



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

# RIVER RUN BUILDING

5314 NORTH 250 EAST, UNIT 6&7 • PROVO • UT • 84604

## FOR LEASE

### PROPERTY SPECS

- Approximately 6,000 SF
- Lease Rate: \$19.50 PSF Full Service
- Rate includes utilities, building services and property expenses
- Mostly Open Floor Plan Layout
- 1 Conference Room
- Space is in Excellent Condition

- Reception Area, Balcony, Fully Carpeted
- Plenty of Natural Light
- On-Site Shower Facilities
- Easy access to I-15 via 8th North or Center St.
- Fully Built Out as Standard Office
- 10' Finished Ceilings
- Central Air and Heating
- Wi-Fi Connectivity
- Private Restrooms
- After Hours HVAC Available
- Located 4 miles North of BYU via University Ave
- Provo River Trail access from the patio

### CONTACT:

#### CODY BLACK

cblack@mntwest.com  
direct 801.687.0094

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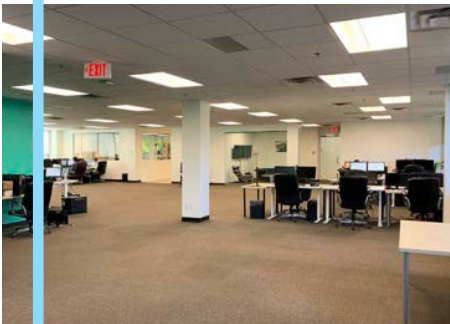
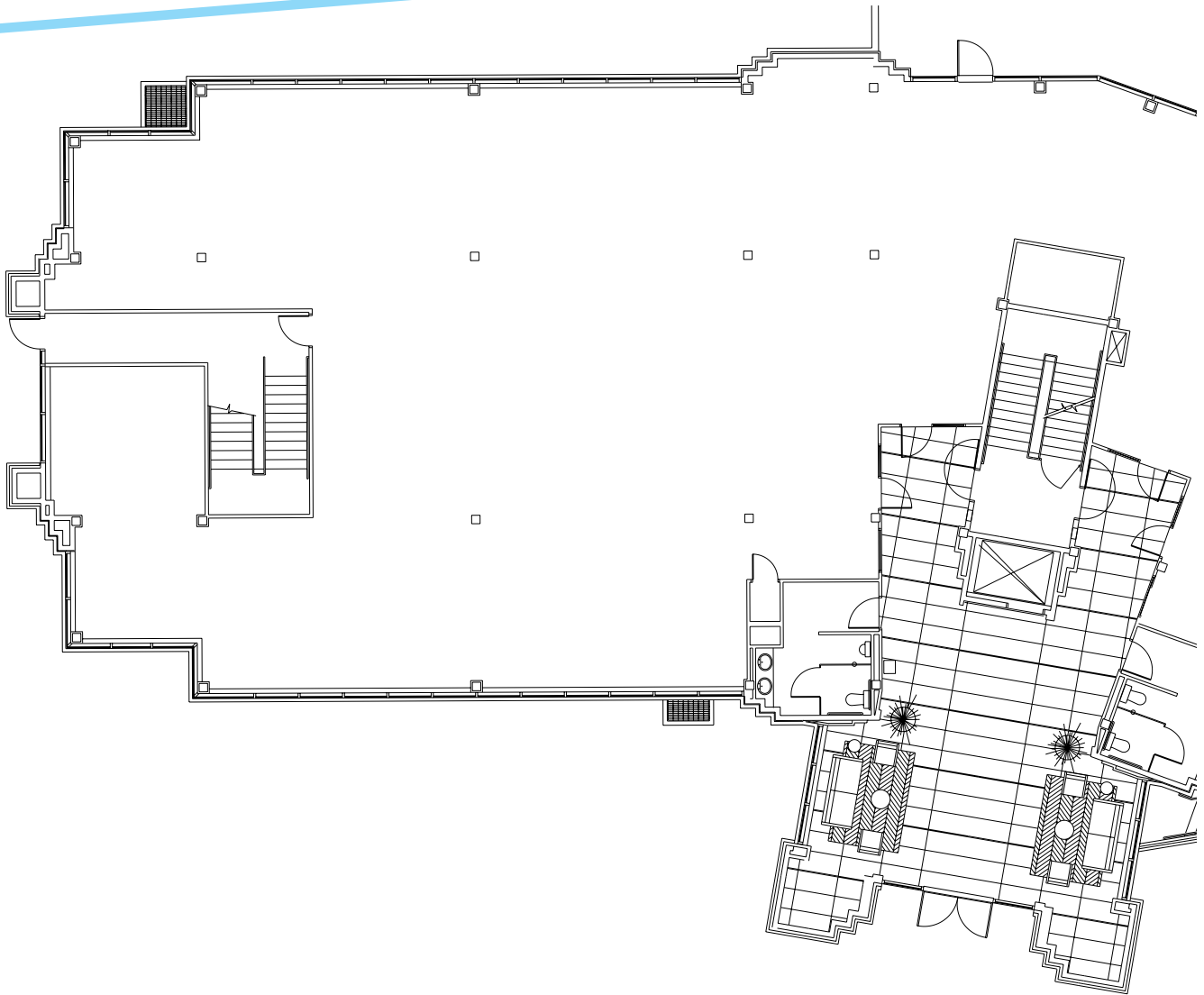
#### SHAD WEBB

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RETAIL - INVESTMENT - INDUSTRIAL - LAND - OFFICE - URBAN

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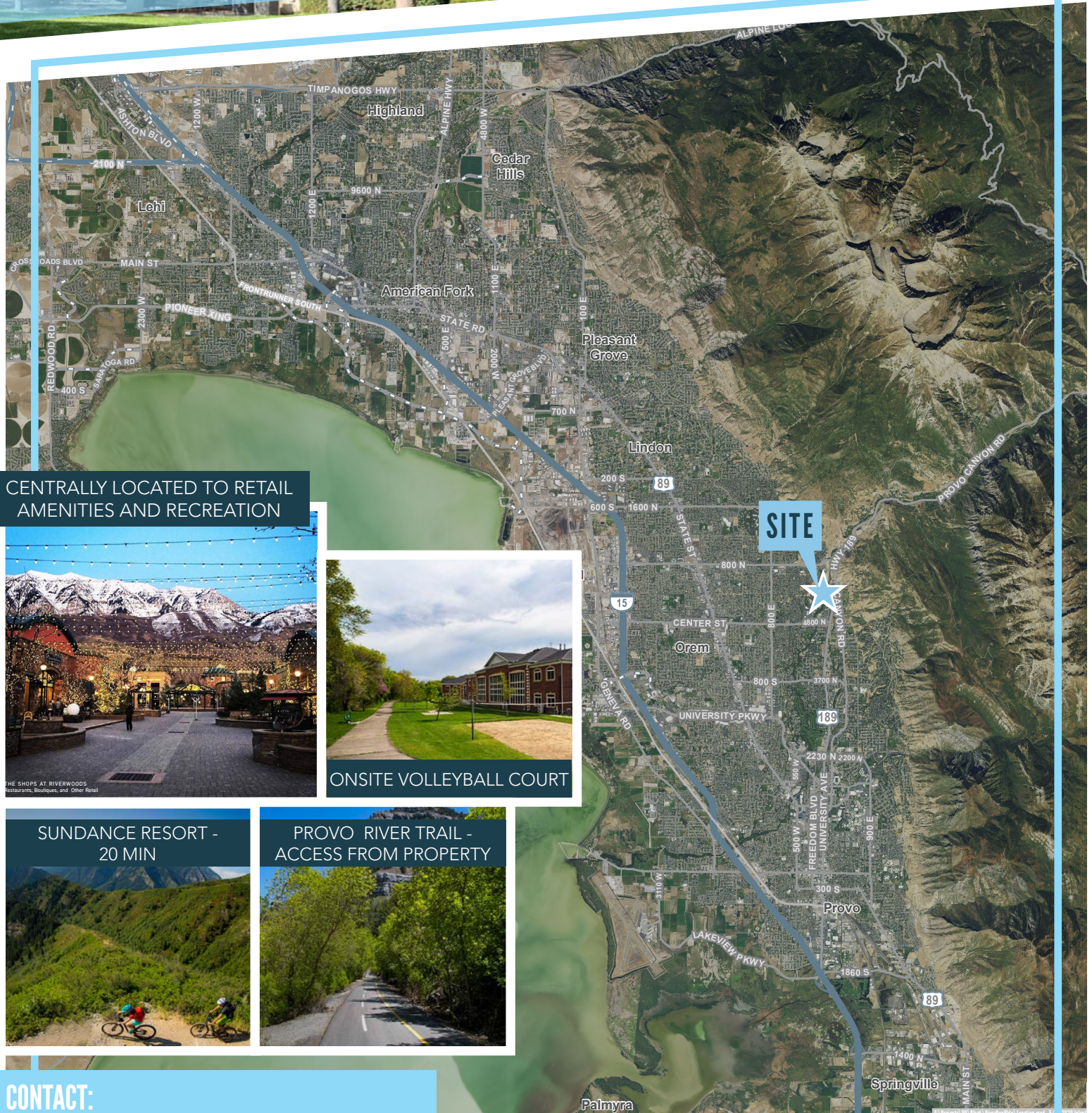
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# RIVER RUN BUILDING



CENTRALLY LOCATED TO RETAIL AMENITIES AND RECREATION



ONSITE VOLLEYBALL COURT

SUNDANCE RESORT - 20 MIN



PROVO RIVER TRAIL - ACCESS FROM PROPERTY



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