



PANORAMA

AT RIVERWOODS

382 W PARK CIRCLE | PROVO, UTAH

FOR SALE
OR FOR LEASE

PANORAMA

AT RIVERWOODS

Formerly the headquarters of Qualtrics, Imagine Learning, Awardco and Chatbooks, this building is 100% available for an owner-user. Updated Class A finishes including glass walls, exposed brick and open ceilings combine to provide an ideal office environment. In addition, the building features an updated upper floor balcony offering unparalleled views of Mount Timpanogos.

Qualtrics previously outgrew the subject property, leading to their acquisition of the adjacent former Morinda office campus.

Panorama at Riverwoods is strategically located between both Vivint and Qualtrics global headquarters campus environments, in the heart of the most prestigious office research environment in Utah County. Situated next door to the Shops at Riverwoods featuring numerous restaurants and retail services, this location has immediate access to walking and biking trails along the Provo river within a true park setting.

Surrounded by the most prestigious gated residential communities and within walking distance of a diversity of neighborhoods, Panorama is minutes to both Brigham Young University and Utah Valley University – creating the ultimate environment for employee recruitment and retention. Sundance Mountain Resort is located just 10 minutes away up Provo Canyon, recently ranked the #1 ski resort in North America by Conde Nast and a top destination for conferences, recreation and resort living.



BUILDING INFORMATION:

Total Square Feet:	122,514
Floors:	4
Lot Size:	7.5 Acres
Reduced Lease Rate:	\$18.00 - \$24.00 Per Square Foot / Full Service
Offering Price:	\$20,225,000
Parking:	Ample



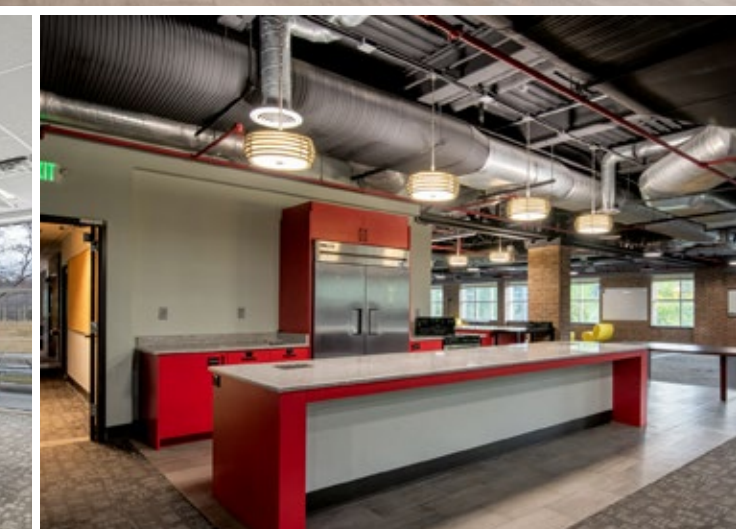
- ✓ Garden Level: \$18.00/SF Full Service
 - ✓ First/Second Floors: \$21.00/SF Full Service
 - ✓ Third Floor: \$24.00/SF Full Service
 - ✓ 2 Story Lobby entrance
 - ✓ Deluxe, modern kitchens available on each floor
 - ✓ Fully remodeled
 - ✓ Underground parking, secure storage and amenity space in lower level
 - ✓ Back-up generator enclosure available
- ✓ Fitness center
 - ✓ New 3rd floor roof-top patio
 - ✓ Loading dock and freight elevator
 - ✓ Fiber connectivity
 - ✓ State-of-the-art electronic card reader access to the building, elevators and common area lobbies
 - ✓ Convenient location: directly accessible from University Avenue, a four lane arterial connecting to I-15 to the south, or from 800 North in Orem.



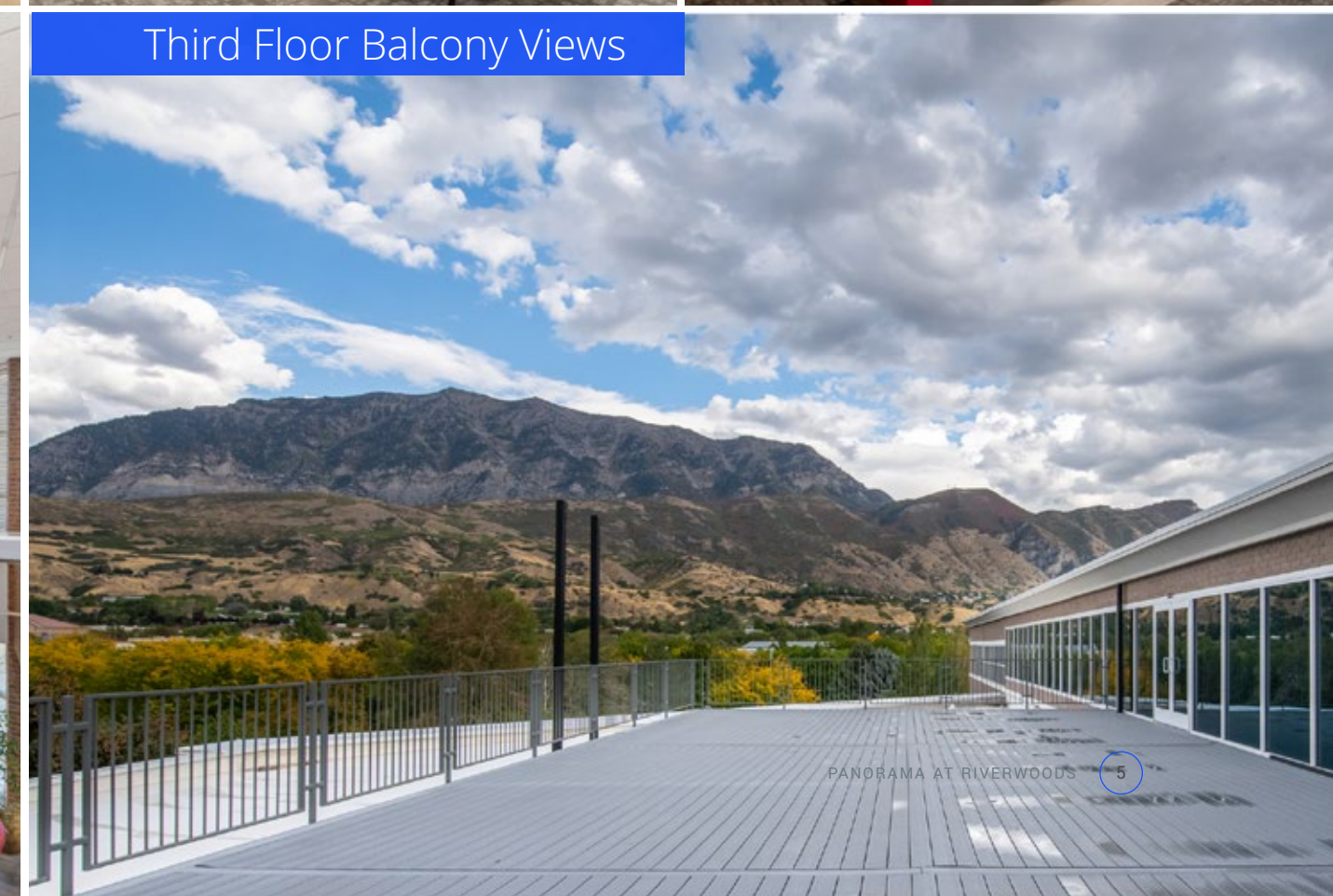
Third Floor Kitchen



Main Floor Lobby

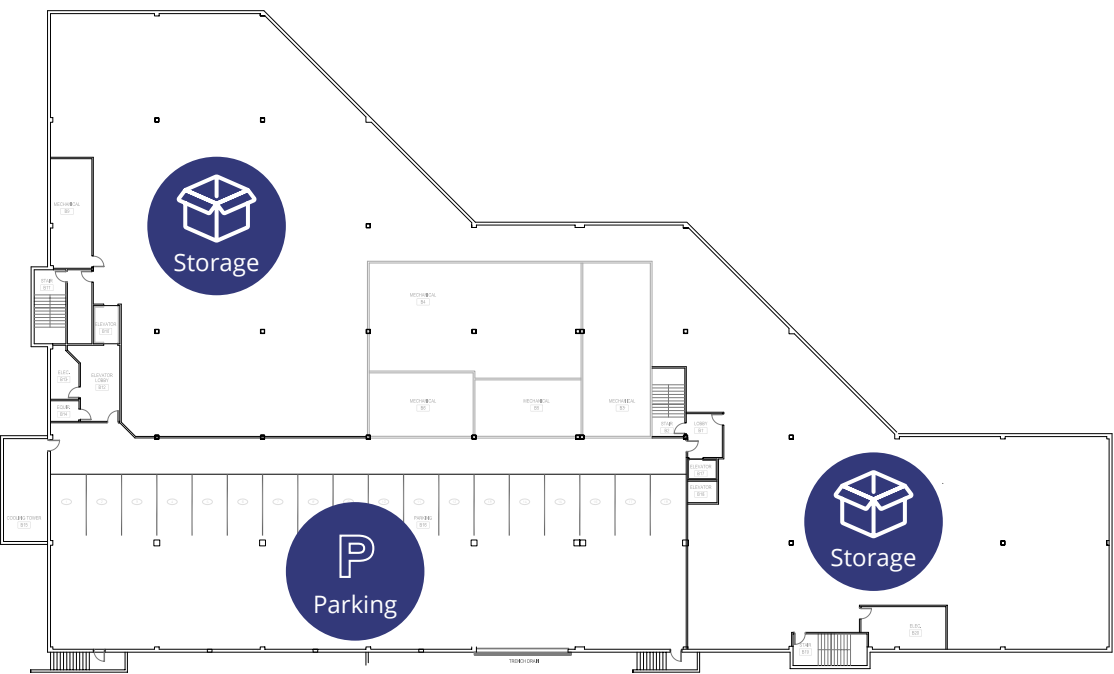


Third Floor Balcony Views

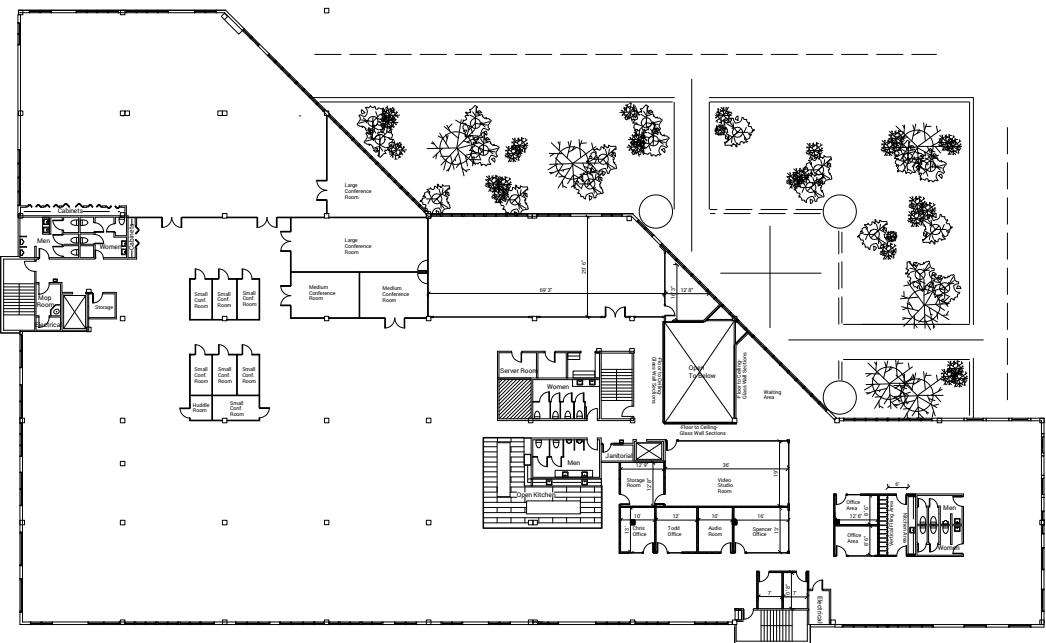


Floor Plans

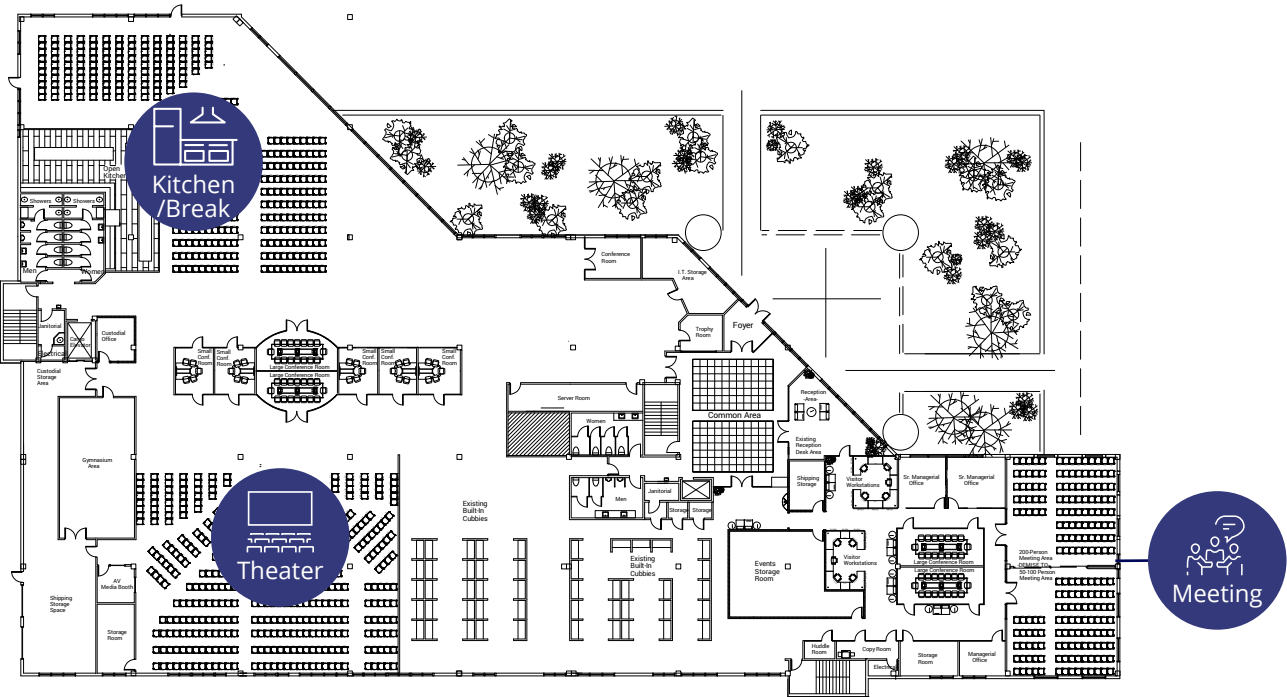
Garden Level: 9,180 SF / Storage: 11,365 SF



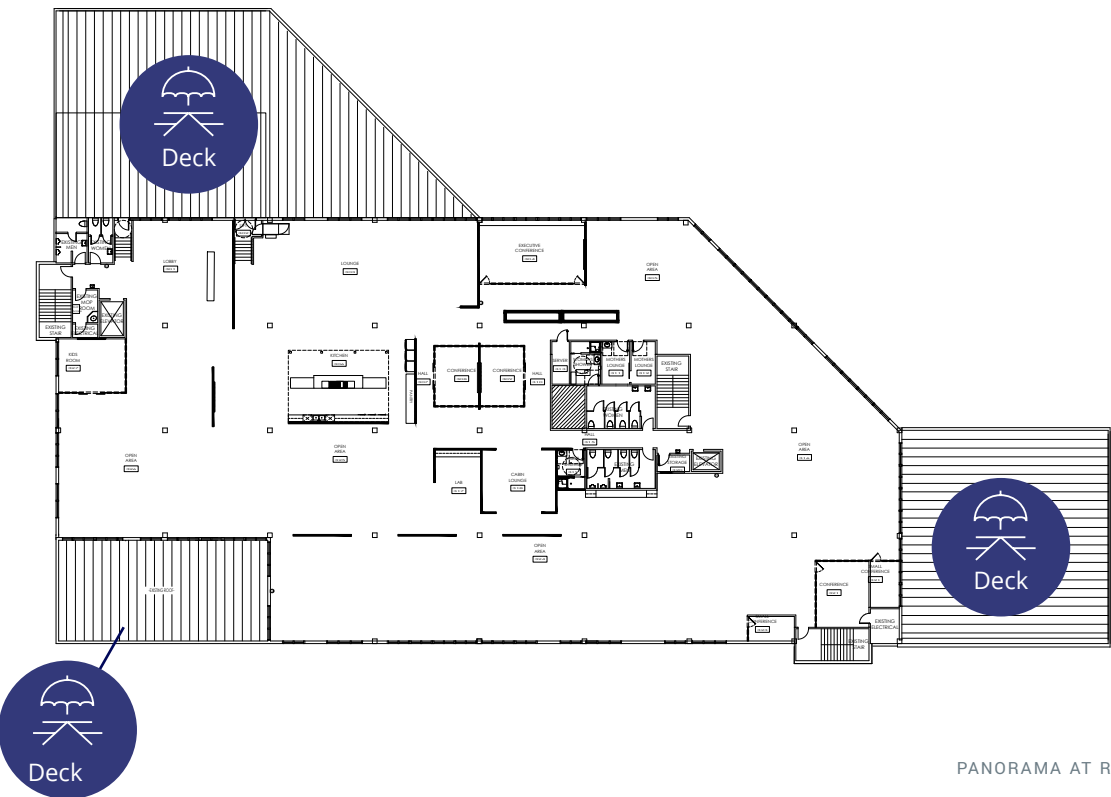
Second Floor: 38,574 SF



First Floor: 36,399 SF



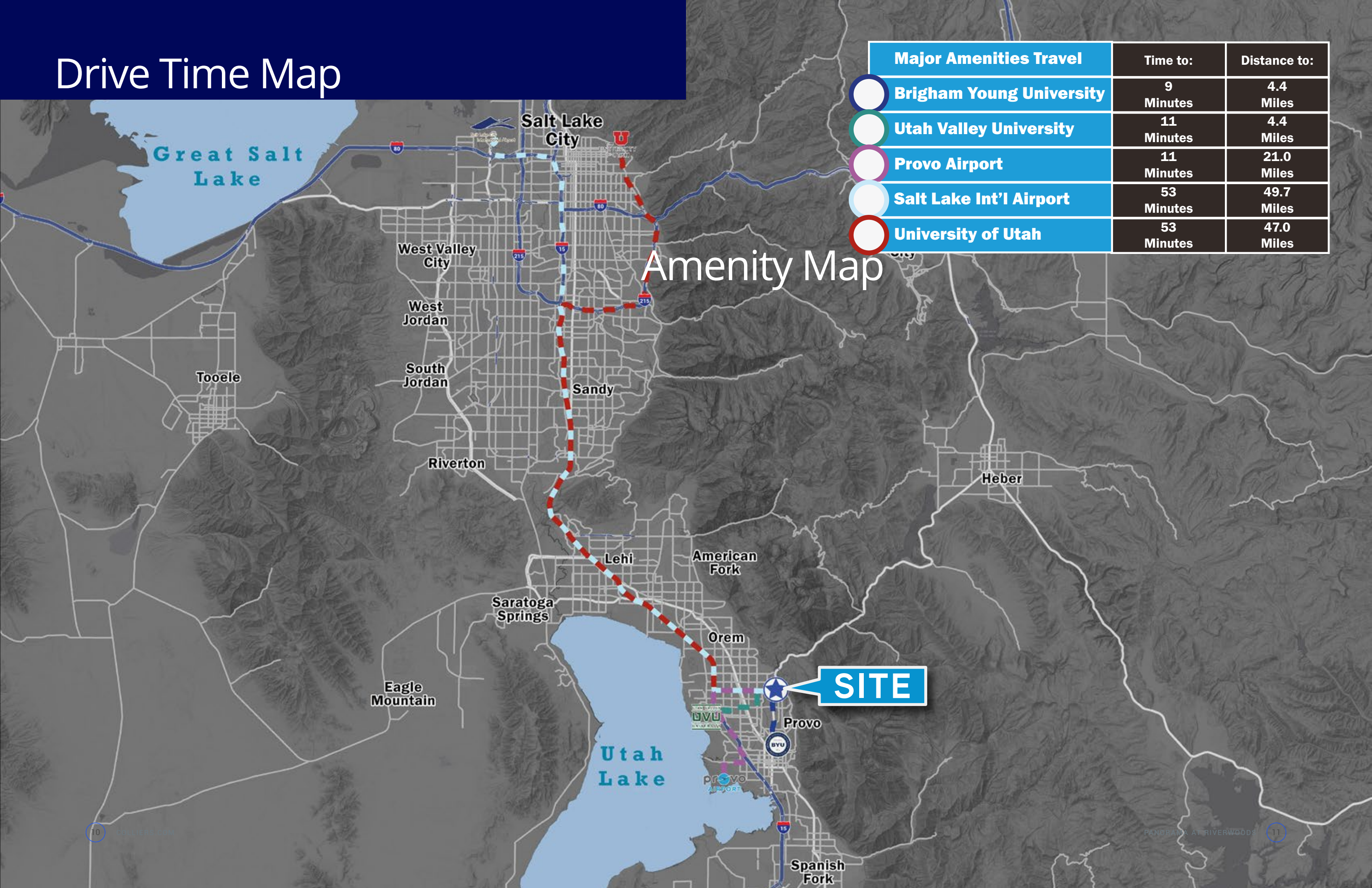
Third Floor: 26,996 SF



Amenity Map



Drive Time Map



Amenity Map

Major Amenities Travel	Time to:	Distance to:
 Brigham Young University	9 Minutes	4.4 Miles
 Utah Valley University	11 Minutes	4.4 Miles
 Provo Airport	11 Minutes	21.0 Miles
 Salt Lake Int'l Airport	53 Minutes	49.7 Miles
 University of Utah	53 Minutes	47.0 Miles

SITE

MAJOR EMPLOYERS

Utah's "Silicon Slopes" refers to the cluster of information technology, software development, hardware manufacturing and research firms that have emerged along the Wasatch Front. Utah is nationally recognized as a leading technology hub. In fact, the demand for workers among the growing list of tech companies is out-pacing the supply of the Utah workforce.

Utah is ranked #1 one in innovation and entrepreneurship, #2 in high tech performance, and #3 in economic performance by the U.S. Chamber of Commerce Foundation.

Tech companies have flocked to Utah for its lower taxes, more flexible regulatory environment, and a well-educated, multilingual workforce.

There is a strong mixture of local homegrown startups (Domo, Ancestry, Qualtrics, Pluralsight, etc.), as well as major Fortune 500 companies (Adobe, Microsoft, Oracle, Symantec, etc.)

- Forbes has ranked Utah as the Best State for Business 7 times since 2010
- Utah's tech workforce is fed by major technology and research universities: University of Utah, Brigham Young University, and Utah Valley University, all of which offer programs intended to develop young entrepreneurs
- Utah has high concentrations of Software Developers, Web Developers, Computer and Information Research Scientists, and many other IT related occupations
- Utah is one of the top states in the nation for software and information technology employment with an employee base of over 66,000 people
- According to Wallethub, Salt Lake City ranks 7th among the best U.S. cities for STEM (Science, Technology, Engineering, and Math) jobs, beating out Chicago, New York City, San Jose, and other prominent "tech forward" towns

NEARBY COMPANIES





11
World Class Ski Resorts

There are 11 ski resorts along the Wasatch Mountain Range. Less time in the car, more time on the mountain.



5
National Parks

Utah's Mighty 5 national parks are Arches, Bryce Canyon, Capitol Reef, Canyonlands, and Zions.



3,400+
Dedicated Trails

For hiking, mountain biking, backpacking and more.

Best State Economy

Utah ranked #2 for best state economy
WalletHub — June 2025

Top State for Business and Trade

Utah ranked #3 state for business and trade
Schweitzer Engineering (SEL) — July 2025

Most Affordable States 2024

Utah is the #6 most affordable state
USA Today — March 2024

Best State to Move to

Utah ranked the #1 best state to move to
ConsumerAffairs — August 2024

WHY UTAH - 2025 State Rankings

3.5M
Population

1.1M
Households

3.3
Unemployment Rate

#1

Best Economic Outlook
18th year in a row
Rich States Poor States — April 202

#1

Best State
3rd consecutive year
U.S. News & World Report — May 2025



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