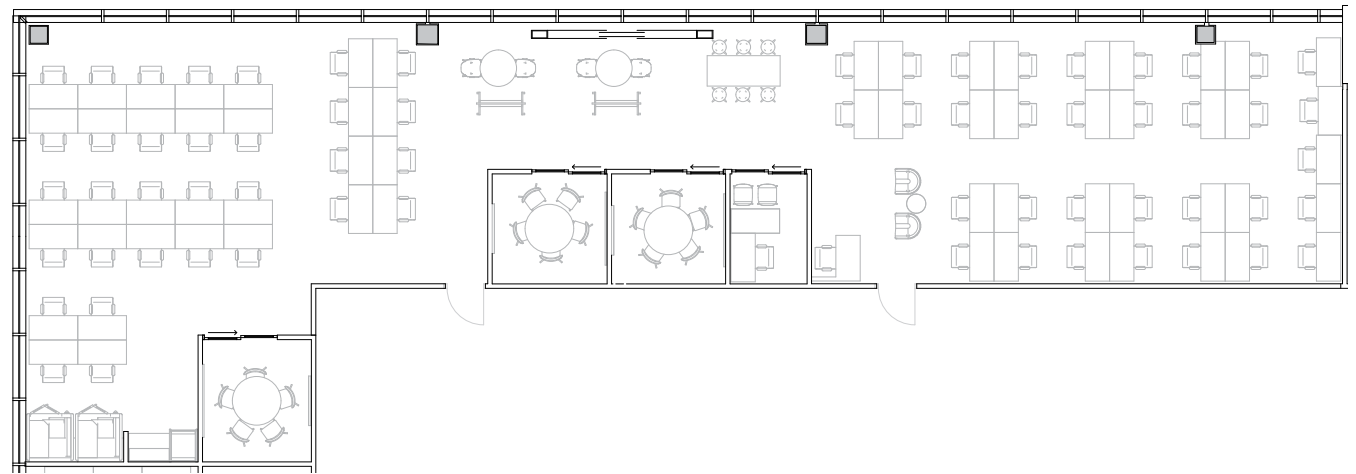
4th Floor

3

MEETING ROOM(S)

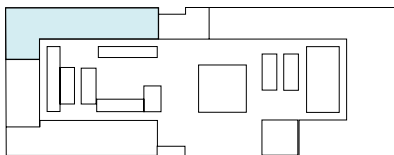
1

PRIVATE OFFICE(S)



5,914 RSF

RENTABLE AREA



WEST INNOVATION WAY

4th Floor

33,874 RSF

14,449 RSF Suite 04-129

7

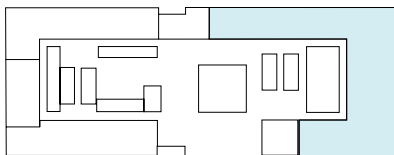
MEETING ROOM(S)

5

PRIVATE OFFICE(S)



WEST INNOVATION WAY



WEST INNOVATION WAY

Suite 04-129

4th Floor

[VIEW VIRTUAL TOUR](#)

7

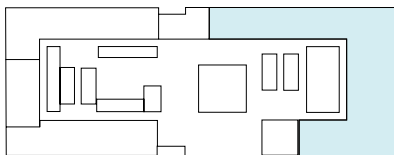
MEETING ROOM(S)

5

PRIVATE OFFICE(S)

14,449 RSF

RENTABLE AREA



WEST INNOVATION WAY

5th Floor

27,838 RSF



13

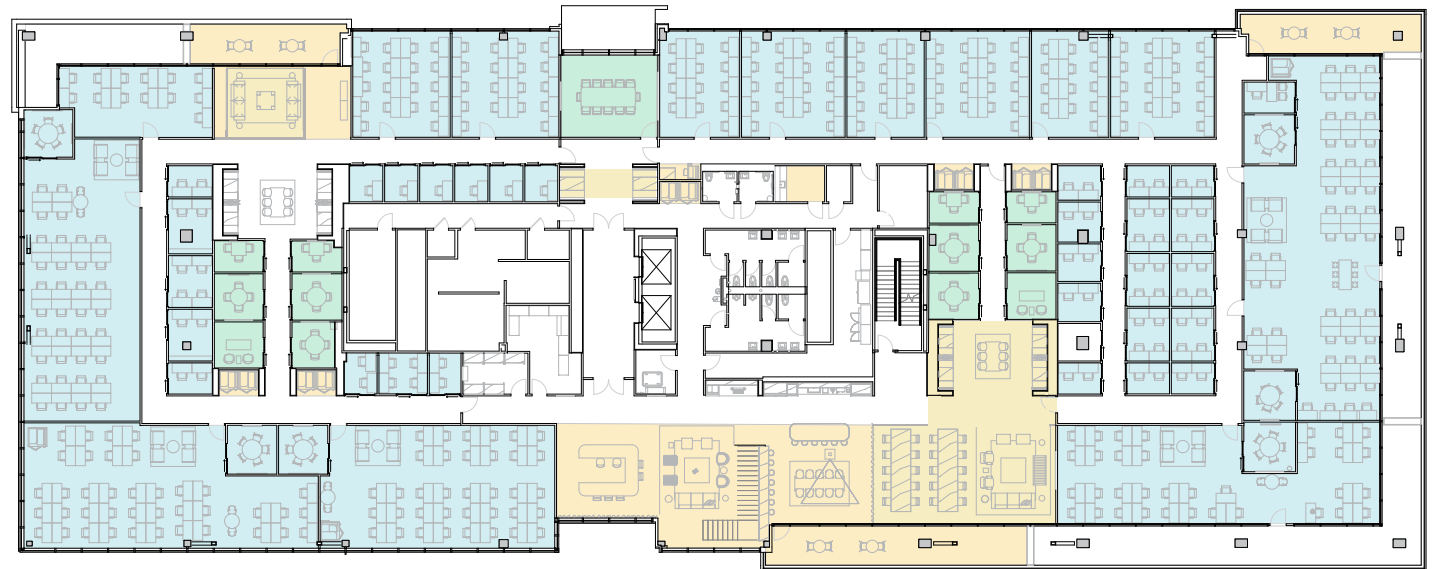
MEETING ROOM(S)

8

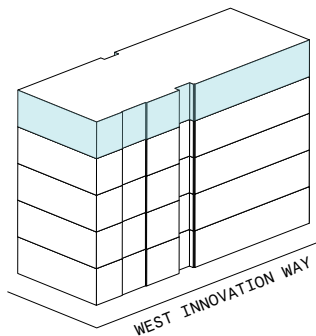
SHARED WORKSPACE(S)

LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



WEST INNOVATION WAY



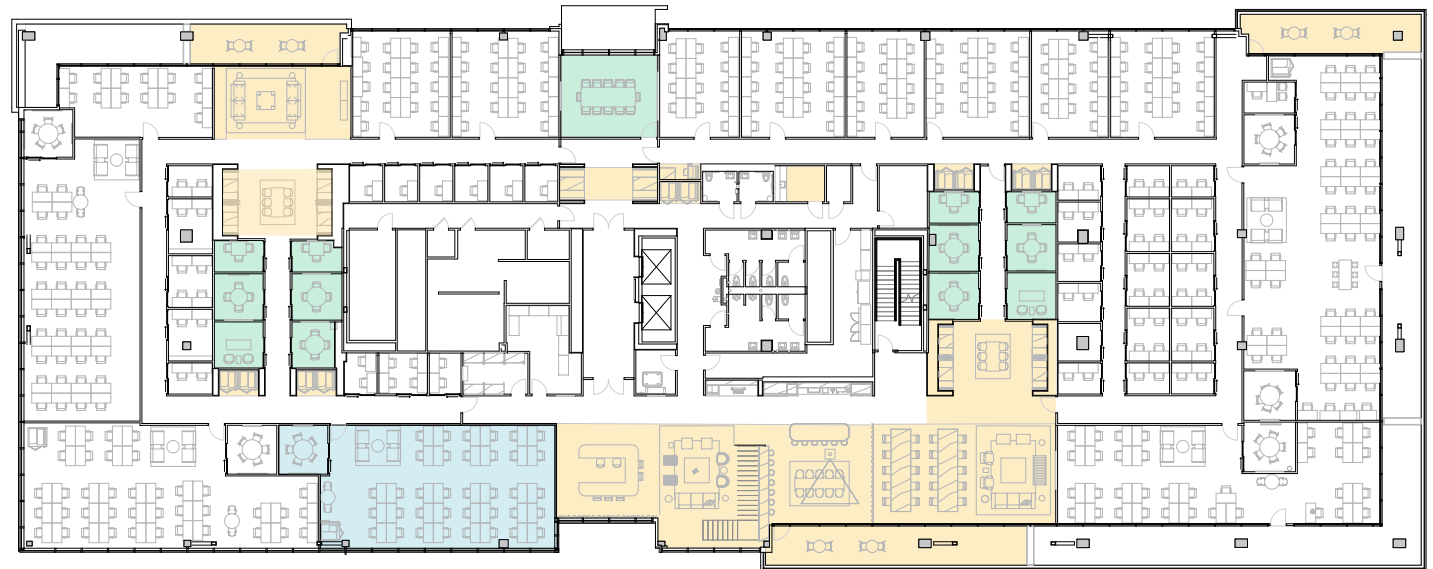
5th Floor

27,838 RSF

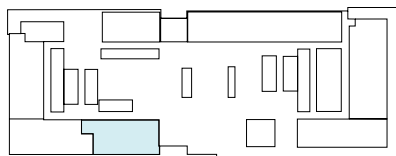
2,678 RSF Suite 05-104

1

MEETING ROOM(S)



WEST INNOVATION WAY



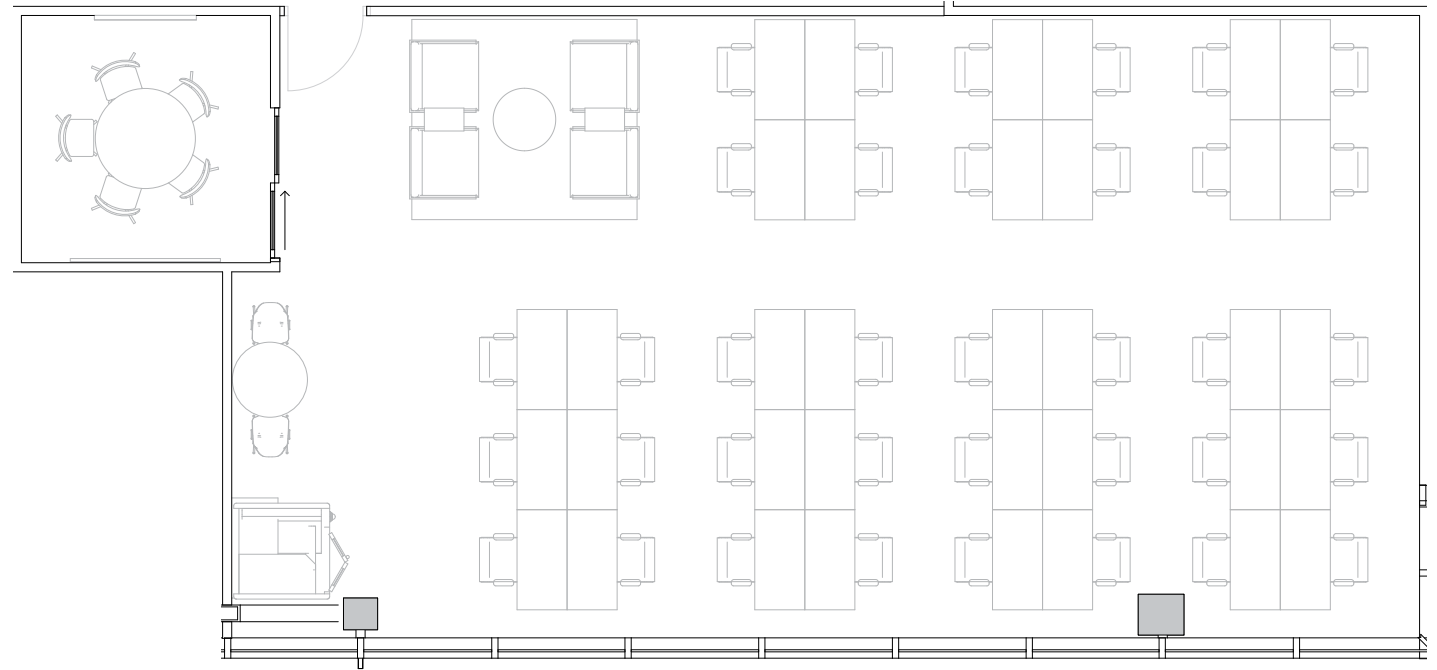
WEST INNOVATION WAY

Suite 05-104

5th Floor

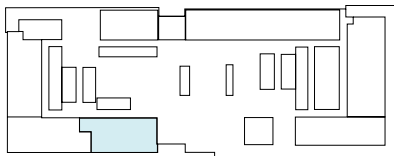
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MEETING ROOM(S)



2,678 RSF

RENTABLE AREA



WEST INNOVATION WAY

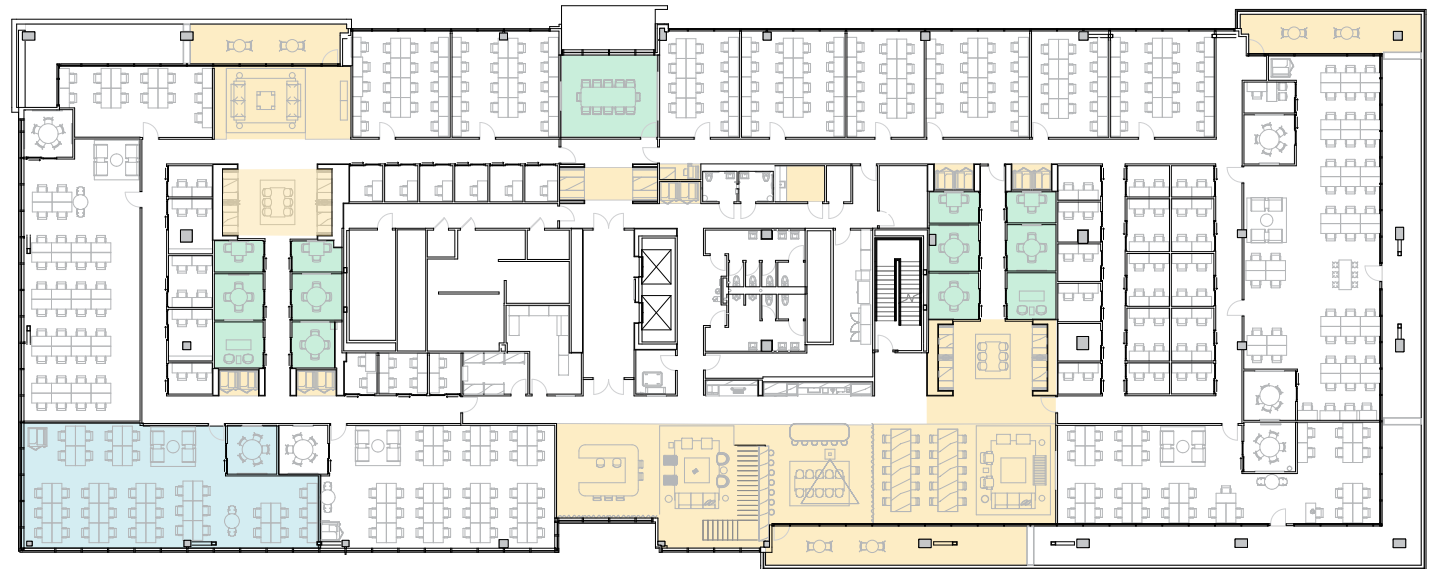
5th Floor

27,838 RSF

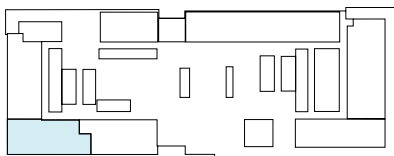
2,980 RSF Suite 05-105

1

MEETING ROOM(S)



WEST INNOVATION WAY



WEST INNOVATION WAY

Suite 05-105

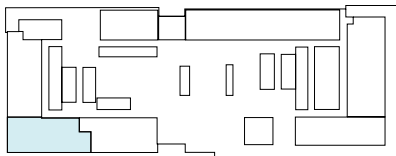
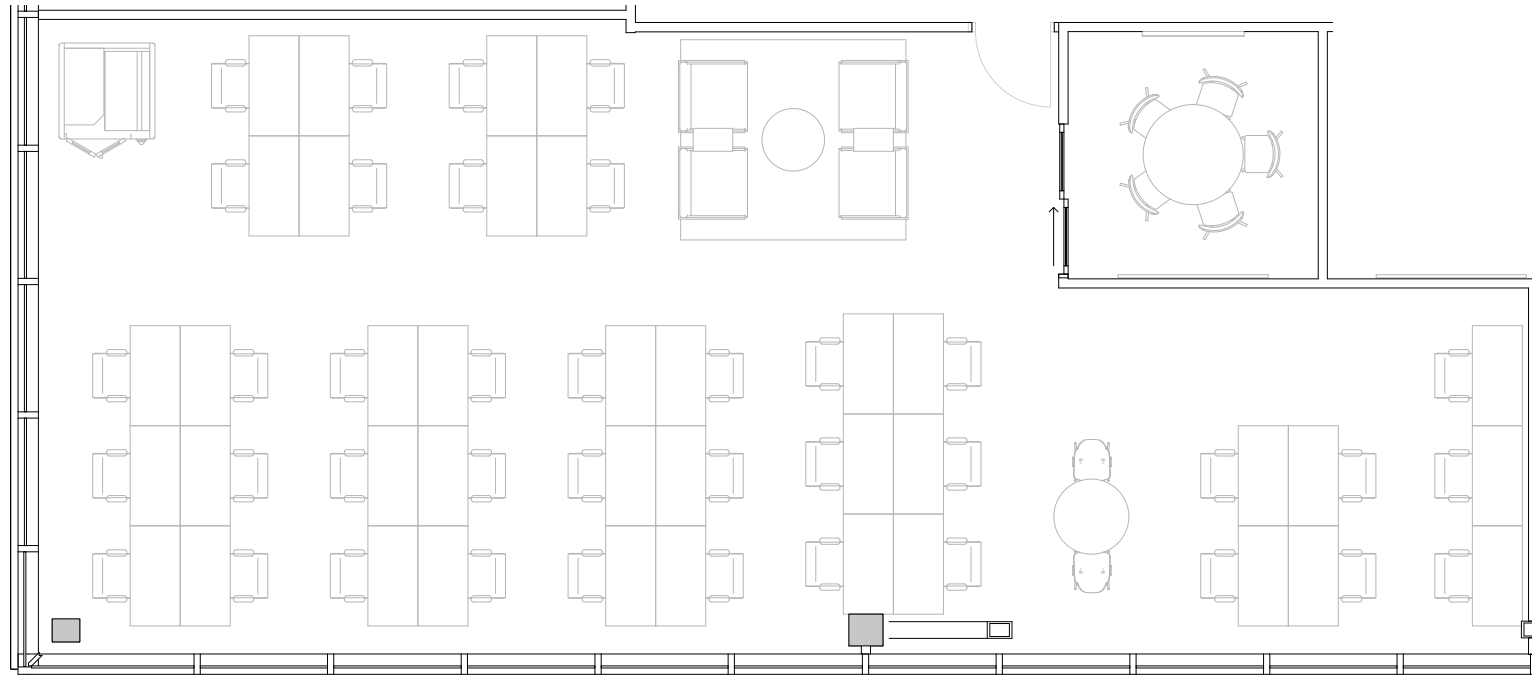
5th Floor

1

MEETING ROOM(S)

2,980 RSF

RENTABLE AREA



WEST INNOVATION WAY

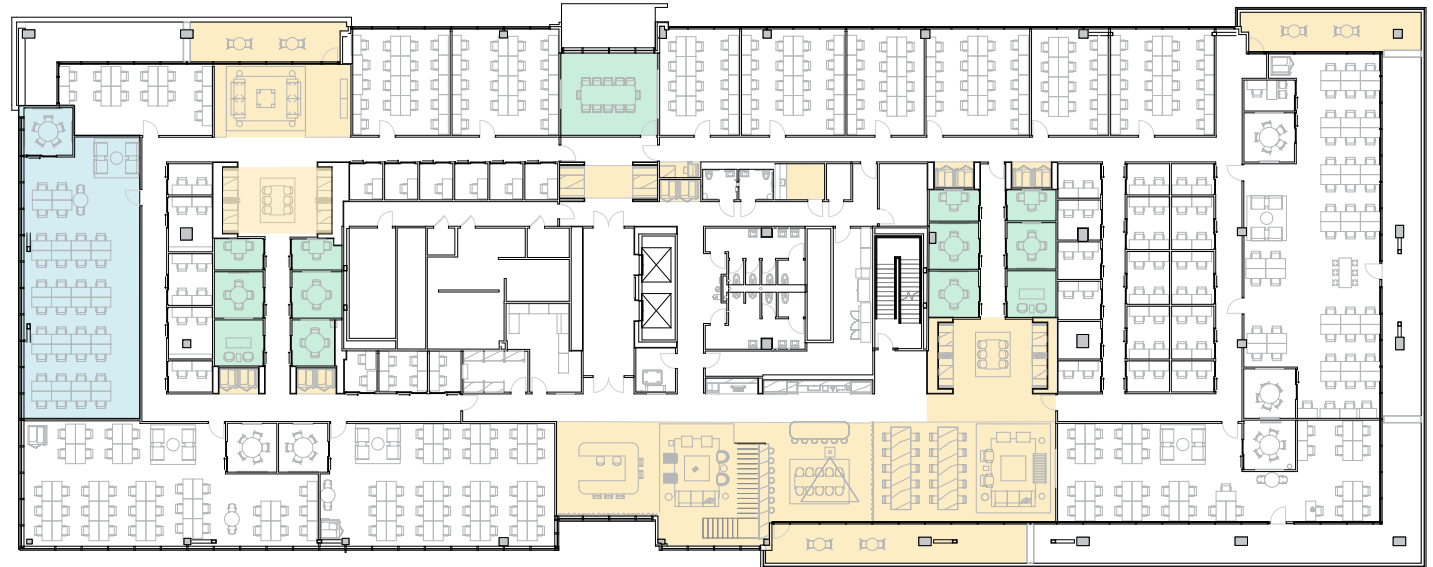
5th Floor

27,838 RSF

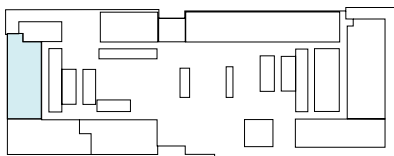
2,973 RSF Suite 05-110

1

MEETING ROOM(S)



WEST INNOVATION WAY



WEST INNOVATION WAY

Suite 05-110

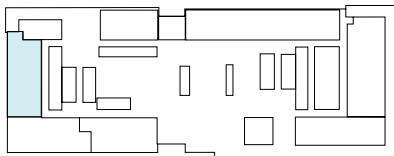
5th Floor

1

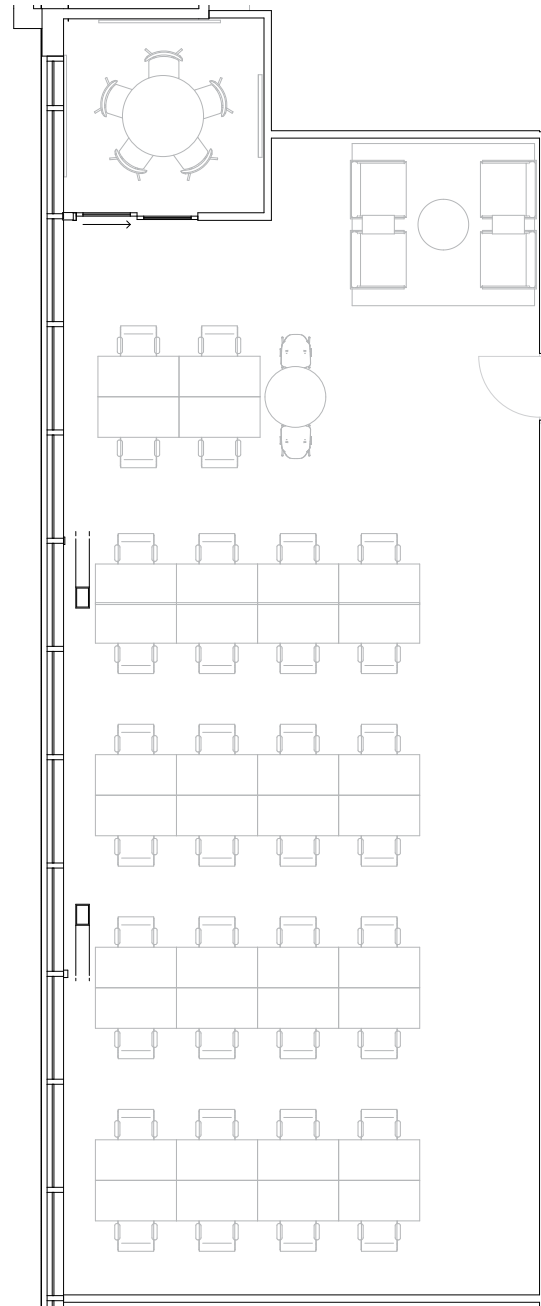
MEETING ROOM(S)

2,973 RSF

RENTABLE AREA



WEST INNOVATION WAY



5th Floor

27,838 RSF

4,251 RSF Suite 05-138

2

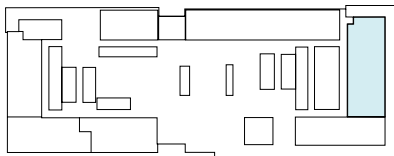
MEETING ROOM(S)

1

PRIVATE OFFICE(S)



WEST INNOVATION WAY



WEST INNOVATION WAY



Suite 05-138

5th Floor

2

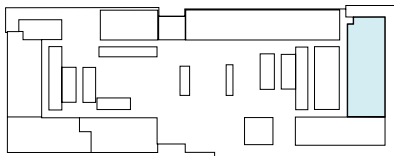
MEETING ROOM(S)

1

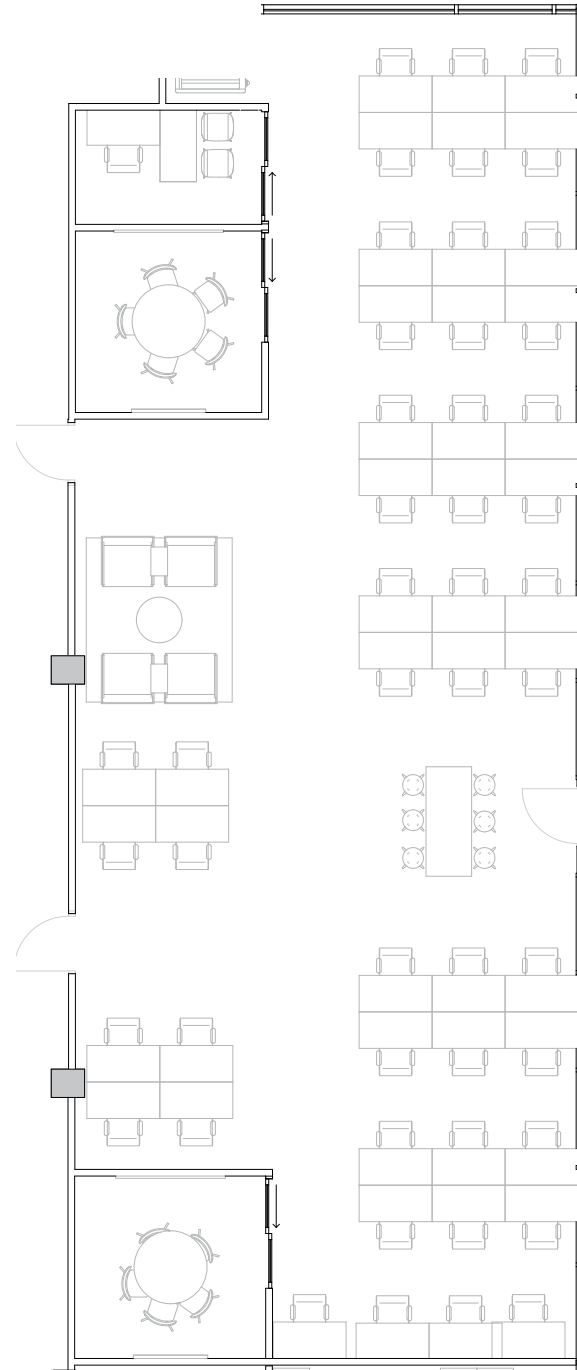
PRIVATE OFFICE(S)

4,251 RSF

RENTABLE AREA



WEST INNOVATION WAY



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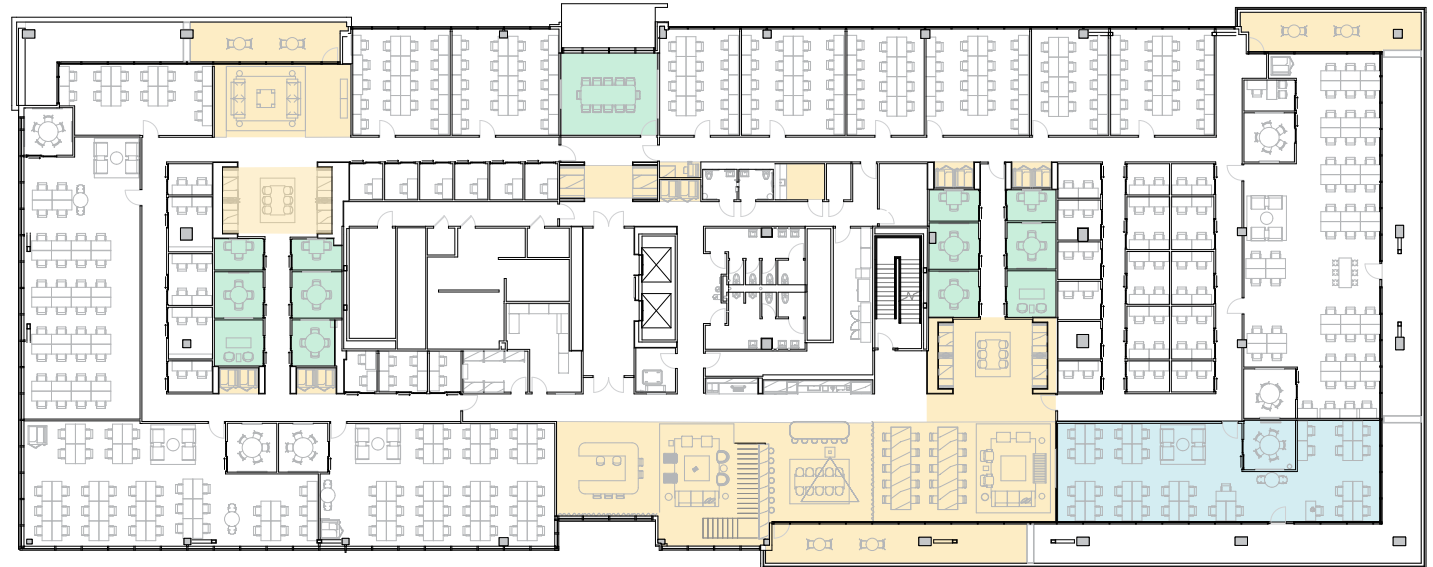
5th Floor

27,838 RSF

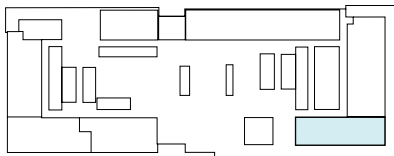
2,812 RSF Suite 05-144

1

MEETING ROOM(S)



WEST INNOVATION WAY



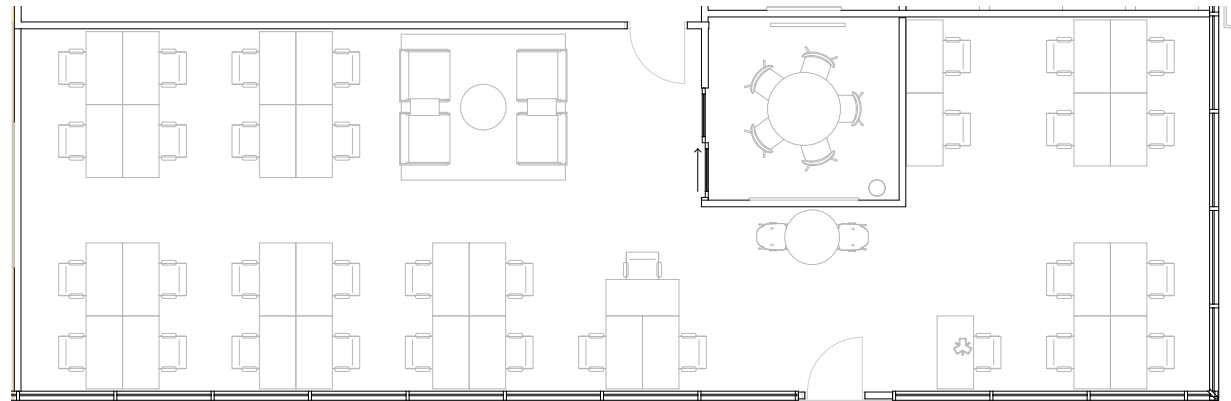
WEST INNOVATION WAY

Suite 05-144

5th Floor

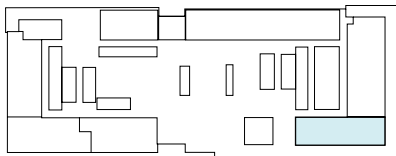
1

MEETING ROOM(S)



2,812 RSF

RENTABLE AREA



WEST INNOVATION WAY

Contact

Complete the form [linked here](#) to book a tour or connect with one of our team members.

