



# FREEDOM COMMONS

## Class A Multi-Tenant Office Investment Opportunity

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire Freedom Commons (the "Property") located in Provo, Utah. Freedom Commons comprises one, six-story Class A office building and 654-stall parking structure featuring ground-floor retail. The Property is an anchor to the greater 700,000 sf mixed-use development, including the 133-key Hyatt Place Provo and Mountainland Technical College's Provo Campus.

Originally constructed in 2022 on a 2.83-acre site, Freedom Commons is 68% leased and features an impressive 5.27 years of WALT. The Seller and anchor tenant, PEG Companies, Inc. (31,354 sf) plans to vacate upon its lease expiration on 7/31/2027. The seller is currently in the LOI process for a backfill tenant at an increased rate, providing immediate upside to the next owner. See OM for more details.

Freedom Commons is well-positioned to attract the next wave of office tenants as it represents a best-in-class office asset. The Property stands out due to its strong financial performance, Class-A finish level and amenities, and its convenient location in the heart of Downtown Provo.



### Exclusive Advisors

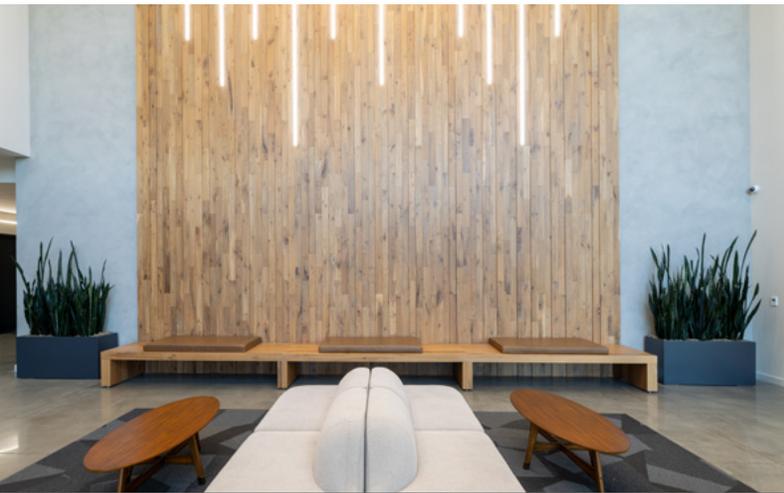
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## ASSET SUMMARY

|                    |                                      |
|--------------------|--------------------------------------|
| Name:              | Freedom Commons                      |
| Address:           | 145 West 200 North<br>Provo, Utah    |
| Property Type:     | Class A multi-tenant office building |
| Building Size:     | 143,247 rentable sq. ft.             |
| Parcel Details:    | 39-381-0003: 2.83 acres              |
| Zoning:            | DT2 (Downtown Core)                  |
| Age:               | 2022                                 |
| Parking Structure: | 654 spaces*<br>4.57/1,000 sf ratio   |

\*The Property has two lease agreements with an adjacent hotel and college for parking stalls, which generate additional income

## INVESTMENT HIGHLIGHTS

|                     |                          |
|---------------------|--------------------------|
| Sales Price:        | Contact brokers          |
| Year 1 NOI:         | \$1,921,704              |
| Year 3 NOI:         | \$2,998,330 (stabilized) |
| Weighted Avg. Rent: | \$28.39 psf              |
| Occupancy:          | 68.5%                    |
| WALT:               | 5.27 years               |

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Imagery: Google Earth/  
Landsat/Copernicus

## RETAIL AND AMENITIES IN THE PROJECT VICINITY

### UNIVERSITY PLACE MALL AND SURROUNDING RETAIL CORRIDOR



### PROVO TOWNE CENTRE AND SURROUNDING RETAIL CORRIDOR



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