

MEGA DIAMOND OFFICE BUILDING

FOR SALE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

NIC WOODS

nwoods@mtwest.com

direct 801.719.4309

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BILL STREET (OWNER/AGENT)

bstreet@mtwest.com

direct 801.376.5282

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CODY BLACK (OWNER/AGENT)

cblack@mtwest.com

direct 385.233.9141

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PROPERTY DETAILS

333 WEST 2230 NORTH, PROVO, UT 84604

- **Sales Price:**
 - 1st floor - \$295
 - 2nd floor - \$295
 - 3rd floor - \$325
 - Entire Building (26,313 SF) - \$275
- Close to BYU
- Mountain Views
- Located on Provo River walking trail
- 3 story office building
- Across from the newly developed River's edge in Provo
- Monument Signage available

2023 DEMOS



EST. POPULATION

1 MILE » 21,825

3 MILE » 152,467

5 MILE » 227,806



EST. HOUSEHOLDS

1 MILE » 6,624

3 MILE » 58,823

5 MILE » 155,621



EST. AVERAGE HH INCOME

1 MILE » \$81,052

3 MILE » \$96,894

5 MILE » \$111,993

**FULL SERVICE
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312 East South Temple

Salt Lake City, Utah 84111

Office 801.456.8800

www.mtnwest.com



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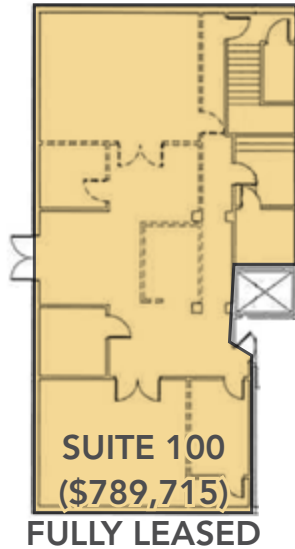
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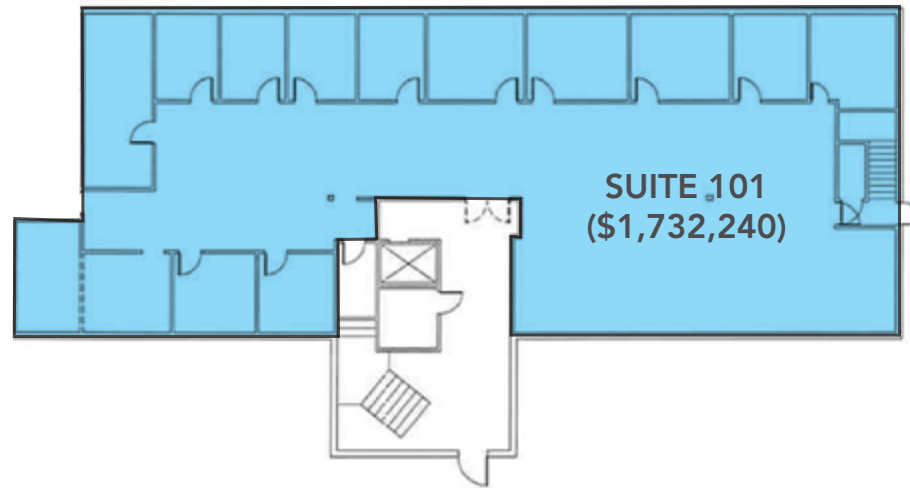
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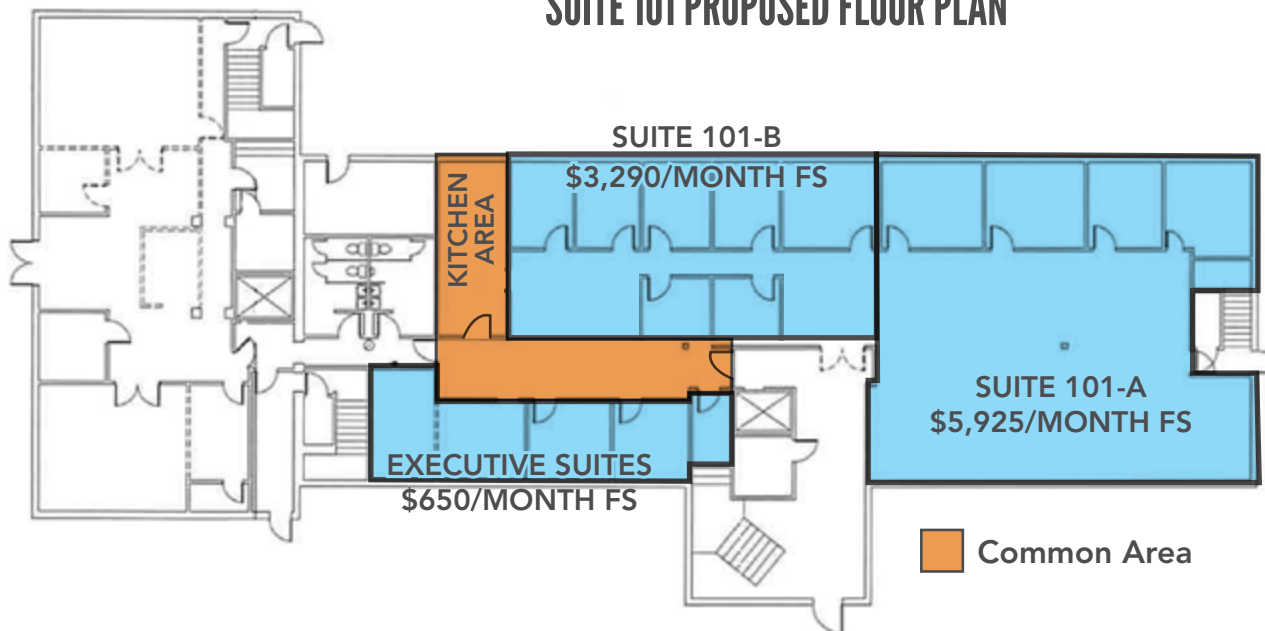
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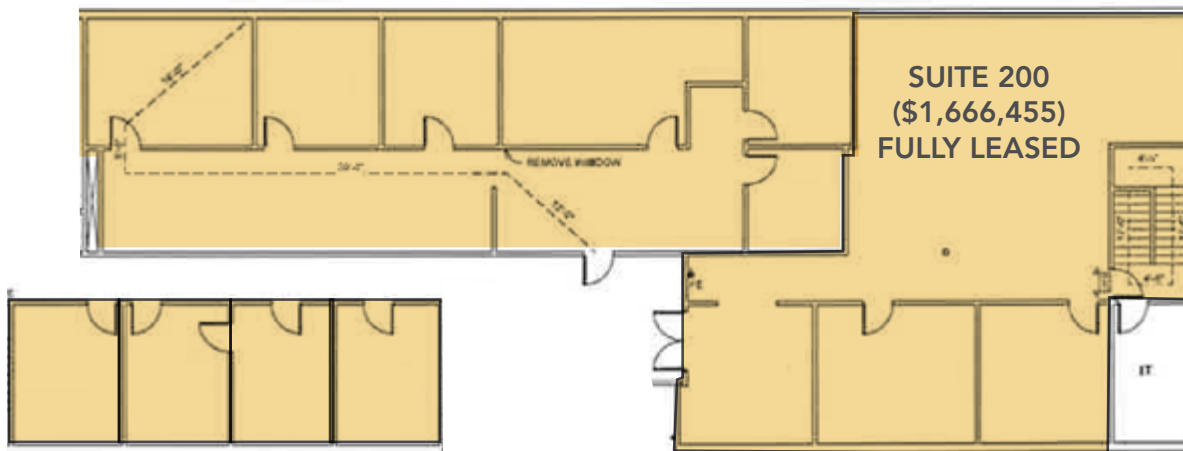
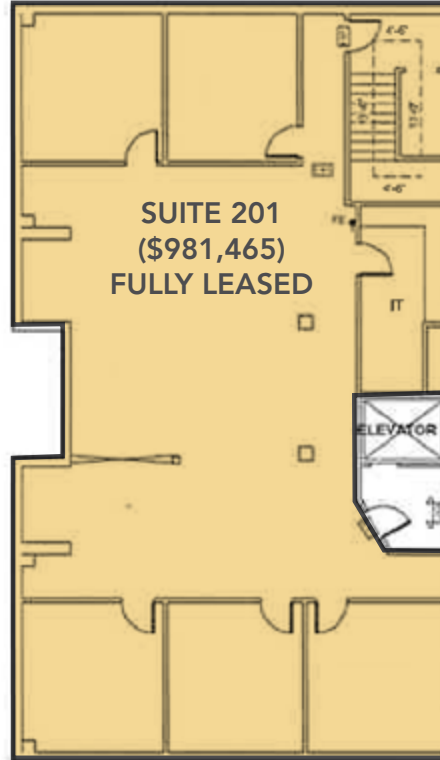
1ST FLOOR



SUITE 101 PROPOSED FLOOR PLAN



2ND FLOOR



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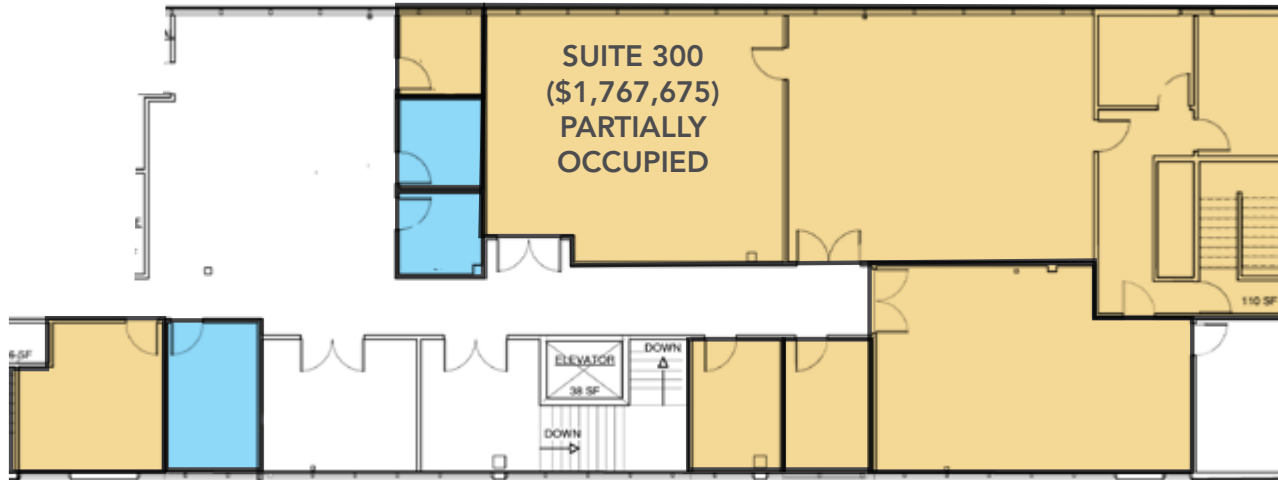
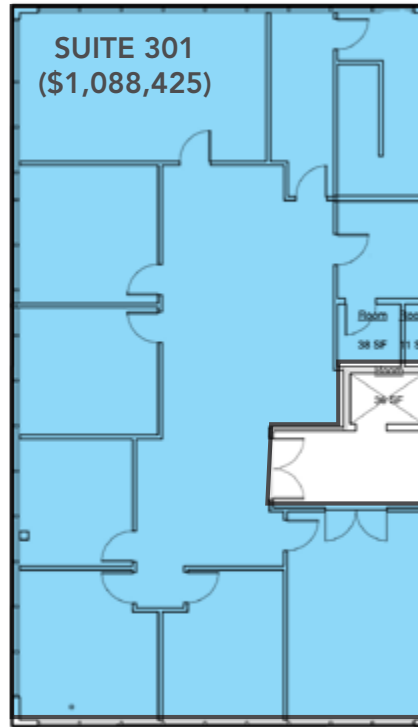
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3RD FLOOR



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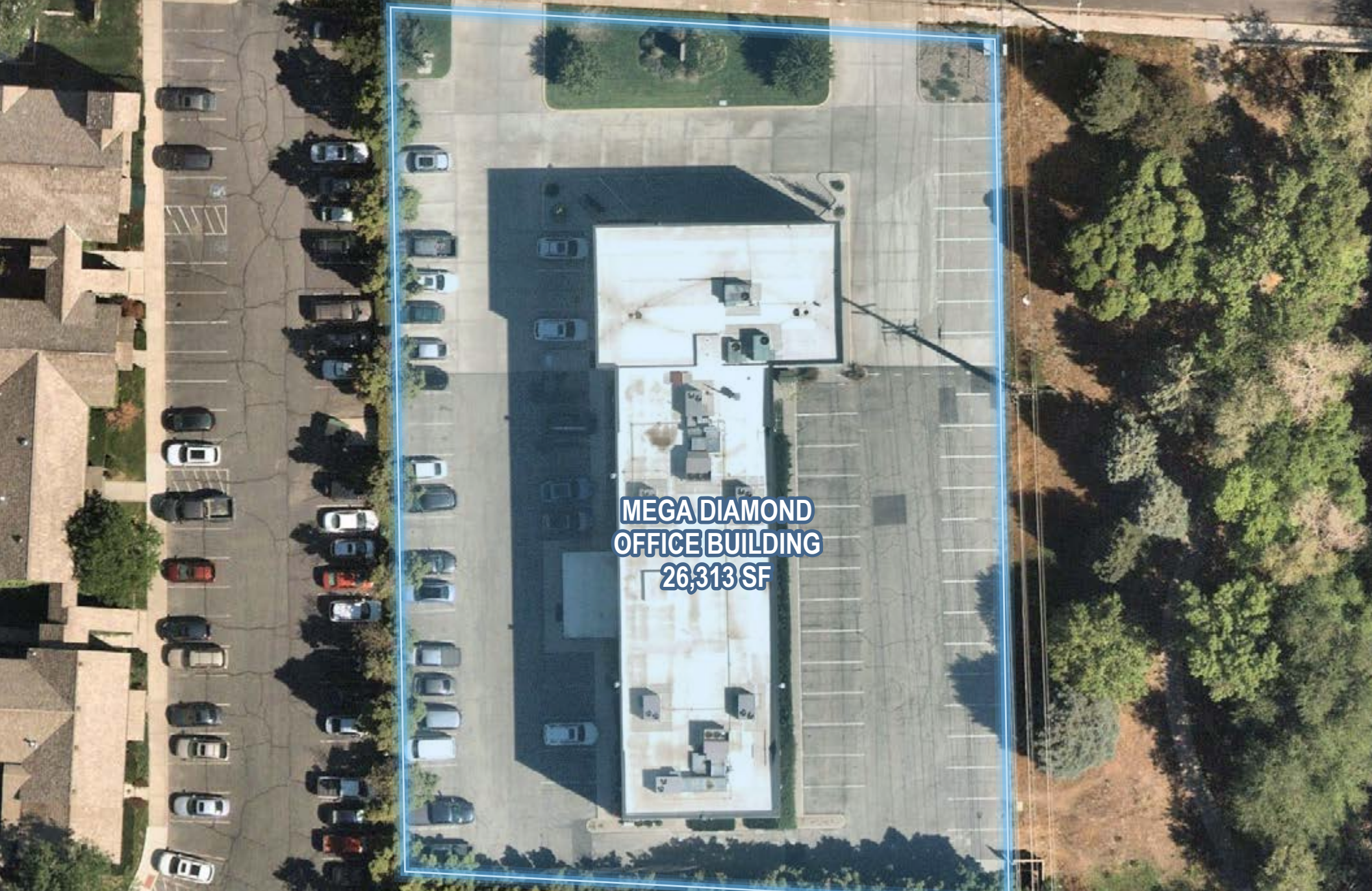
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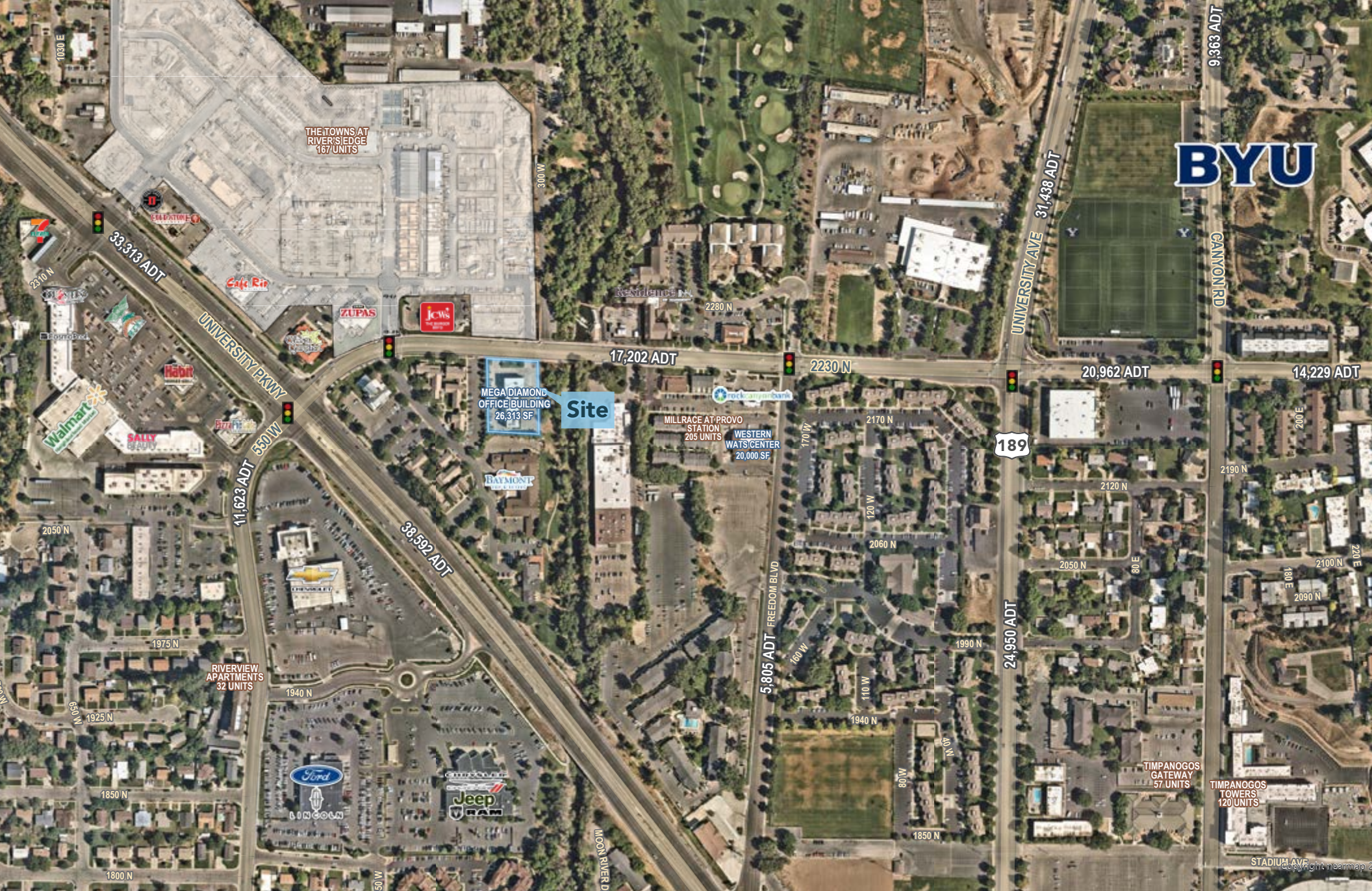
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BYU

Site

MEGA DIAMOND OFFICE BUILDING
26,313 SF

17,202 ADT

2230 N

20,962 ADT

14,229 ADT

189

RIVERVIEW APARTMENTS
32 UNITS

MILLRACE AT PROVO STATION
205 UNITS

WESTERN WATS CENTER
20,000 SF

TAMPANOGOS GATEWAY
57 UNITS

TAMPANOGOS TOWERS
120 UNITS



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