



OFFERING MEMORANDUM

MEDICAL OFFICE PORTFOLIO

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ALIGN
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THE OFFERING

PROPERTY ADDRESS

320 W River Park Dr, Provo, UT 84604
Suite 120, Suite 215, Suite 255

SQUARE FEET

Suite 120: 3,952 SF
Suite 215: 4,673 SF
Suite 255: 4,987 SF

CAM FEES

Suite 120 CAMs = \$3,458.00/mo.
 o Urgent Care Space = \$2,436.00/mo.
 o X-ray Room = \$1,022.00/mo.
Suite 215 CAMs = \$4,088.88/mo.
Suite 255 CAMs = \$4,363.64/mo.

PRO-FORMA RENTS

Suite 120: \$10,539 monthly rent (including CAMs)
Suite 215: \$12,462 monthly rent (including CAMs)
Suite 255: \$13,299 monthly rent (including CAMs)
Gross: \$36,300.00 monthly rent (Including CAMs)
Net: \$24,319.48 monthly rent (after CAMs)

ASKING PRICE

\$4,079,000.00

ASKING PRICE PER FOOT

\$300.00

PRO-FORMA CAP RATE

7.12%





OFFERING SUMMARY

Introducing a rare opportunity to acquire three fully built-out medical office suites within the highly sought-after Riverwoods Medical Center in Provo, Utah. This portfolio offering provides a combined footprint of nearly 13,600 square feet of functional, turnkey medical space—ideal for an owner-user, multi-specialty practice, or investor seeking scale in a premier healthcare location.

Each suite is thoughtfully designed to support a wide range of medical uses, from general practice and urgent care to procedural and specialty services. With existing infrastructure including exam rooms, procedure and operatory rooms, recovery and pre/post-op areas, and even in-suite imaging capabilities, these spaces allow for immediate occupancy with minimal additional investment.

Strategically located in one of Utah County's most established medical corridors, Riverwoods Medical Center offers strong visibility, accessibility, and proximity to a growing patient base. This unique offering combines flexibility, efficiency, and long-term growth potential—making it an exceptional opportunity to secure a meaningful presence in one of Utah's most dynamic healthcare markets.

HIGHLIGHTS

- 3 Medical Office Suites
- Prime Provo Location
- Nearly 13,600 Combined Square Feet
- Existing Infrastructure & Exam Room
- In-Suite Imaging Capabilities
- Immediate Occupancy Available



SUITE BREAKDOWN

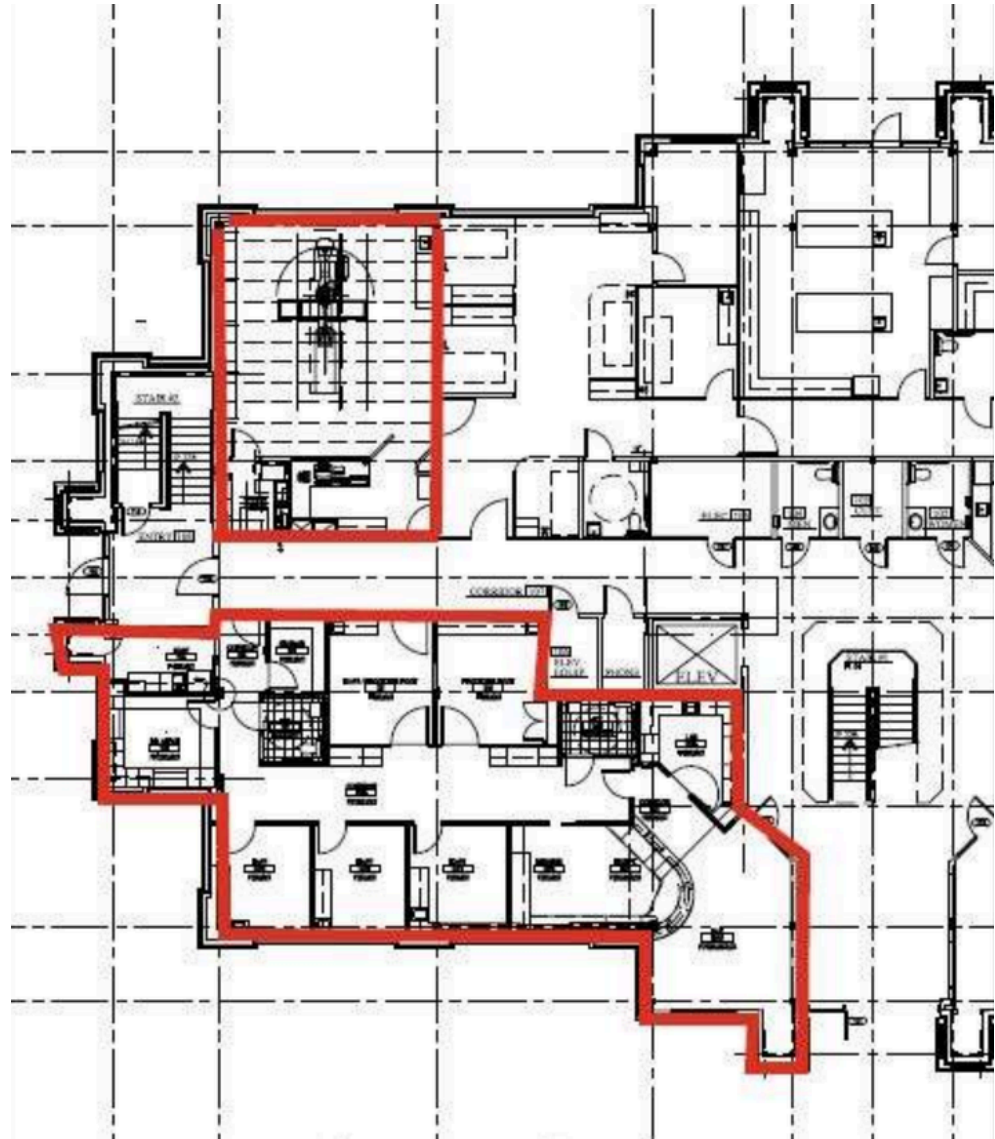
SUITE NUMBER	Ste 120	SUITE NUMBER	Ste 215	SUITE NUMBER	Ste 255
SQUARE FEET	3,952 SF	SQUARE FEET	4,673 SF	SQUARE FEET	4,987 SF
PRO FORMA MONTHLY RENT	\$10,539 (Including CAM Fees)	PRO-FORMA MONTHLY RENT	\$12,462 (Includes CAM Fees)	PRO-FORMA MONTHLY RENT	\$13,299 (Including CAM Fees)
CAM FEES	\$3,458/Month <ul style="list-style-type: none"> Urgent Care = \$2,436/Month X-Ray Room = \$1,022/Month 	CAM FEES	\$4,088.88/Month	CAM FEES	\$4,363.64/Month
ROOM BREAKDOWN	Exam Rooms: 3 Procedure Rooms: 2 X Ray Rooms: 1 Lab Rooms: 1 Break Rooms: 1 Waiting Room: 1 Restrooms: 2 private	ROOM BREAKDOWN	Exam Rooms: 3 Procedure Rooms: 1 Operatory Rooms: 2 Preop/Postop Bays: 3 Nurse Station: 1 Break Rooms: 1 Waiting Room: 1 Restrooms: 2 private	ROOM BREAKDOWN	Exam Rooms: 10 Procedure Rooms: 1 Consultation Rooms: 2 Nurse Station: 1 Break Rooms: 1 Waiting Room: 1 Restrooms: 2 private

Fully equipped, high-functioning medical space at Riverwoods Medical Center with this 3,952 SF Suite 120, thoughtfully designed for urgent care or multi-service medical use. Previously occupied by an urgent care provider, this suite offers a rare combination of infrastructure, efficiency, and immediate availability.

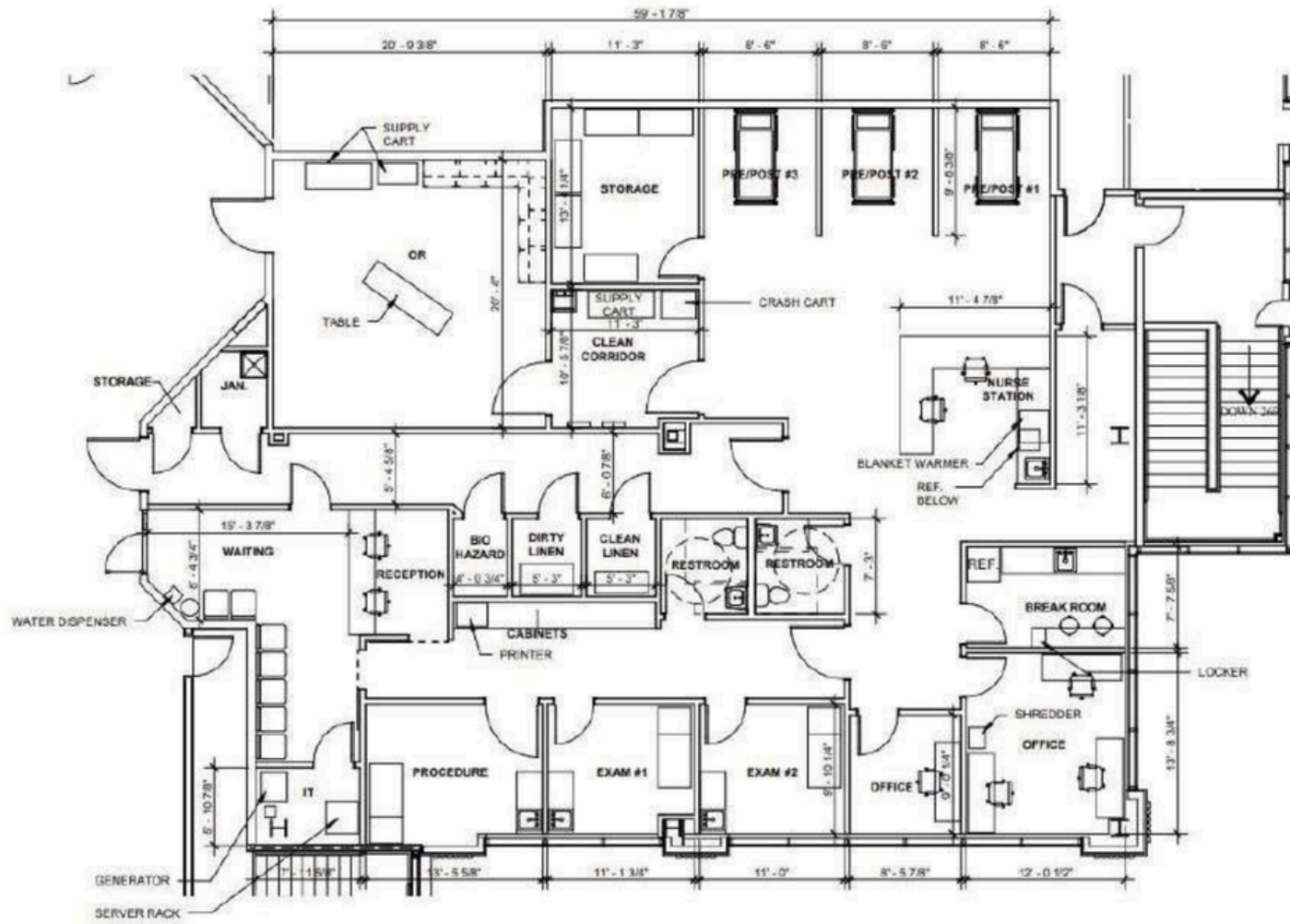
Highly specialized 4,673 SF medical office suite (Suite 215)—designed for procedural efficiency and patient-centered care. Previously home to a vein and vascular practice, this suite is well-suited for surgical, vascular, or specialty medical users seeking a move-in-ready solution.

Turnkey medical office suite designed for efficiency, patient comfort, and immediate occupancy. Formerly home to a pain clinic, the space is fully equipped with 10 exam rooms, a dedicated procedure room, recovery room, two consultation rooms, and a central nurse station, making it ideal for a wide range of medical specialties.

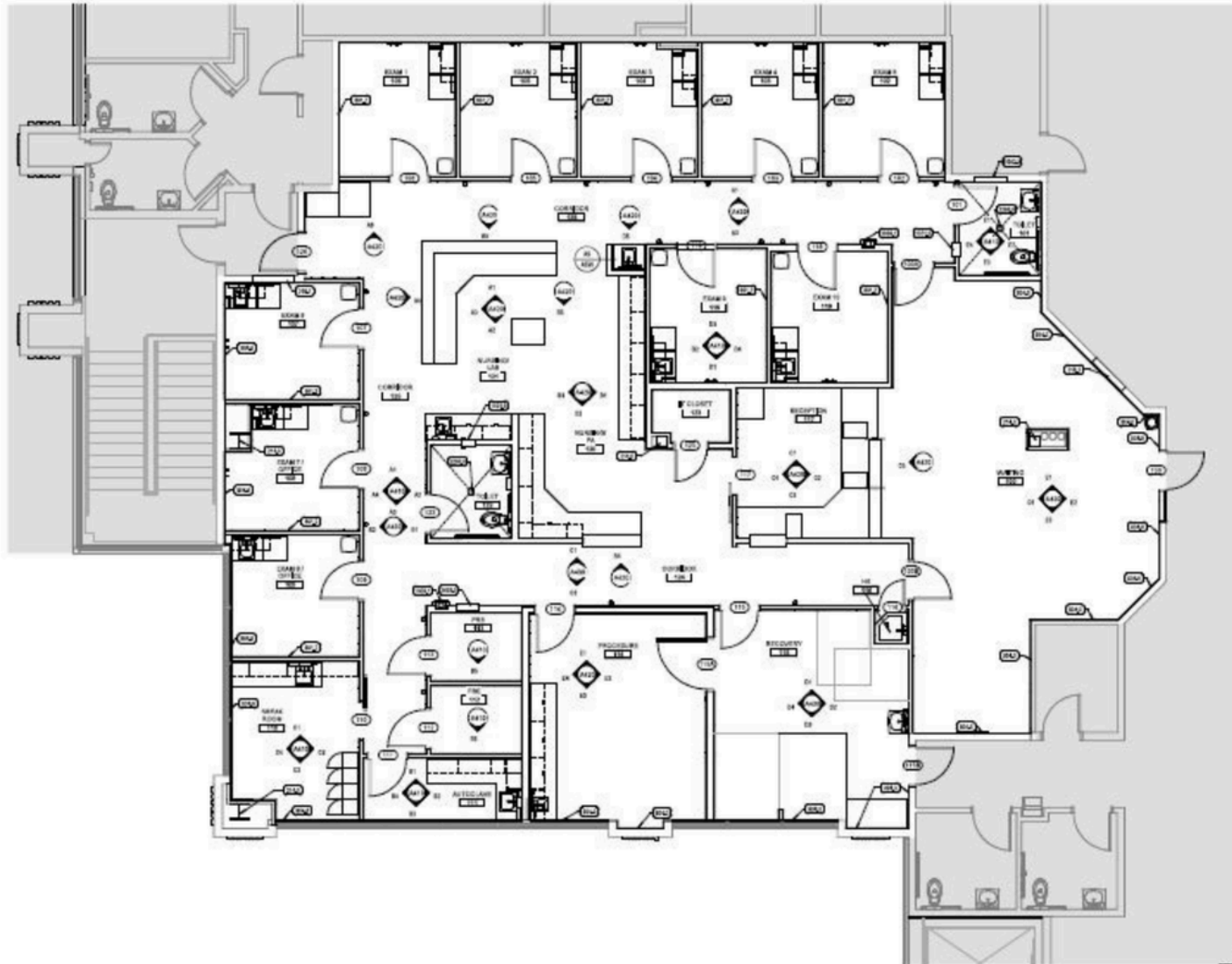
FLOOR PLAN - STE 120



FLOOR PLAN - STE 215

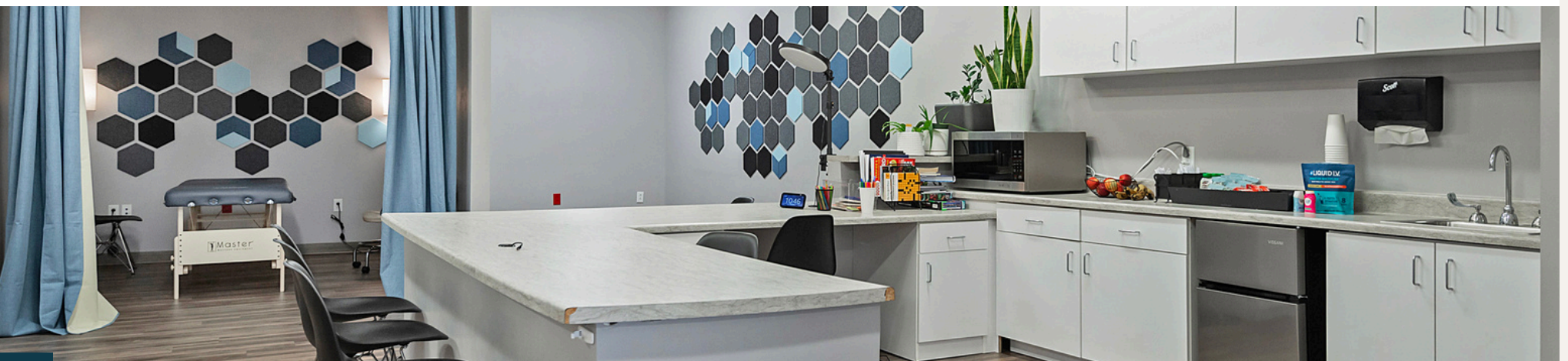


FLOOR PLAN - STE 255





PROPERTY PHOTOS



AREA OVERVIEW

PROVO, UTAH

Position your practice in one of Utah's fastest-growing healthcare markets—Provo, Utah. With a rapidly expanding population driven by strong job growth, a major university presence, and an influx of young families and professionals, Provo offers consistent and increasing demand for medical services across a wide range of specialties.

As part of the thriving Utah Valley, the area benefits from a strong economy, established healthcare networks, and excellent referral opportunities. Convenient access via I-15 and proximity to surrounding communities like Orem, Springville, and Spanish Fork make it easy for patients to reach your practice.

For providers seeking growth, stability, and a built-in patient base, Provo is an ideal location to establish or expand a medical office.



NEARBY AMENITIES



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