

# PREMIER FLEX/EVENT FACILITY – PRIME PROVO LOCATION NEAR BYU

OPPORTUNITY TO OWN A HIGH-END CORPORATE HEADQUARTERS / EVENTS CENTER

**CORE** UTAH  
REAL ESTATE

**EXPERIENCE**  
EVENT CENTER

1440 N Moon River Drive, Provo UT

# PROPERTY HIGHLIGHTS



**Offered at: \$3,995,000**  
**Building Size: 15,761 SF**  
**Parking: 225 Stalls**

This is a rare opportunity to acquire a fully remodeled, high-end commercial facility in one of Provo's most desirable and high-traffic locations, just minutes from Brigham Young University. Originally transformed by a well-known influencer brand, the property underwent an extensive 2018 renovation, effectively creating a like-new building with top-tier finishes throughout.



## Property Highlights:

- Turnkey, high-quality construction with premium finishes across all areas
- Large-capacity venue:
- Ballroom seating up to 350
- Total building capacity up to 600
- Owner has held events with up to 1,000 people present
- 225 parking spaces - a rare and valuable amenity for this size and location
- Designed and utilized for high-profile events, with strong historical demand from third-party users

## Flexible Use Potential (Highest & Best Use Optionality)

While previously operated as an event center, the property offers exceptional adaptability for a wide range of commercial uses, including:

- Event / Wedding Venue
- Church or Religious Facility
- Corporate Headquarters
- Summer Sales Company Hub
- Private School or Training Facility
- Theatre / Performance Space
- Furniture Showroom or Retail Concept
- Current owner has held at the venue: Political Events, Quinceaneras, Expos, Conventions, Conferences, Boxing Matches, Poker Nights, Movie Nights, Video Game Expose, Weddings, etc.



*Please Note: The property has not been actively used for events in over 6 months, allowing a new owner to reposition, rebrand, or re-tenant based on their preferred strategy.*

## Built-In Income Opportunity

A highly attractive feature is the separately demised ~3,000 SF section of the building:

- Private entrance and fully segregated from main event space
- Ideal for long-term office or retail tenant
- Estimated rental potential: ~\$72,000/year
- Provides immediate, stable supplemental income alongside any primary use

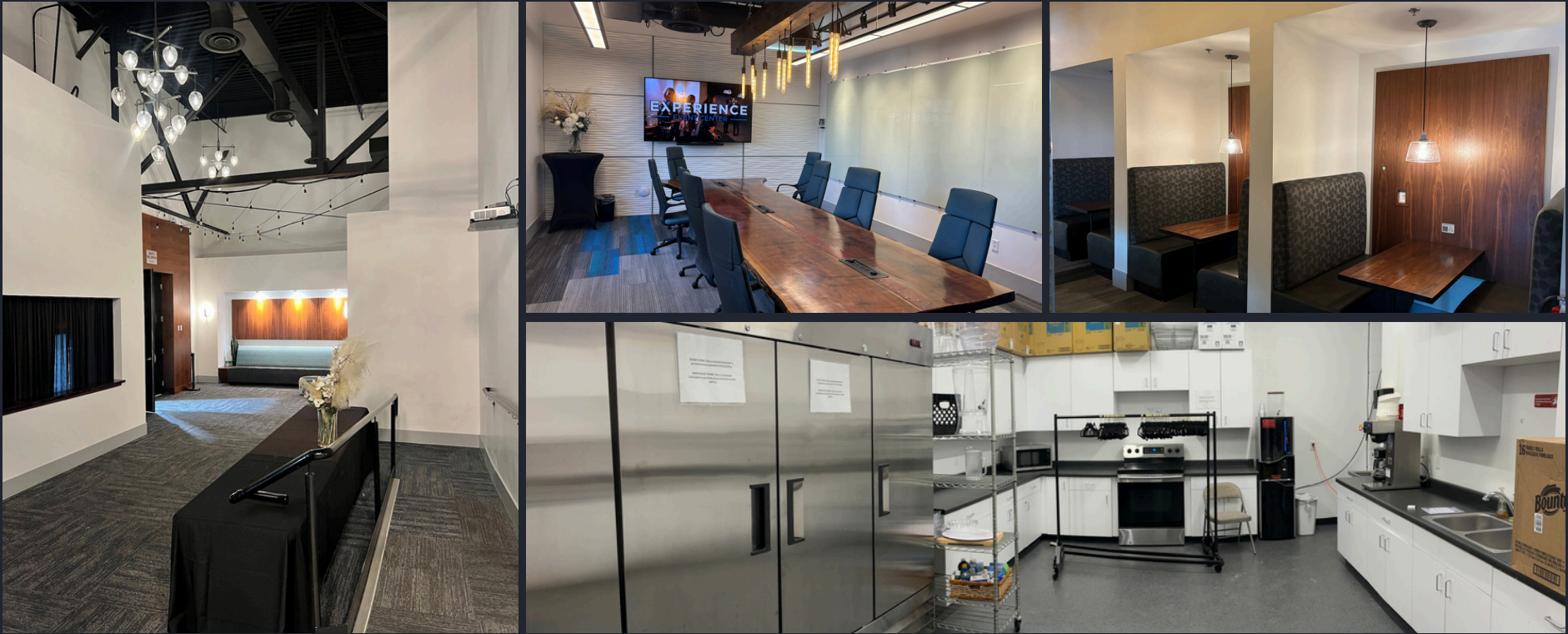
This creates a compelling opportunity to offset operating costs while maximizing the value of the main facility.





### Interior Layout & Features

- Expansive main ballroom / event space
- Dedicated catering & prep kitchen
- Conference rooms and private offices
- Multiple lounge and gathering areas
- Breakroom and corporate kitchen
- Significant storage / warehouse / racking space
- Efficient layout supporting both public-facing and operational needs









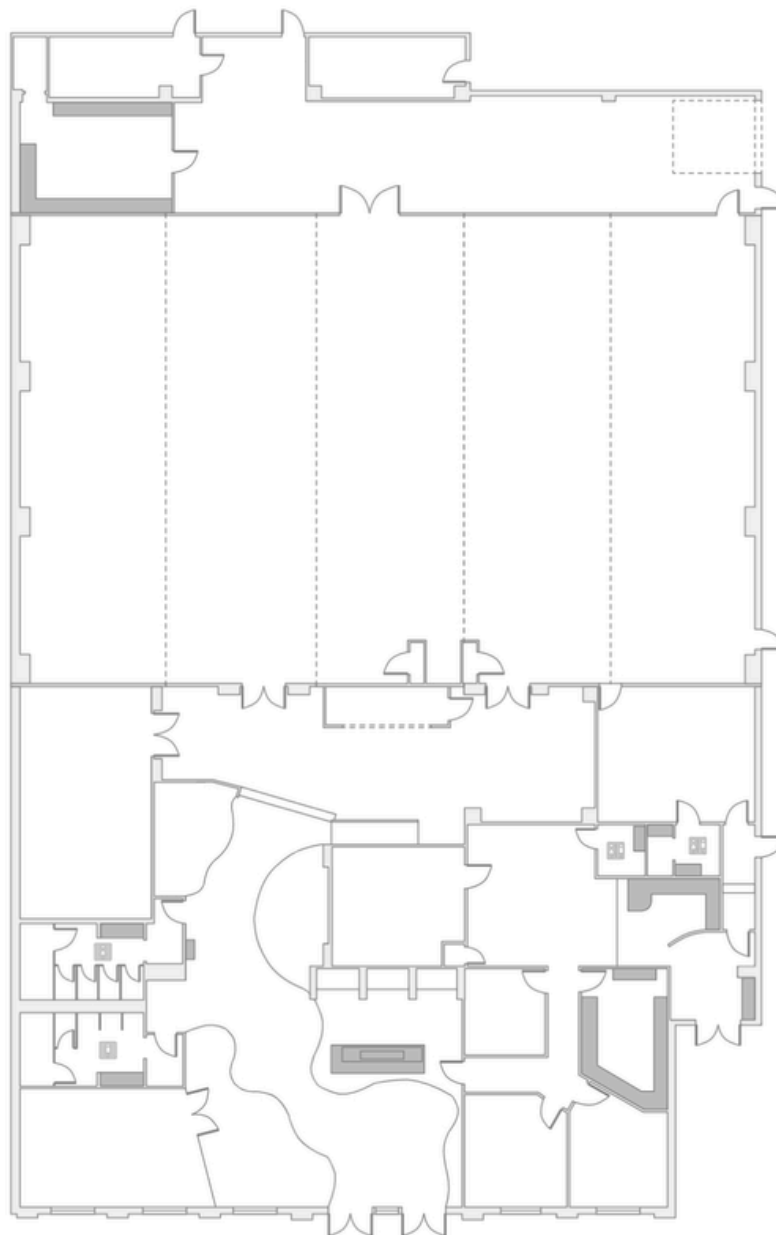
## FF&E Opportunity

The seller is open to including high-end furniture, fixtures, and equipment (FF&E) at a substantial discount or as part of a negotiated purchase price, including:

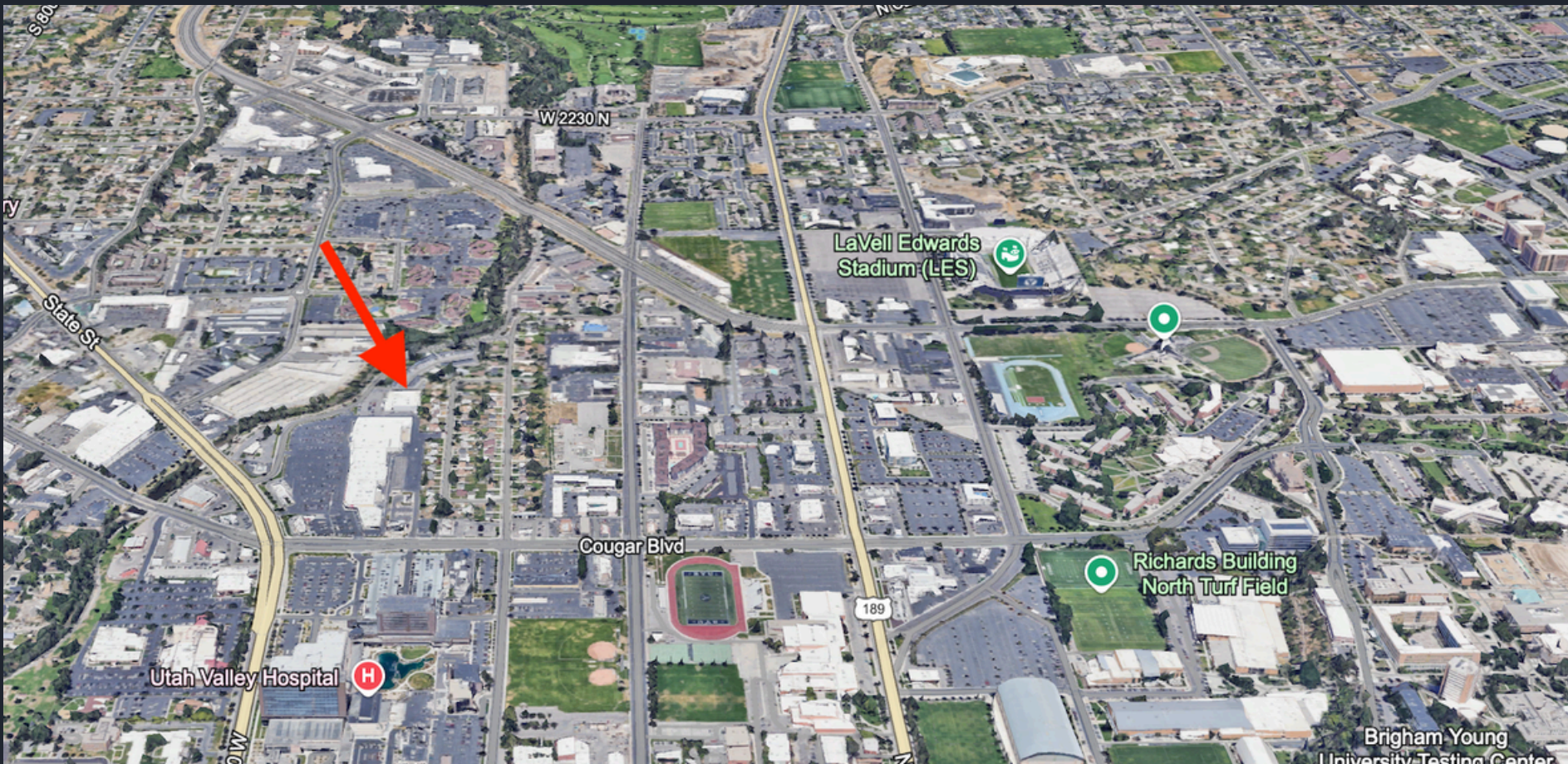
- Professional-grade audio/visual systems
- Event furnishings and seating
- Catering and kitchen equipment
- Storage and racking infrastructure

Buyers may submit offers inclusive of any desired FF&E for a true turnkey acquisition.

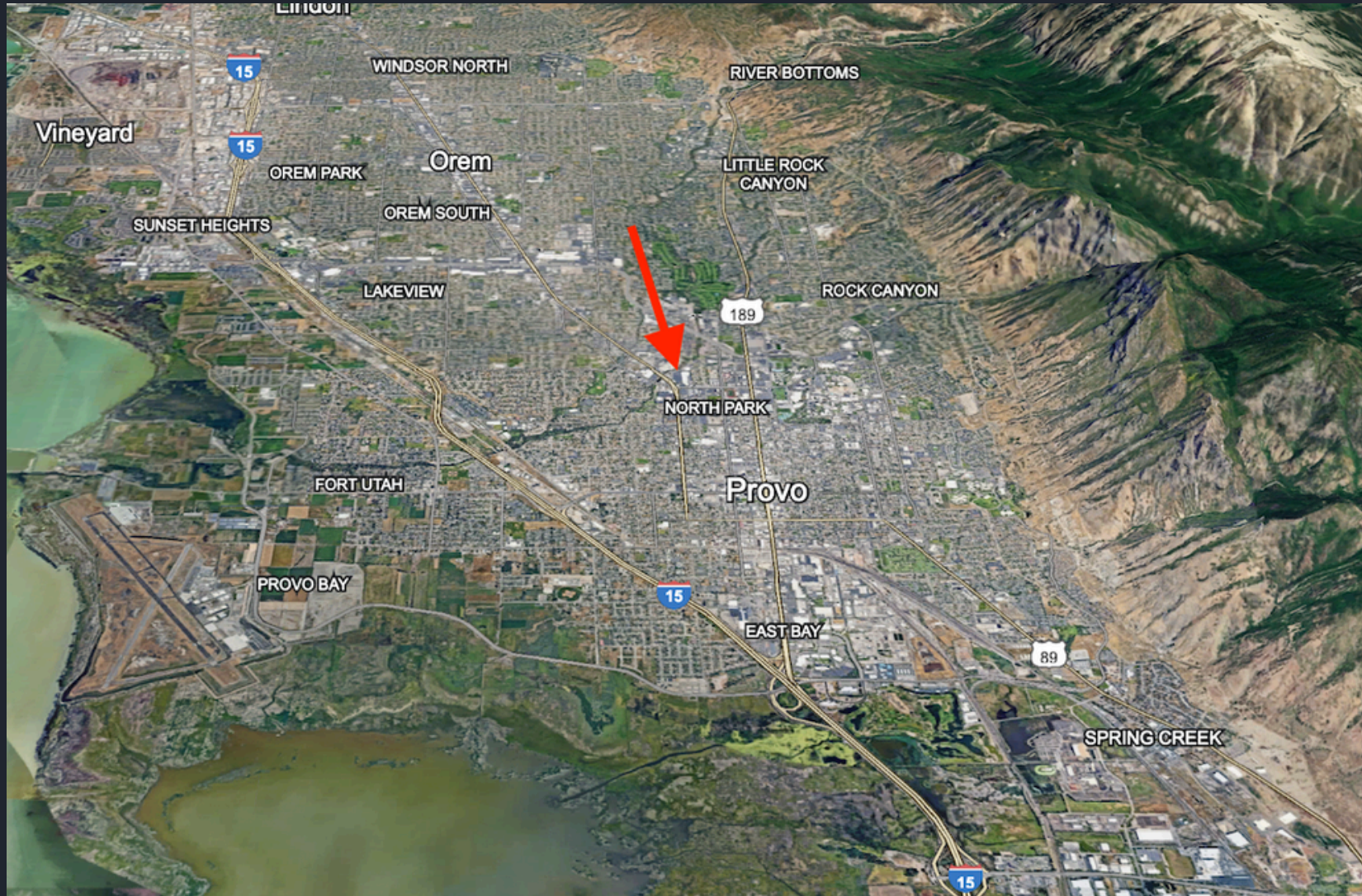
# FLOORPLAN



# AERIAL VIEW



# AERIAL VIEW



# CONTACT US TODAY FOR A PRIVATE TOUR!

Kevin Ford - [Kevin@Coreutah.com](mailto:Kevin@Coreutah.com) - 801-473-6519

Aaron Cook - [Aaron@Coreutah.com](mailto:Aaron@Coreutah.com) - 801-787-7255

**1440 N Moon River Drive Provo Utah**

