

# GATEWAY PLAZA

1700 N State St Provo, UT 84604



Investment Realty  
ADVISORS

## EVAN WRYE

Vice President of Commercial Leasing  
385.469.0920  
evan@iraut.com

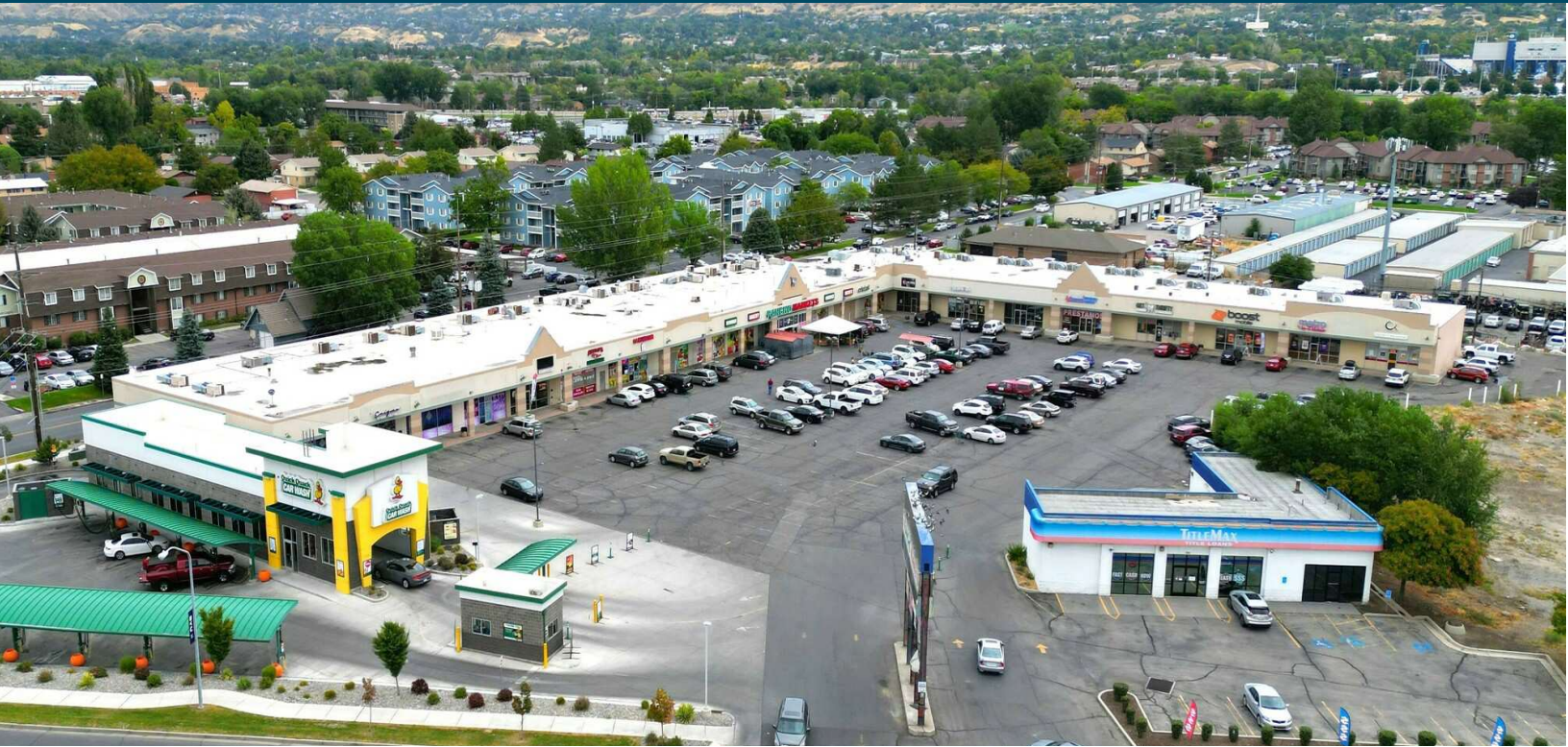
## ELLIOT ABEL

Associate Broker  
435.485.7070  
elliott@iraut.com

*Up to 2,920 SF of Retail Space Available*



## PROPERTY SUMMARY

**PROPERTY DESCRIPTION**

Welcome to Gateway Plaza, this is a centrally located great retail space on 1700 N State Road in Provo. Very accessible with Average Daily Traffic of 37,117 cars. Easy to find, and well-priced. Ample Parking and a wide variety of uses permitted.

**UNIT DESCRIPTION**

Unit 16 is an extremely spacious unit with garage door access in the back. Open retail/reception area, with two large rooms. This unit also currently has 3 restrooms existing.

- Highly Accessible
- Tall Ceilings
- Bay door with a garage built into the unit

**OFFERING SUMMARY**

Lease Rate:	\$17.51 SF/YR
Lease Type:	NNN
CAM:	\$4 SF/YR
Available Units:	1
Lot Size:	51,251 SF
Parking Ratio:	4/1,000
Total Parking Stalls:	196
ADA Parking Stalls:	6
AADT:	37,117
Lease Term:	3-5 Years
Available Date:	Available Now

**EVAN WRYE**

Vice President of Commercial Leasing  
385.469.0920  
evan@ira.ut.com

**ELLIOT ABEL**

Associate Broker  
435.485.7070  
elliott@ira.ut.com



1700 N STATE ST PROVO, UT 84604

## SITE & AVAILABILITY



EVAN WRYE

Vice President of Commercial Leasing  
385.469.0920  
evan@iraut.com

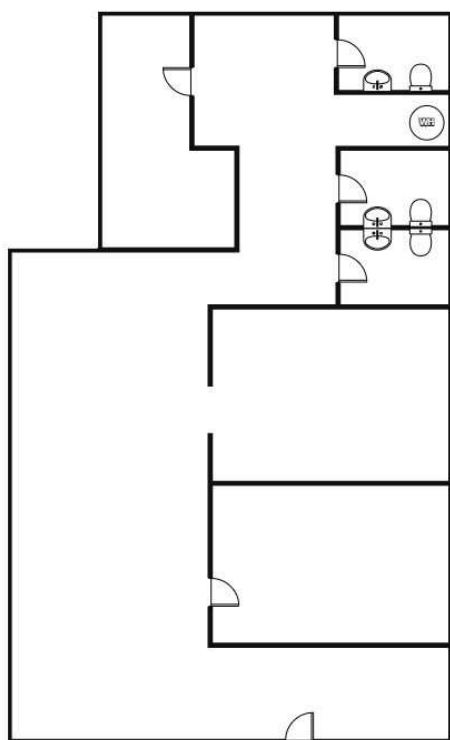
ELLIOT ABEL

Associate Broker  
435.485.7070  
elliott@iraut.com

Investment Realty Advisors  
411 W 7200 S, Suite 201, Midvale, UT 84047



## UNIT 16



**1700 N State St**  
Suite 16  
2,920 SF



### EVAN WRYE

Vice President of Commercial Leasing  
385.469.0920  
evan@iraut.com

### ELLIOT ABEL

Associate Broker  
435.485.7070  
elliott@iraut.com

Investment Realty Advisors  
411 W 7200 S, Suite 201, Midvale, UT 84047



# LOCATION MAP



Imagery ©2025 Airbus, Landsat / Copernicus, Maxar  
Technologies, USDA/FPAC/GEO

## EVAN WRYE

Vice President of Commercial Leasing  
385.469.0920  
evan@iraut.com

## ELLIOT ABEL

Associate Broker  
435.485.7070  
elliott@iraut.com

Investment Realty Advisors  
411 W 7200 S, Suite 201, Midvale, UT 84047