

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



Investment Realty
ADVISORS



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@iraut.com

ELLIOT ABEL

Associate Broker
435.485.7070
elliott@iraut.com

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

SITE & AVAILABILITY



EVAN WRYE

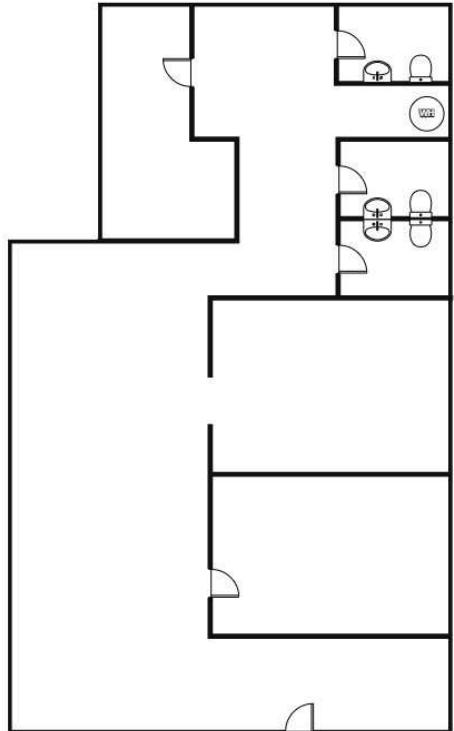
Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

ELLIOT ABEL

Associate Broker
435.485.7070
elliot@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
elliot@iraut.com

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

LOCATION MAP



Investment Realty
ADVISORS



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