



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

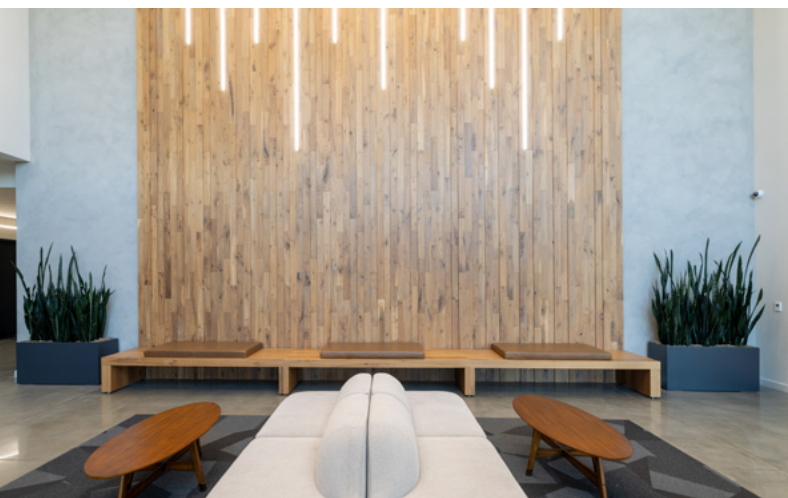
Kip Paul
Vice Chairman
Investment Sales
801-303-5555
kip.paul@cushwake.com

Michael King
Senior Director
Investment Sales
801-303-5421
michael.king@cushwake.com

JT Redd
Director
Investment Sales
801-303-5569
jt.redd@cushwake.com

James Hunsinger
Associate
Investment Sales
801-303-5449
james.hunsinger@cushwake.com





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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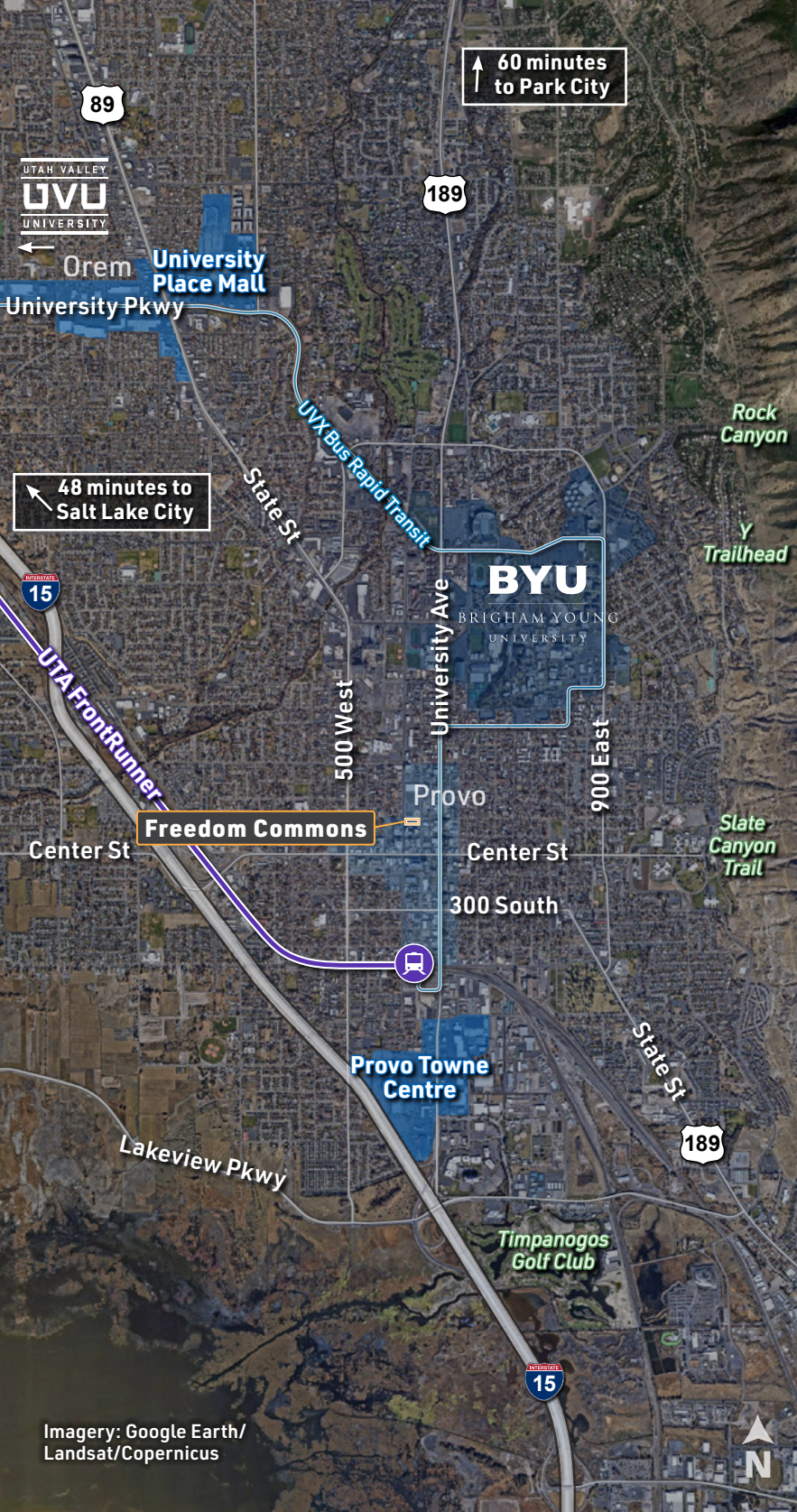
Associate - Investment Sales
801-303-5449
james.hunsinger@cushwake.com

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170 South Main Street, Suite 1600, Salt Lake City, Utah 84101
801-322-2000 www.cushmanwakefield.com



Imagery: Google Earth/
Landsat/Copernicus

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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