



FREEDOM COMMONS

Class A Multi-Tenant Office Investment Opportunity

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire Freedom Commons (the "Property") located in Provo, Utah. Freedom Commons comprises one, six-story Class A office building and 654-stall parking structure featuring ground-floor retail. The Property is an anchor to the greater 700,000 sf mixed-use development, including the 133-key Hyatt Place Provo and Mountainland Technical College's Provo Campus.

Originally constructed in 2022 on a 2.83-acre site, Freedom Commons is 68% leased and features an impressive 5.27 years of WALT. The Seller and anchor tenant, PEG Companies, Inc. (31,354 sf) plans to vacate upon its lease expiration on 7/31/2027. The seller is currently in the LOI process for a backfill tenant at an increased rate, providing immediate upside to the next owner. See OM for more details.

Freedom Commons is well-positioned to attract the next wave of office tenants as it represents a best-in-class office asset. The Property stands out due to its strong financial performance, Class-A finish level and amenities, and its convenient location in the heart of Downtown Provo.



Exclusive Advisors

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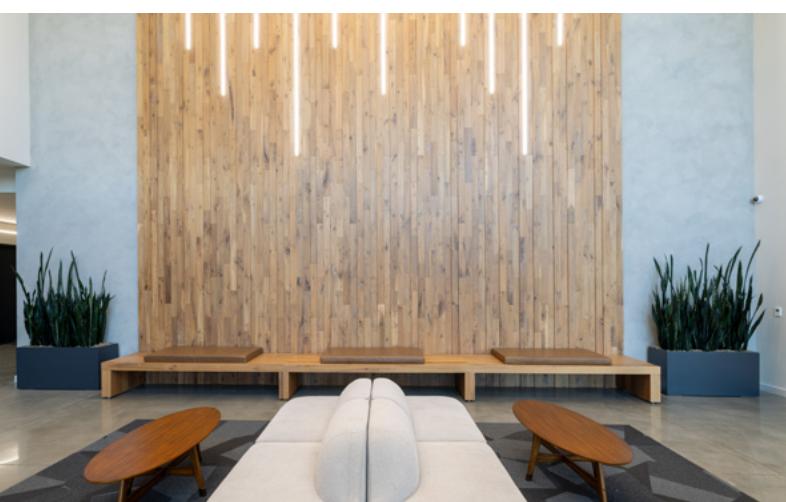
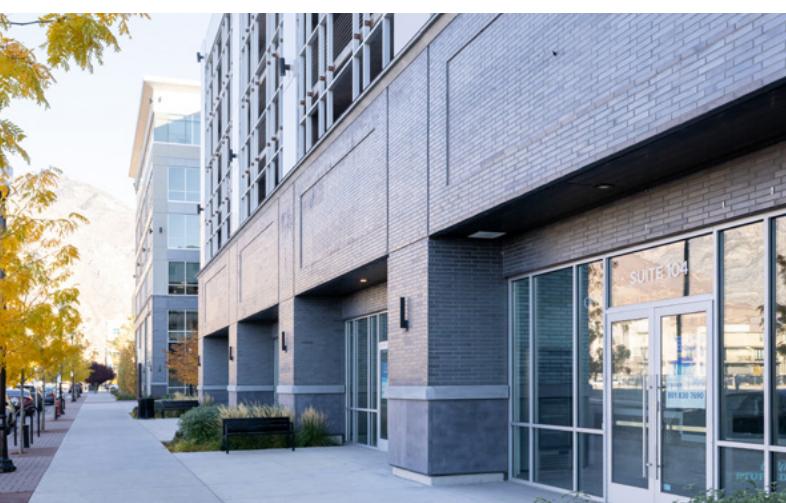
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ASSET SUMMARY

| | |
|--------------------|--------------------------------------|
| Name: | Freedom Commons |
| Address: | 145 West 200 North Provo, Utah |
| Property Type: | Class A multi-tenant office building |
| Building Size: | 143,247 rentable sq. ft. |
| Parcel Details: | 39-381-0003: 2.83 acres |
| Zoning: | DT2 (Downtown Core) |
| Age: | 2022 |
| Parking Structure: | 654 spaces* 4.57/1,000 sf ratio |

*The Property has two lease agreements with an adjacent hotel and college for parking stalls, which generate additional income

INVESTMENT HIGHLIGHTS

| | |
|---------------------|--------------------------|
| Sales Price: | Contact brokers |
| Year 1 NOI: | \$2,107,193 |
| Year 3 NOI: | \$3,372,336 (stabilized) |
| Weighted Avg. Rent: | \$28.39 psf |
| Occupancy: | 68.5% |
| WALT: | 5.27 years |

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RETAIL AND AMENITIES IN THE PROJECT VICINITY

UNIVERSITY PLACE MALL AND SURROUNDING RETAIL CORRIDOR



PROVO TOWNE CENTRE AND SURROUNDING RETAIL CORRIDOR



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