



FOR SALE

# OFFICE CONDO

320 W RIVER PARK DR, STE 120  
PROVO, UT 84604

## PROPERTY SUMMARY

Step into a fully equipped, high-functioning medical space at Riverwoods Medical Center (suite 120) with this 3,952 SF. 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.

PROPERTY ADDRESS	280 W River Park Dr, Ste 120
SQUARE FEET	3,952 SF (Including Stand-Alone X-ray Room)
LIST PRICE	\$1,185,000.00 (\$300 SF)
CAM FEES	\$3,458/Month <ul style="list-style-type: none"><li>Urgent Care = \$2,436/Month</li><li>X-Ray Room = \$1,022/Month</li></ul>
ROOM BREAKDOWN	Exam Rooms: 3 Procedure Rooms: 2 X Ray Rooms: 1 Lab Rooms: 1 Break Rooms: 1 Waiting Room: 1 (Seats 10-12 Approx.) Restrooms: 2 private, plus common area access



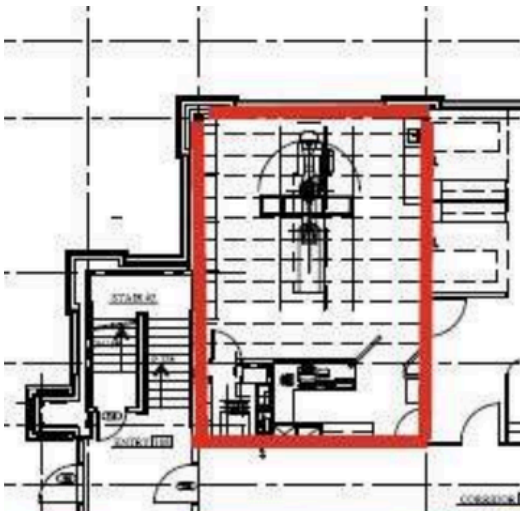
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**ALIGN**  
COMPLETE REAL ESTATE SERVICES



## FLOOR PLAN



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