



**FOR SALE**

# OFFICE CONDO

320 W RIVER PARK DR, STE 255  
PROVO, UT 84604

## PROPERTY SUMMARY

This turnkey 4,987 SF medical office suite (Suite 255) is thoughtfully designed for efficiency, patient comfort, and immediate occupancy. Formerly home to a pain clinic, the space is fully equipped with 10 exam rooms, a dedicated procedure room, recovery room, two consultation rooms, and a central nurse station, making it ideal for a wide range of medical specialties.

PROPERTY ADDRESS	320 W River Park Dr, Ste 255
SQUARE FEET	4,987 SF
LIST PRICE	\$1,496,100.00
CAM FEES	\$4,363.64/Month
ROOM BREAKDOWN	Exam Rooms: 10 Procedure Rooms: 1 Consultation Rooms: 2 Nurse Station: 1 Break Rooms: 1 Waiting Room: 1 (Seats 20) Restrooms: 2 private, plus common area access



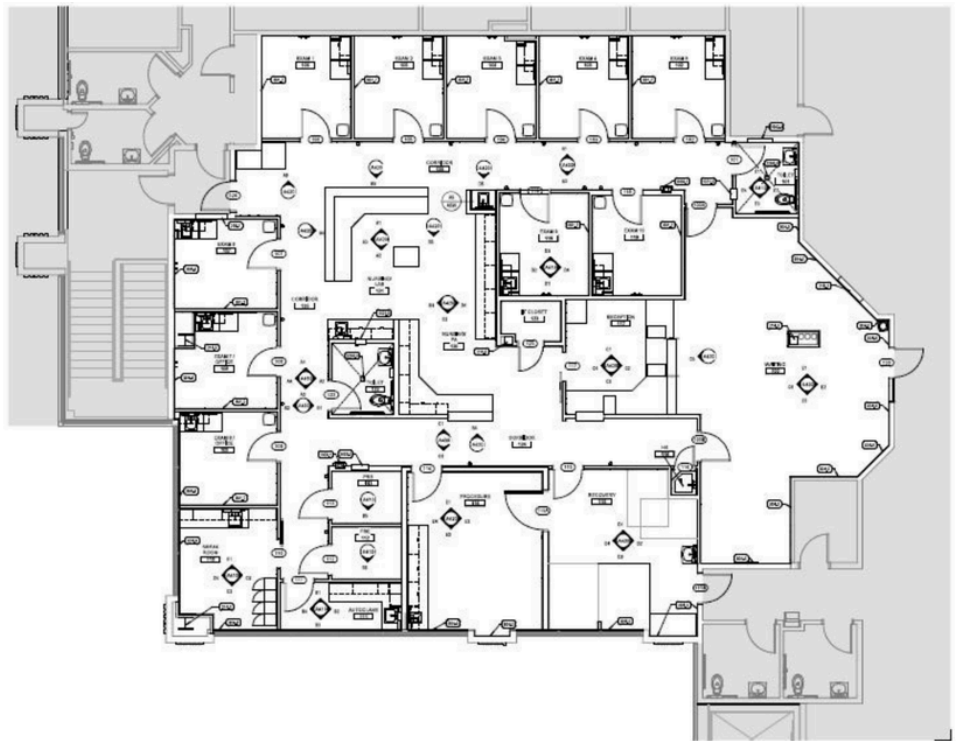
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**ALIGN**  
COMPLETE REAL ESTATE SERVICES



## FLOOR PLAN



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