FOR SALE OR LEASE



Zions Bank Financial Center

4th Floor Condo

180 North University Avenue | Provo, Utah 84601

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Rare Full-Floor Office Condo Opportunity | Downtown Provo

180 NORTH UNIVERSITY AVENUE, PROVO, UT

Property Highlights

- Partial 4th Floor Available: 11,101 SF
- Sale Price: $3,059,000.00 ($199.36 PSF)
- Lease Rate: $21.50 PSF Full Service (includes interior suite janitorial)
- Two private outdoor patios totaling ±5,036 SF with panoramic mountain and city views
- Abundant natural light through large perimeter windows
- Efficient office layout with a mix of open workspace and private offices
- Two breakrooms, private restrooms, and dedicated data room
- Furniture and modular workstations available for near turnkey occupancy
- Covered parking in attached parking structure
- Transit-oriented location with Rapid Bus Transit stop directly in front of the building
- Walkable downtown Provo location surrounded by restaurants, retail, and amenities
- Opportunity for owner-user control in a premier downtown Provo office tower



4th Floor Site Plan

180 North University Avenue, Provo, Utah

AVAILABLE - 11,101 SF

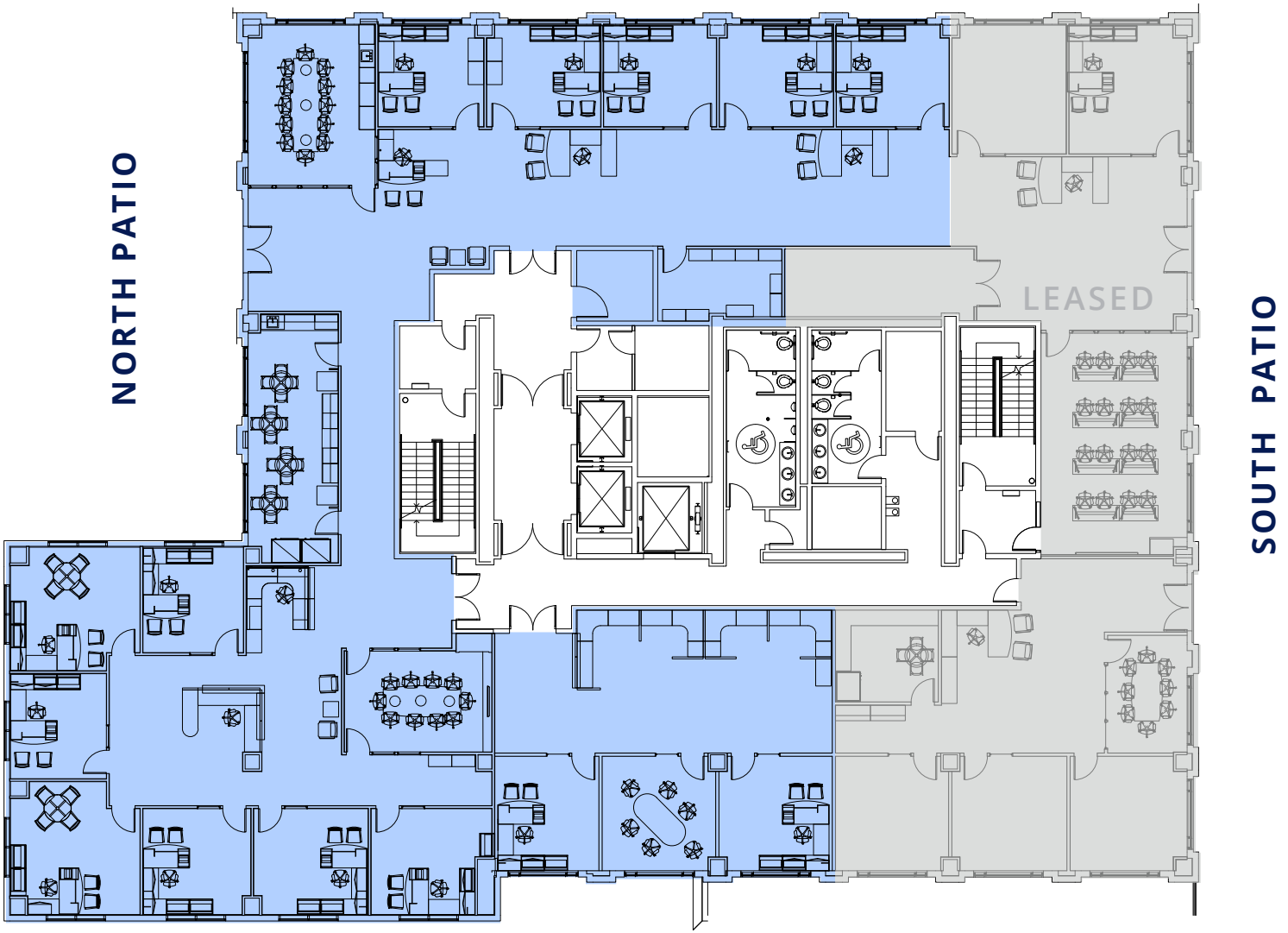


Photo Gallery

180 North University Avenue, Provo, Utah



ENTRANCE TO NORTH PATIO





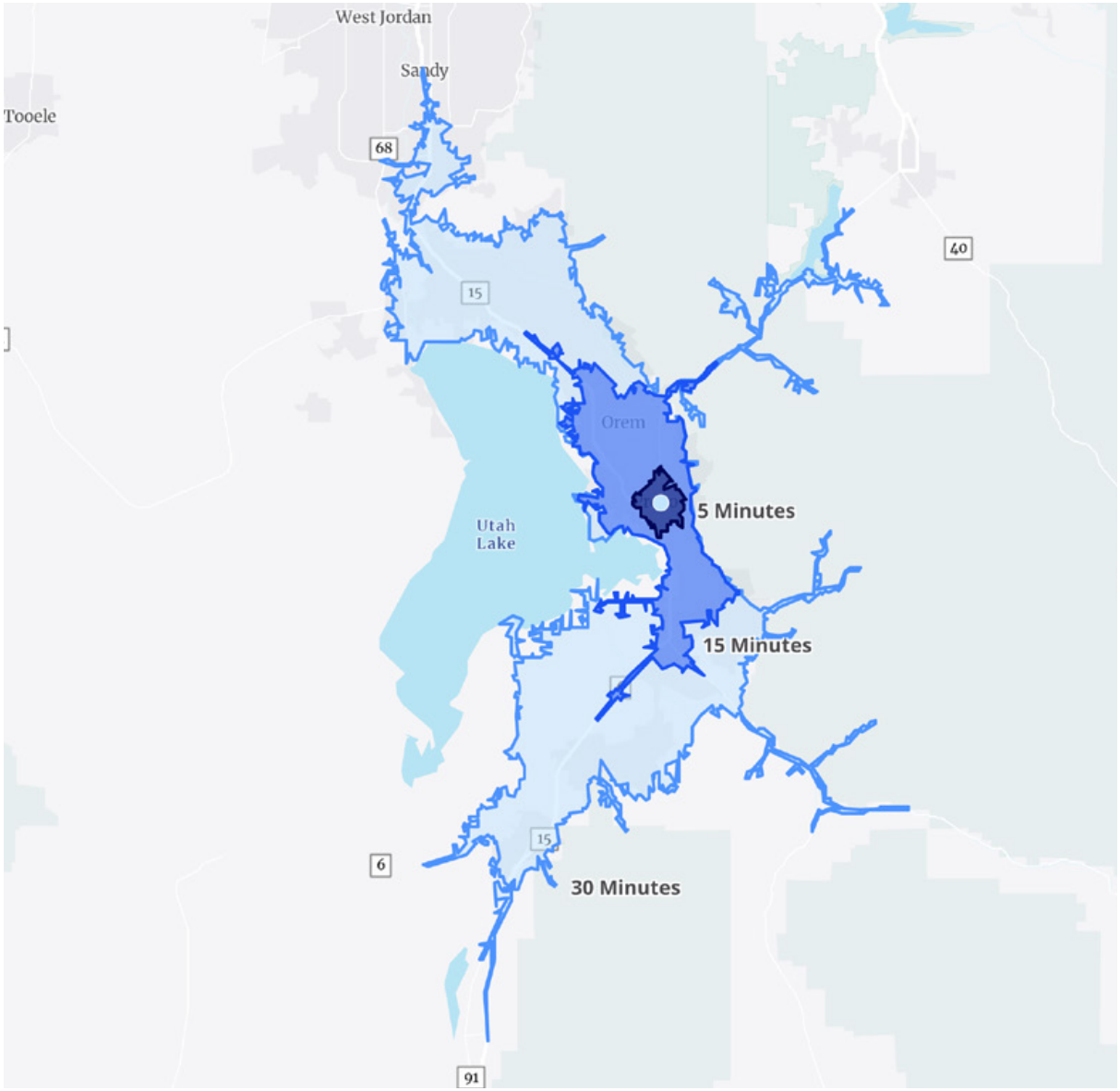
SOUTH PATIO





Drive Time Map

180 North University Avenue, Provo, Utah



Driving Distances

Brigham Young University	3 Minutes
I-15	5 Minutes
Provo Airport	13 Minutes
Provo Canyon	13 Minutes
Utah Valley University	13 Minutes
Silicon Slopes	24 Minutes
Downtown Salt Lake City	47 Minutes
Salt Lake City International Airport	47 Minutes

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