

East Bay Office, Retail, Flex Building

235 EAST 1600 SOUTH // PROVO, UTAH

FOR SALE | POTENTIAL OWNER-USER

SALES PRICE: \$7,636,315.00

PRICE PER SF: \$155.75



Presented By

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PROPERTY HIGHLIGHTS -

Office / Retail / Flex Building in East Bay Provo

- Immediate proximity to Provo Towne Center Mall
- Easy access to Provo FrontRunner
- Close to revitalized Downtown Provo
- Parking ratio 6 stalls per 1000 SF
- Back-up generator
- Quick access to I-15
- Lighted corner
- Direct entrance into each suite
- Credit tenant mix

BUILDING HIGHLIGHTS

Listing Price	\$7,636,315.00
Price Per Square Foot	\$155.75 PSF
Total Building Size	49,199 SF
Year Built	1989
Zoning	Commercial
Parking Stalls	300 Stalls
Lot Size	4.86 acres (211,720 SF)

Current Rent Roll

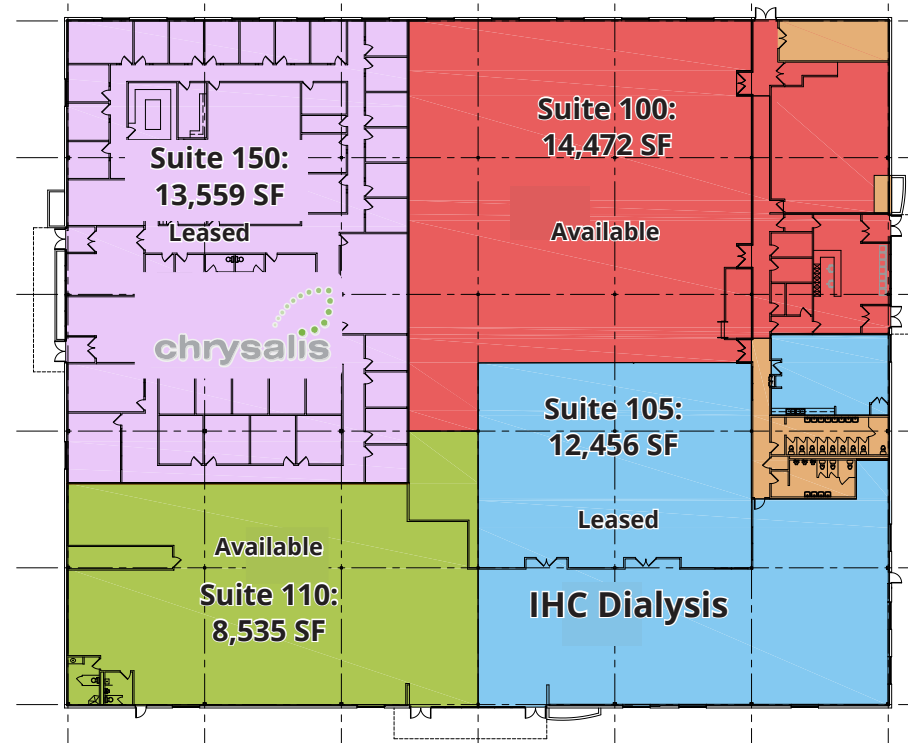
Suite	Tenants	Size	Commencement	Expires	Gross Rent	Annual Gross Rent	OPEX	Annual OPEX	NOI	Annual Increases
150	Chrysalis	13,559	9/1/2020	9/1/2026	\$20.76	\$281,484.84	\$7.00	\$94,913	\$186,571.84	3%
110	Vacant Suite	8,535	TBD		\$22.00	\$187,770.00	\$7.00	\$59,745.00	\$128,025.00	
105	IHC Dialysis	12,456	8/1/2023	4/1/2034	\$24.00	\$298,944.00	\$7.00	\$87,192.00	\$211,752.00	3%
100	Vacant	14,472	TBD		\$21.00	\$303,912.00	\$7.00	\$101,304.00	\$202,608.00	
Total:		49,022				\$1,072,110.84		\$343,154.00	\$728,956.84	

PROPERTY OVERVIEW



Building Tenants

- Suite 100: 14,472 SF | Available
- Suite 105: 12,456 SF | IHC Dialysis
- Suite 110: 8,535 SF | Available
- Suite 150: 13,559 SF | Chrysalis





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