

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 130: 1,057 SF (Main Floor Commercial)	Unit 700: 12,919 SF
Unit 140: 2,127 SF (Main Floor Commercial)	Unit 800: 4,874 SF
Unit 200: 8,551 SF	Unit 815: 308 SF
Unit 600: 12,919 SF	Unit 820: 3,393 SF

Key Advantages:

- Upper-level office suites ranging from 308 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:

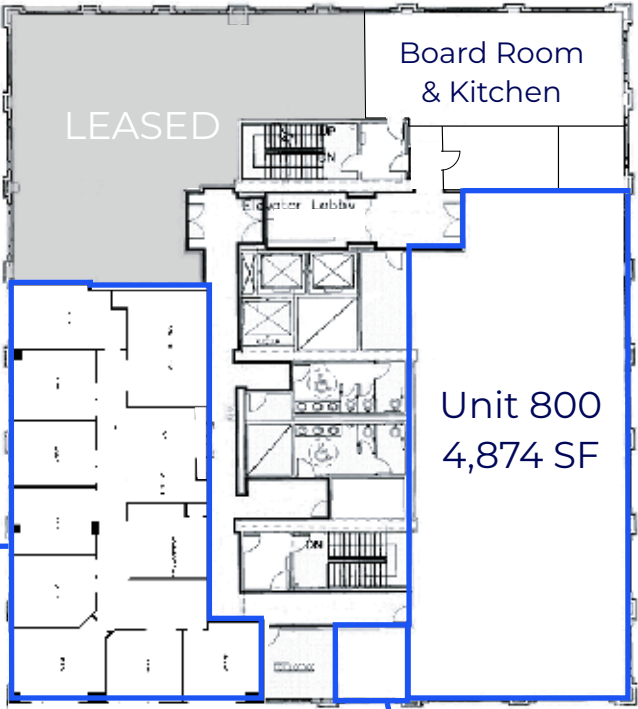
7th Floor

Unit 700: 12,919 SF



8th Floor

Unit 800: 4,874 SF
Unit 815: 308 SF
Unit 820: 3,393 SF



Timp Board Room



Suite 815: Executive Office

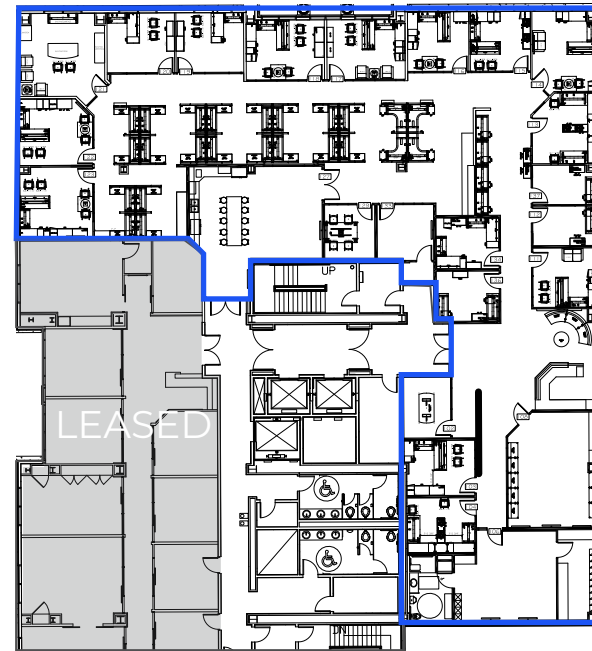


Suite 800

Space Available:

2nd Floor

Unit 200: 8,551 SF



6th Floor

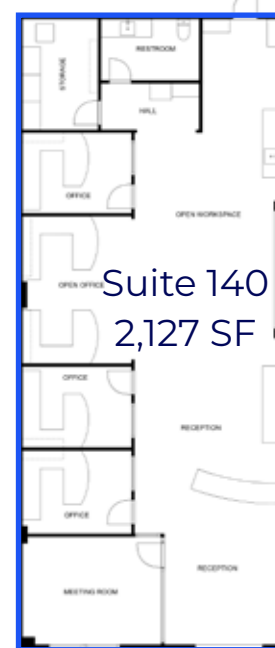
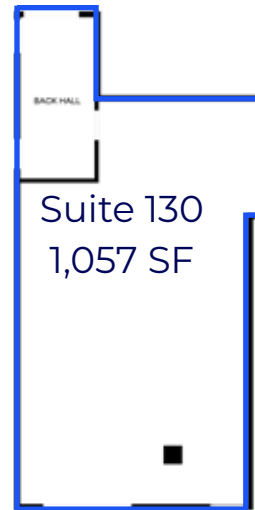
Unit 600: 12,919 SF



Space Available:

1st Floor

Unit 130: 1,057 SF (Main Floor Commercial)
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

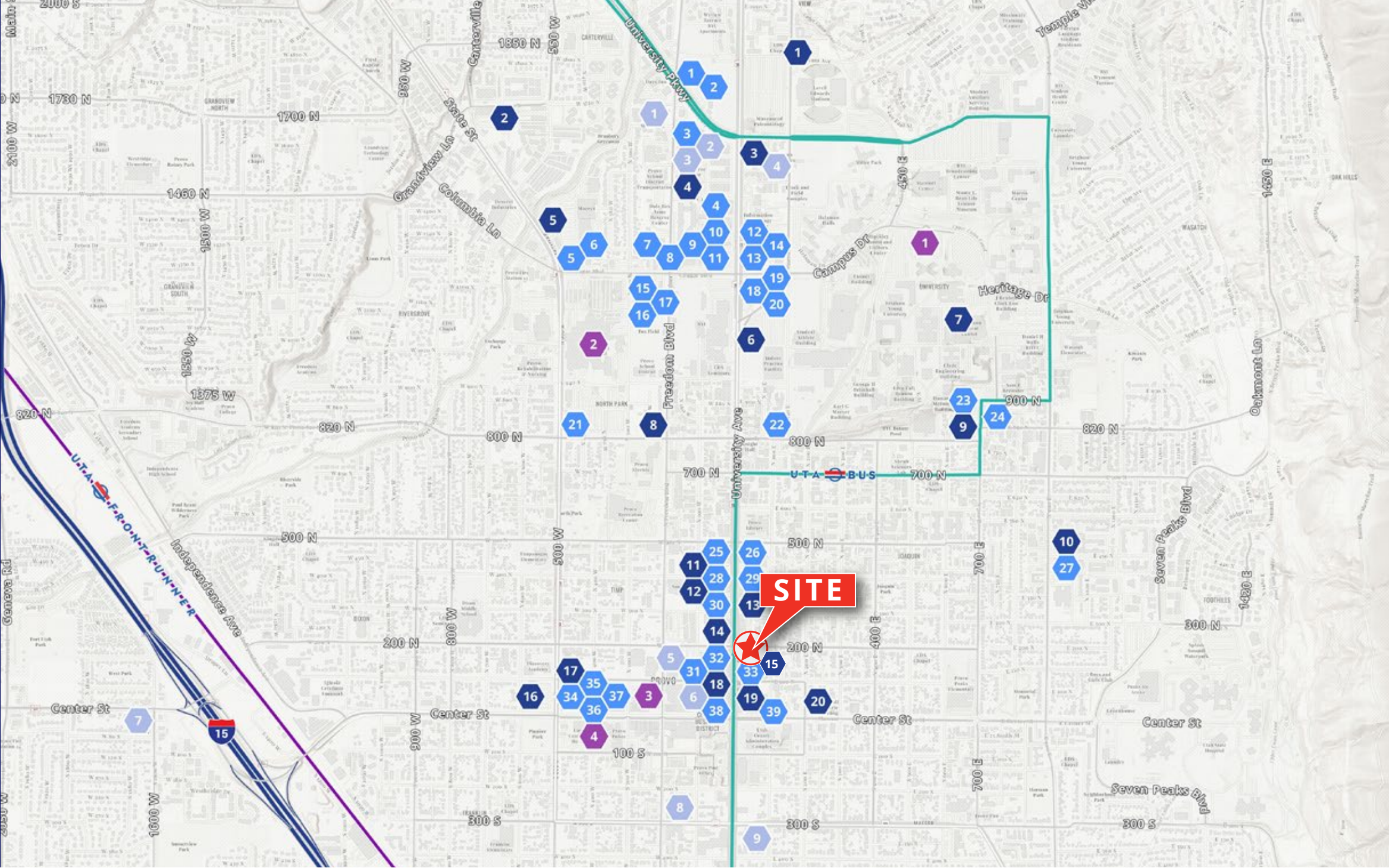
- 16. Wells Fargo
- 17. Mountain America Credit Union
- 18. Central Bank
- 19. Wells Fargo
- 20. Altabank

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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