

# RIVERWOODS II OFFICE BUILDING

FOR SUBLEASE



## PROPERTY DETAILS

5252 N. EDGEWOOD DRIVE, SUITES 225, 250, 275  
PROVO, UTAH 84604

- For Sublease
- Second Floor Office Space
- 16,809 Total SF
  - » Suite 225 - 7,397 SF
  - » Suite 250 - 4,326 SF
  - » Suite 275 - 5,086 SF
- Each suite can be leased separately or all together
- \$18 PSF FS
- Located along the Provo River walking trail
- Within walking distance of the Shops at Riverwoods
- Lease Ends: July 31, 2028

## 2024 DEMOS

### EST. POPULATION

 1 MILE » 33,214  
3 MILE » 178,532  
5 MILE » 303,013

### EST. HOUSEHOLDS

 1 MILE » 17,430  
3 MILE » 83,894  
5 MILE » 130,716

### EST. MEDIAN HH INCOME

 1 MILE » \$67,394  
3 MILE » \$76,745  
5 MILE » \$80,192

**MOUNTAIN WEST**  
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**CODY BLACK**

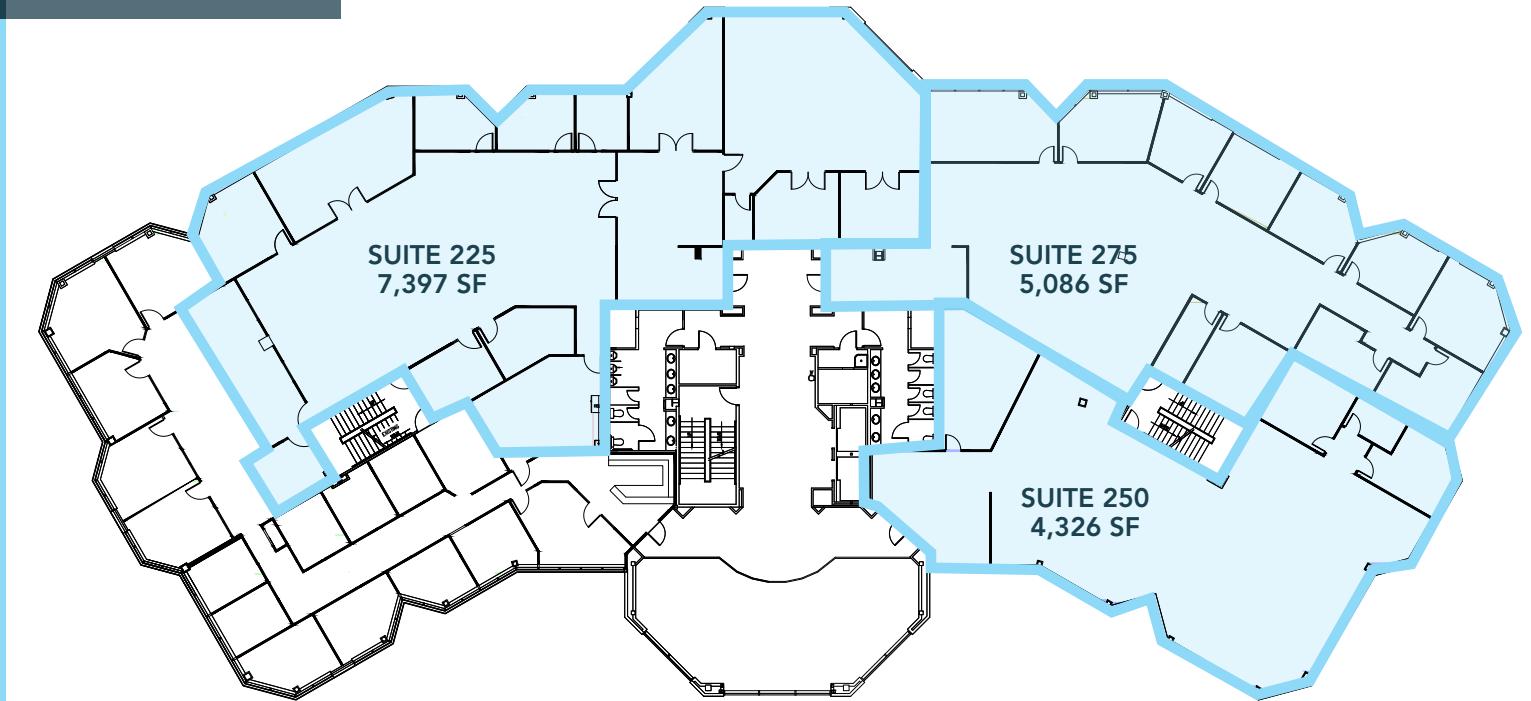
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## SITE PLAN



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