

# 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 140: 2,127 SF (Main Floor Commercial)  
Unit 500: 8,203 SF

Unit 550: 3,119 SF  
Unit 600: 12,919 SF

## Key Advantages:

- Upper-level office suites ranging from 2,127 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:

6th Floor



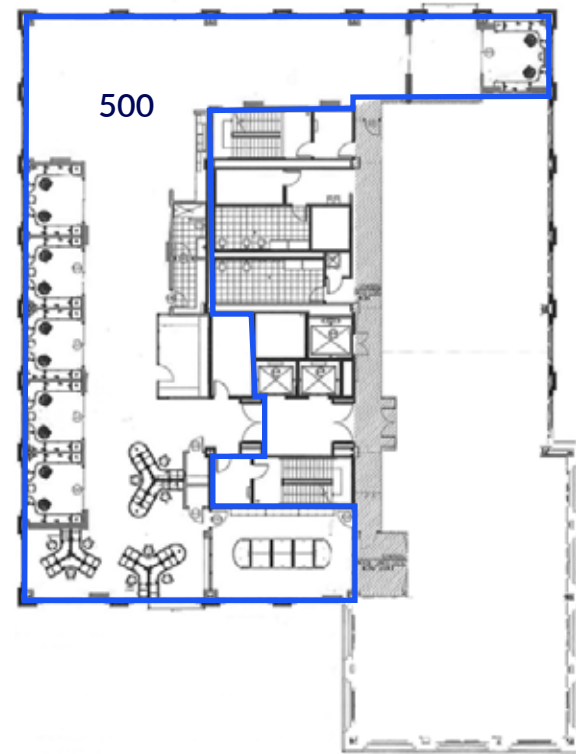
Unit 600: 12,919 SF



# Space Available:

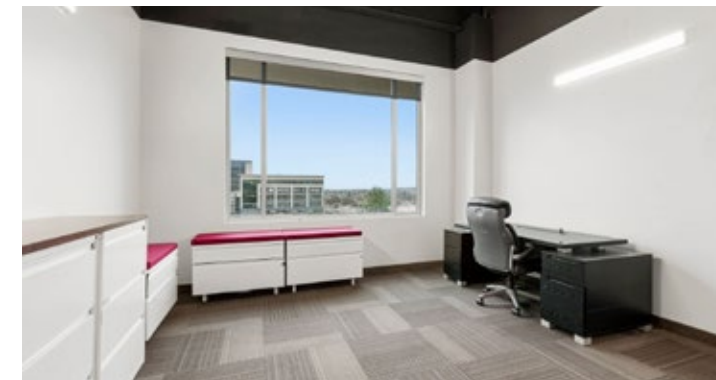
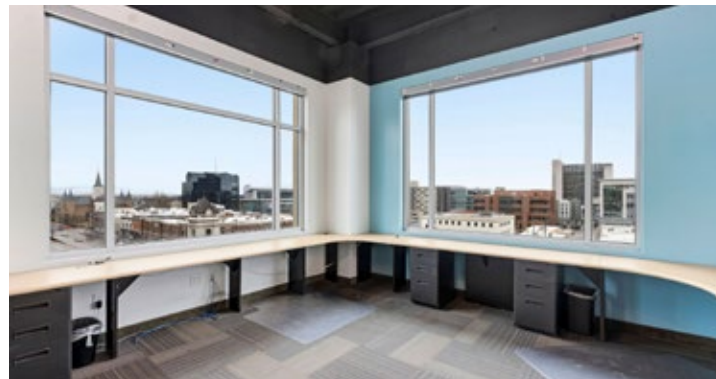
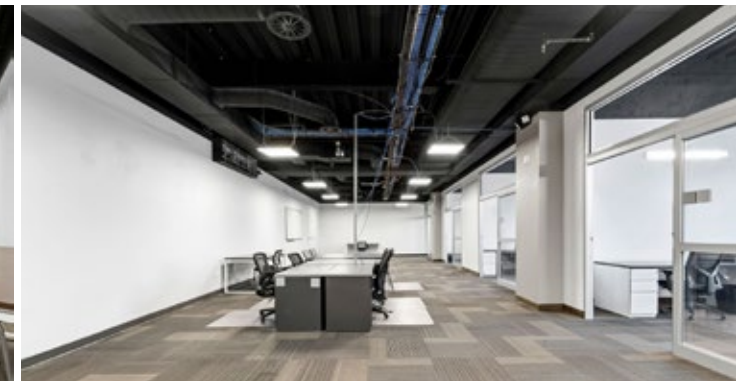
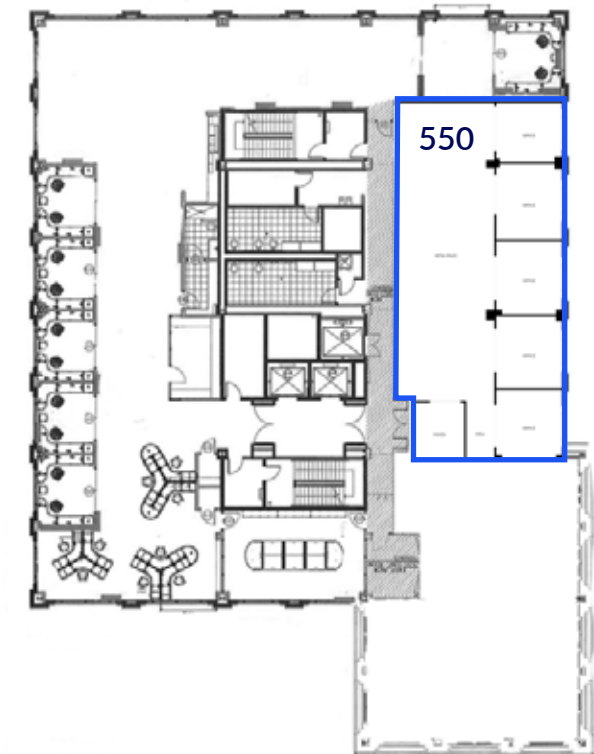
5th Floor

Unit 500: 8,203 SF



5th Floor

Unit 550: 3,119 SF



Space Available:

## 1st Floor

Unit 140: 2,127 SF



| 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

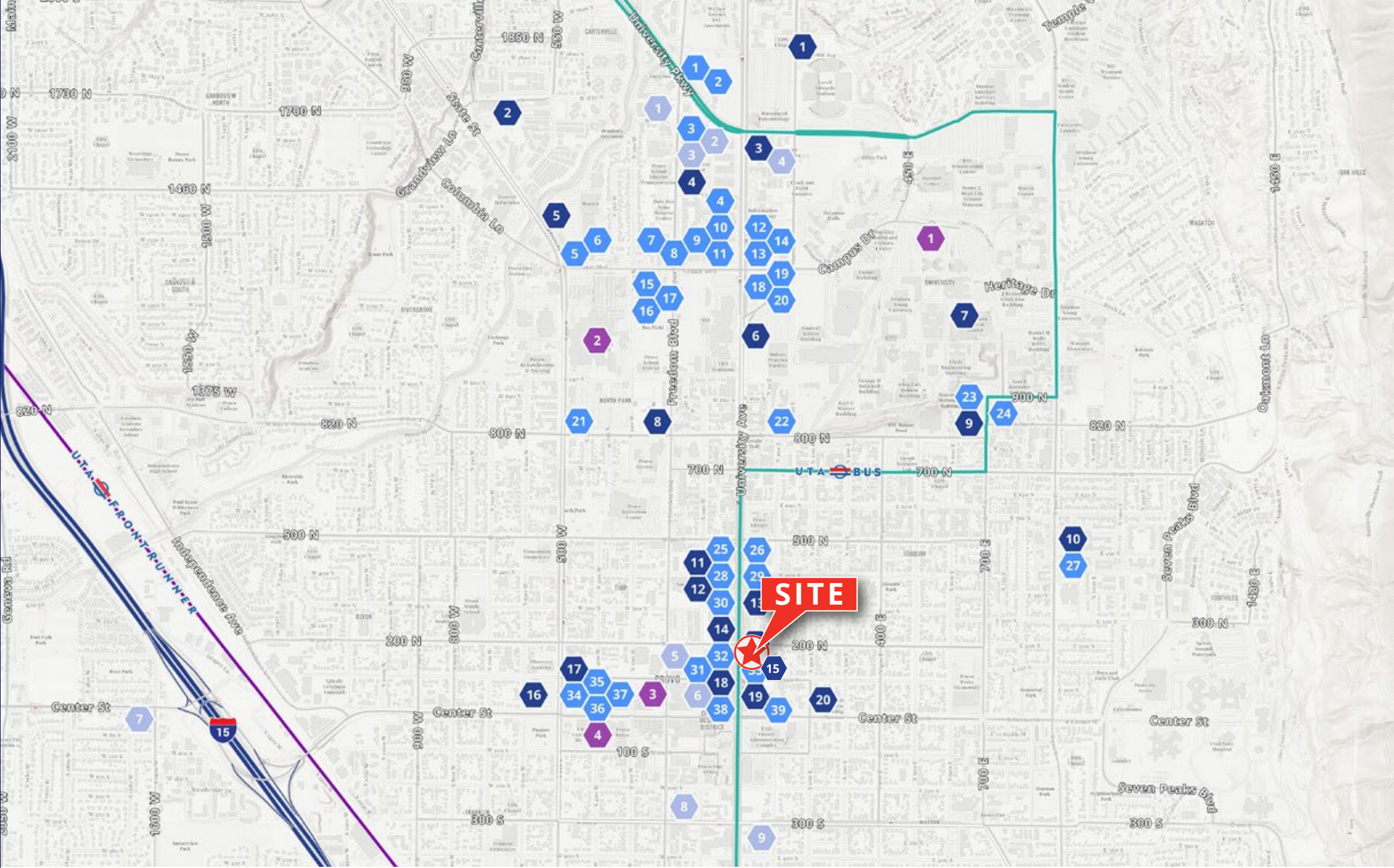
- 16. Wells Fargo
- 17. Mountain America Credit Union
- 18. Central Bank
- 19. Wells Fargo
- 20. Altabank

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



# Zions Bank Financial Center



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