Zions Bank
Financial Center

180 N. University Ave | Provo, Utah, 84601



For Lease

Colliers

Flexible space.
Prime location.
Unmatched visibility.

Zions Bank
Financial Tower

Located in the heart of Downtown Provo which is the Central Business District of Utah County, Zions Bank Financial Center offers high-visibility commercial space along University Avenue and professional office suites with sweeping mountain and city views.

Featuring flexible layouts, structured parking, and full-service lease options—Zions is just minutes from BYU, UVU, I-15, and the newly expanded Provo Airport.

Available Space:

Unit 500: 8,203 SF
Unit 550: 3,119 SF
Unit 600: 12,919 SF
Unit 800: 4,874 SF

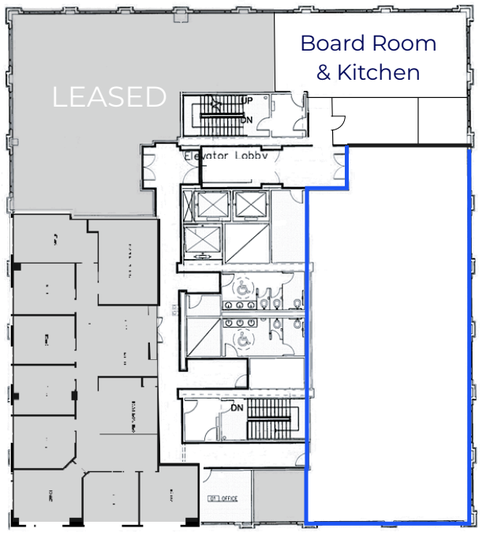


Key Advantages:

- Upper-level office suites ranging from 3,119 to 12,919 SF, many with stunning panoramic mountain and downtown views
- Main floor commercial spaces with direct frontage along University Avenue and strong pedestrian visibility
- Structured parking garage (free of charge) with ample parking
- Located in the heart of downtown Provo, walkable to numerous restaurants, shops, and public transit
- Minutes from BYU, UVU, I-15 and the newly expanded Provo Airport
- Fully furnished space availability
- Lease rates ranging from $19.95 – $21.00/SF Full Service

Space Available:

8th Floor



Unit 800: 4,874 SF







Space Available:

6th Floor



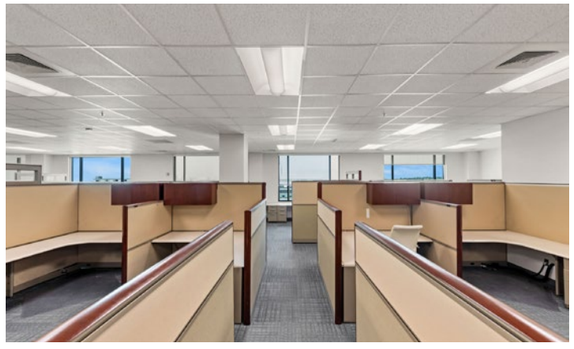
Unit 600: 12,919 SF



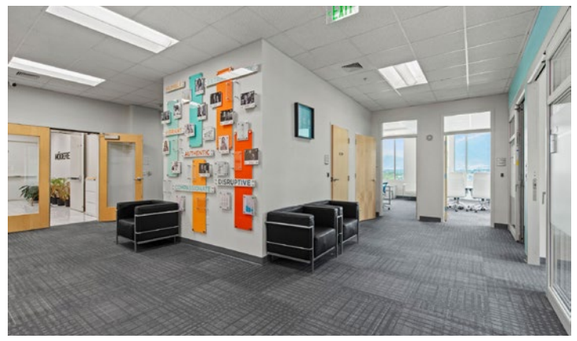




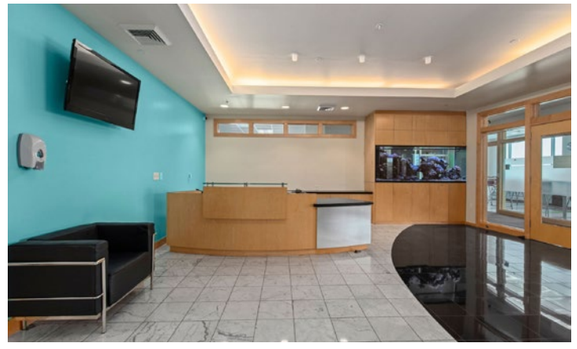








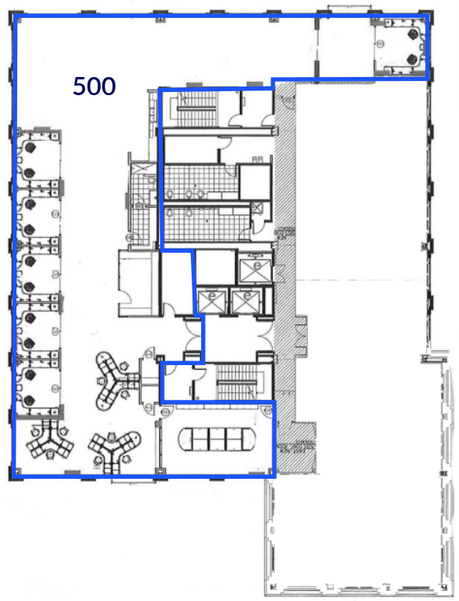


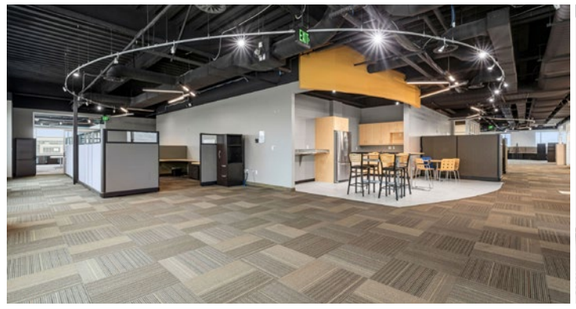


Space Available:

Unit 500: 8,203 SF

5th Floor





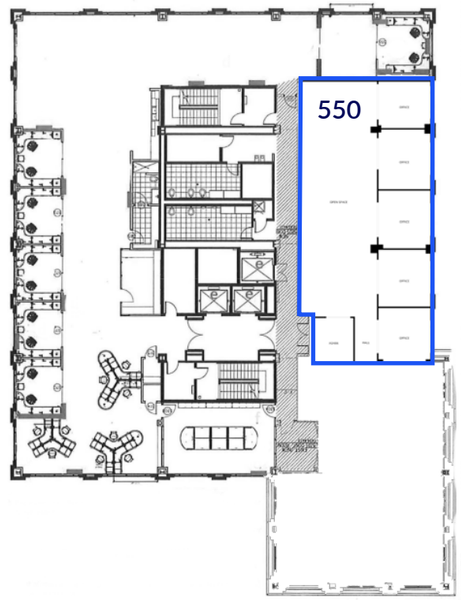




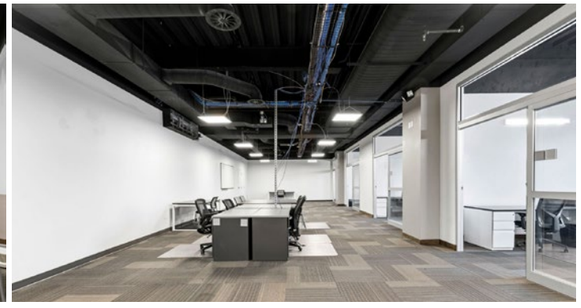


Unit 550: 3,119 SF

5th Floor











DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2025 Estimated	34,768	114,033	171,231
2030 Projected	36,428	120,429	180,998
Households			
2025 Estimated	12,446	35,752	53,562
2030 Projected	13,494	38,925	58,244
Income			
2025 Median HHI	$47,677	$66,042	$74,918
2025 Average HHI	$63,631	$89,966	$101,047

Information provided by ESRI Business Analyst

DRIVE TIMES:

PROVO AIRPORT
5 MINUTES

SALT LAKE CITY
40 MINUTES

UVU
11 MINUTES

BYU
1 MINUTE

NEARBY AMENITIES:

RESTAURANTS

1. DP Cheesesteaks
2. Great Harvest Bread Co
3. Denny's
4. Koi Ramen Provo
5. Chickfila
6. Cubby's
7. PizzaForno
8. Raising Cane's Chicken Fingers
9. Firehouse Subs
10. Mooyah
11. Noodles & Company
12. Chipotle Mexican Grill
13. Panda Express
14. Pita Pit
15. Kneaders
16. Sumo Japanese Restaurant
17. Nico's Pizza
18. Costa Vida
19. Roni's Mac Bar
20. Bowls Superfoods
21. Gandolfo's New York Deli
22. Brick Oven
23. Cupbop
24. J Dawgs
25. Bombay House
26. Thai Hut
27. Mo' Bettahs
28. CHOM Burger
29. Eimi Sushi & Ramen
30. Backdoor BRGR
31. Taste117
32. MOZZ Artisan Pizza
33. Hungry Hawaiian Provo
34. Hruska's Kolaches
35. Tommy's Burgers
36. El Salvador Restaurant
37. K's Kitchen
38. Black Sheep Cafe
39. Guru's Cafe

SERVICES

1. Utah Community Credit Union
2. America First Credit Union
3. Wells Fargo
4. America First Credit Union
5. Central Bank
6. Zions First National Bank
7. Wells Fargo
8. Freedom Credit Union
9. Deseret First Credit Union
10. Vasa Fitness
11. US Bank
12. Utah First Credit Union
13. Chase Bank
14. Key Bank
15. Zions First National Bank
16. Wells Fargo
17. Mountain America Credit Union
18. Central Bank
19. Wells Fargo
20. Altabank

HOTELS

1. Days Inn
2. Best Western Plus
3. SpringHill Suites by Marriott
4. Super 8 by Wyndham
5. Hyatt Place
6. Provo Marriott Hotel & Conference Center
7. Americas Best Value Inn
8. Provo Inn & Suites
9. Provo Travelers Inn

LANDMARK

1. BYU Main Campus Center
2. IHC Utah Valley Hospital
3. Utah Valley Convention Center
4. Covey Center for the Arts

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