



Colliers

Accelerating Success

Office For Sale

Eddy HQ

282 W River Bend Lane
Provo, UT 84604

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Highlights

- | Newly renovated with modern finishes
- | Scenic location near the base of Provo Canyon with beautiful mountain views
- | Glass-enclosed offices and conference rooms for an open yet private workspace
- | 3.48 acre lot with 166 parking spaces
- | Polished concrete floors and abundant natural lighting
- | First and second floors fully leased through February 2027
- | Owner/user opportunity with the option to occupy the third floor



Property Description

Colliers is pleased to present a rare investment opportunity at 282 River Bend Lane, a premier office property in Provo, Utah. This exceptional asset offers immediate lease income with tenants, including Zeo Energy and Eddy, while also providing significant potential for owner-user occupancy.

Ideally located at the base of Provo Canyon, 282 River Bend Lane spans ±38,960 SF across three stories on a meticulously maintained site. The property features modern design elements, a tenant-centric amenity package, and access to one of Utah's most dynamic business hubs.

- **First Floor (±12,650 SF):** Includes ±6,000 SF leased to Zeo Energy, alongside shared amenities such as a fitness center and café.
- **Second Floor (±12,751 SF):** Fully leased to Zeo Energy (2027).
- **Third Floor (±13,559 SF):** Currently occupied by Eddy, which will vacate upon sale, presenting a unique opportunity for an owner-user to customize the space or unlock leasing potential.

Situated in a strategic location at the base of Provo Canyon, 282 River Bend Lane is surrounded by a thriving ecosystem of leading businesses, including Qualtrics, Vivint, and other prominent companies that have established Provo as a hub of innovation and economic growth. These organizations represent some of the most successful ventures in technology, consumer services, and beyond, driving substantial regional development and attracting top-tier talent.

Property Address	282 River Bend Lane Provo, UT 84604
APN	36:967:0001, 36:967:0002, 36:967:0003 & 36:967:0004
Total Building SF	38,960 SF
Lot Size	3.48 Acres
Year Built	2006 / 2022 Remodeled
Parking	166 Stalls



Property Aerial

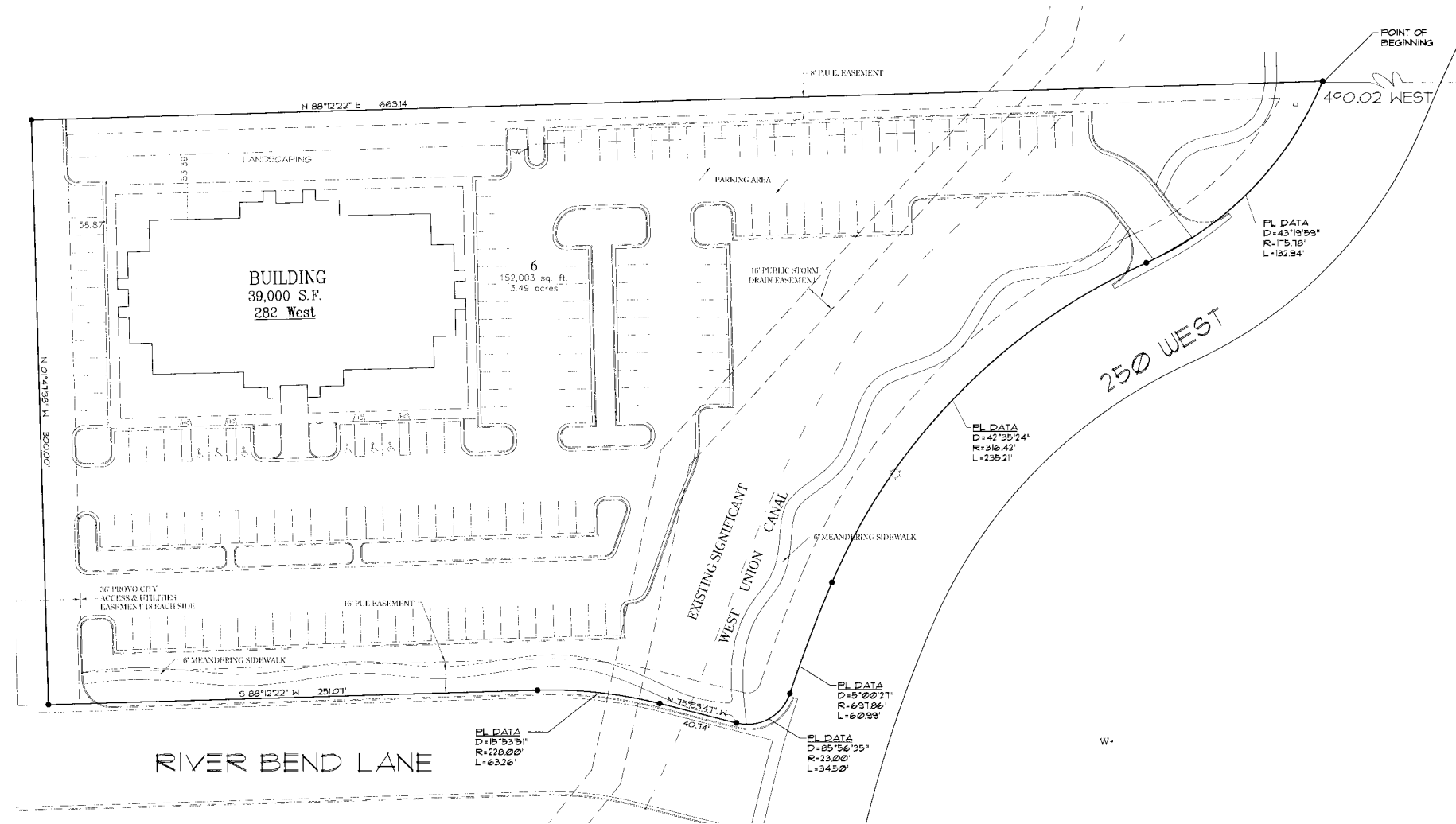
Total Lot Area: 152,004 SF | 3.48 AC



eddy | CORPORATE HEADQUARTERS

282 River Bend Lane 5

Property Site Plan



Class A Office

282 N River Bend Lane, Provo, UT 84604

 38,960
Total Building SF

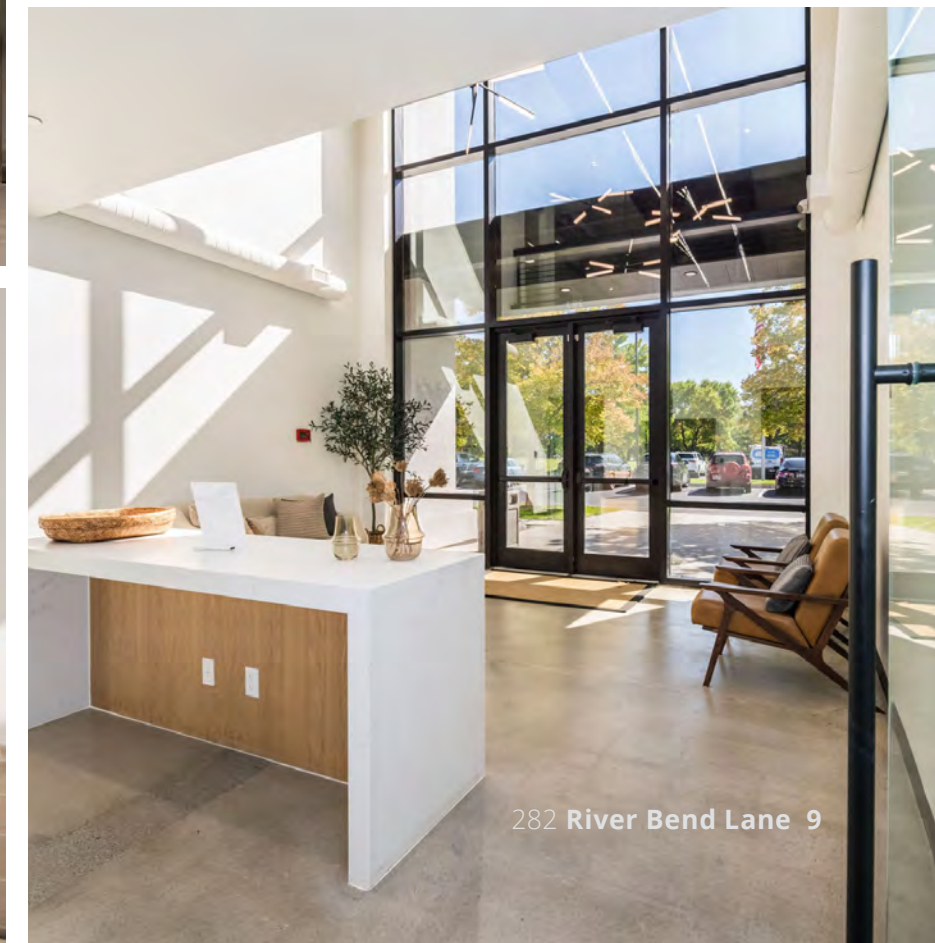
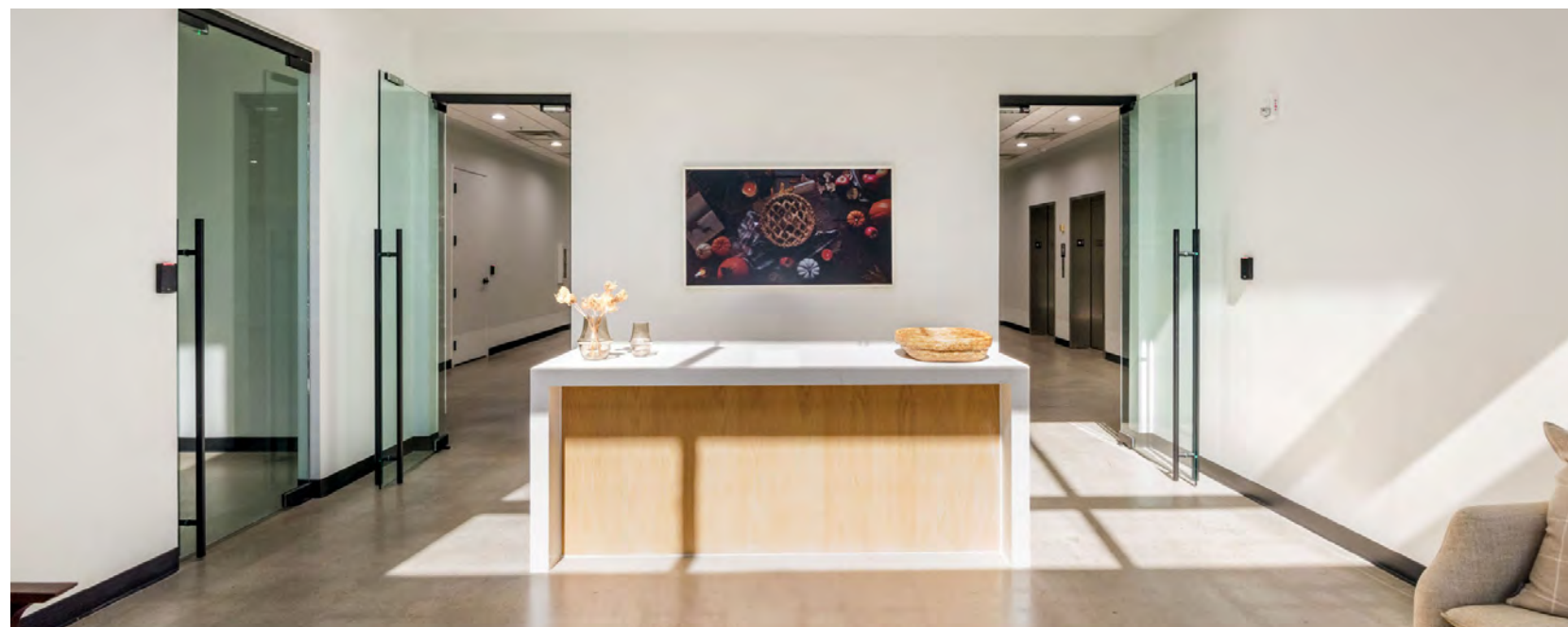
 3
Stories

 Multi-Tenant
 

 2006 (2022)
Year Built / Remodeled

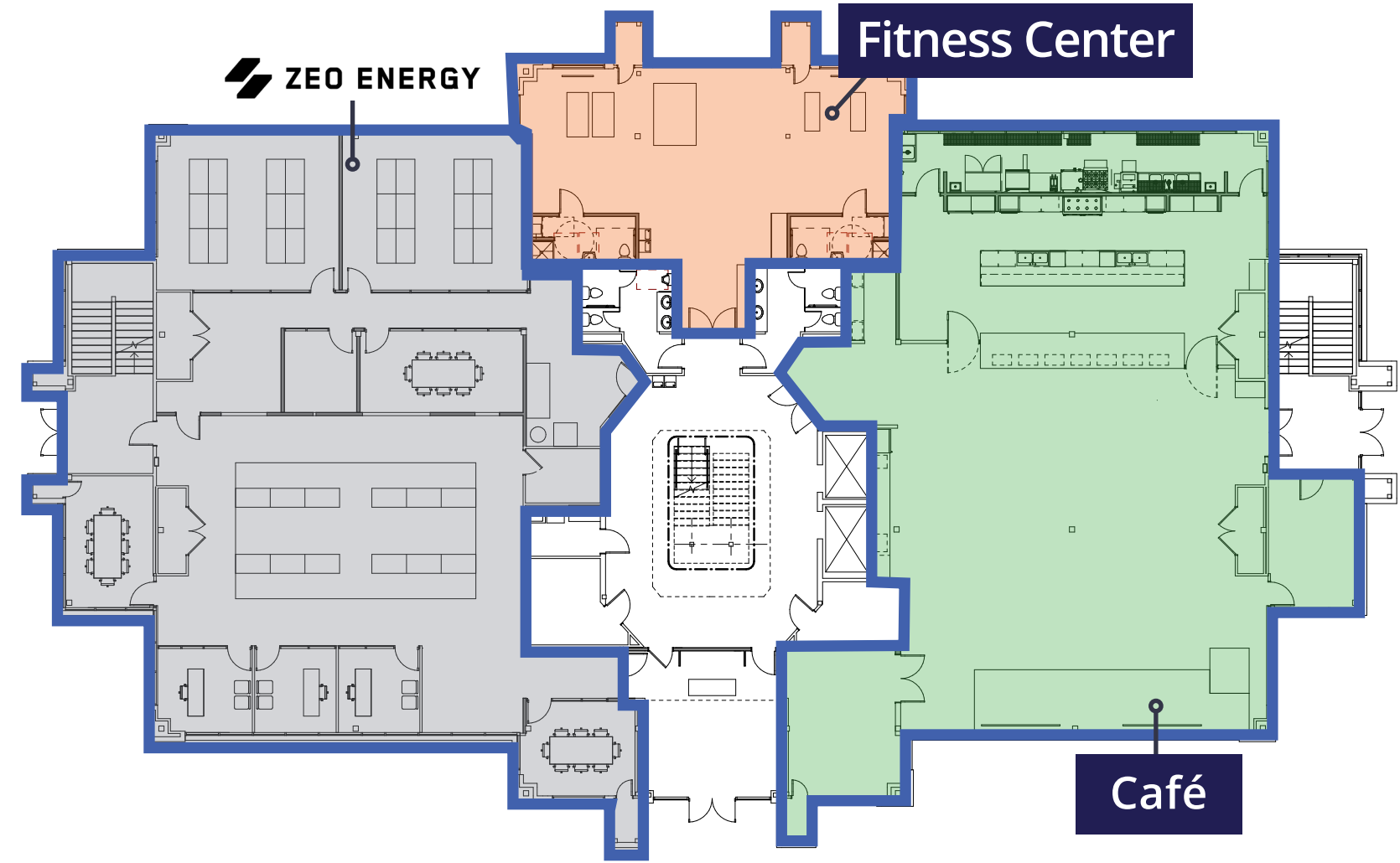
 RBP
Zoning

 Parking
166 Stalls



282 River Bend Lane 9

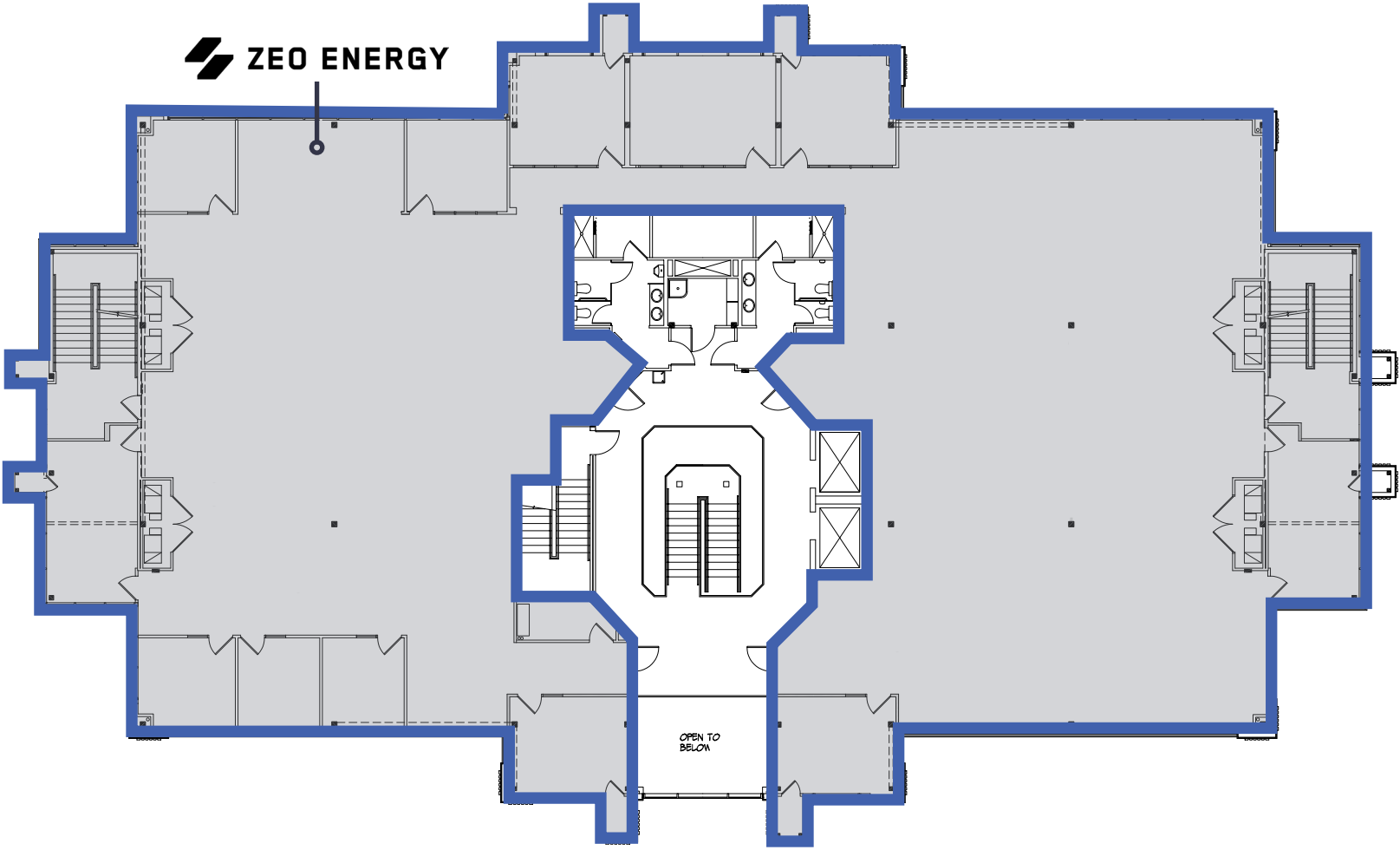
1st Floor Office Space



Main Floor Total: ±12,650 SF



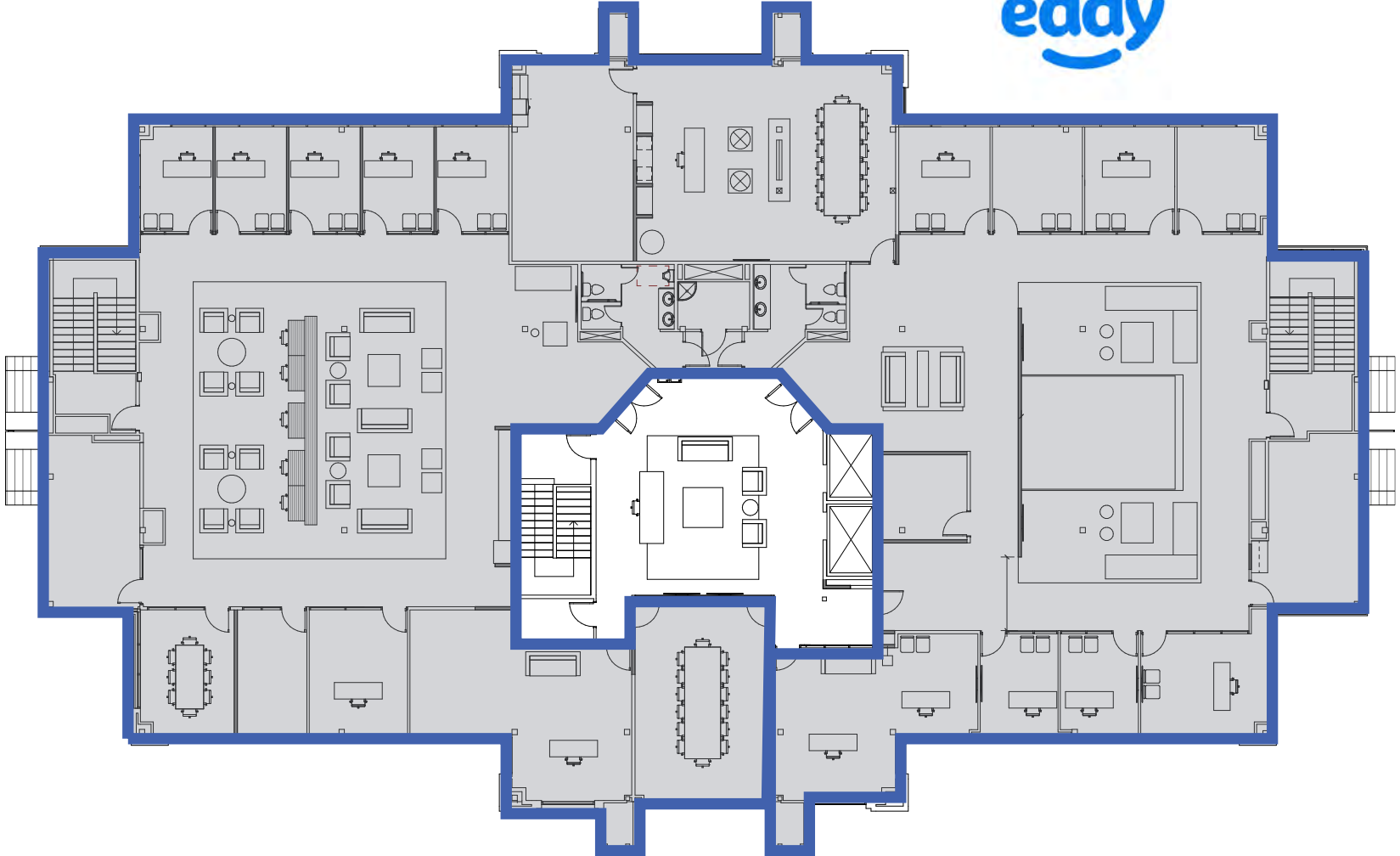
2nd Floor Office Space



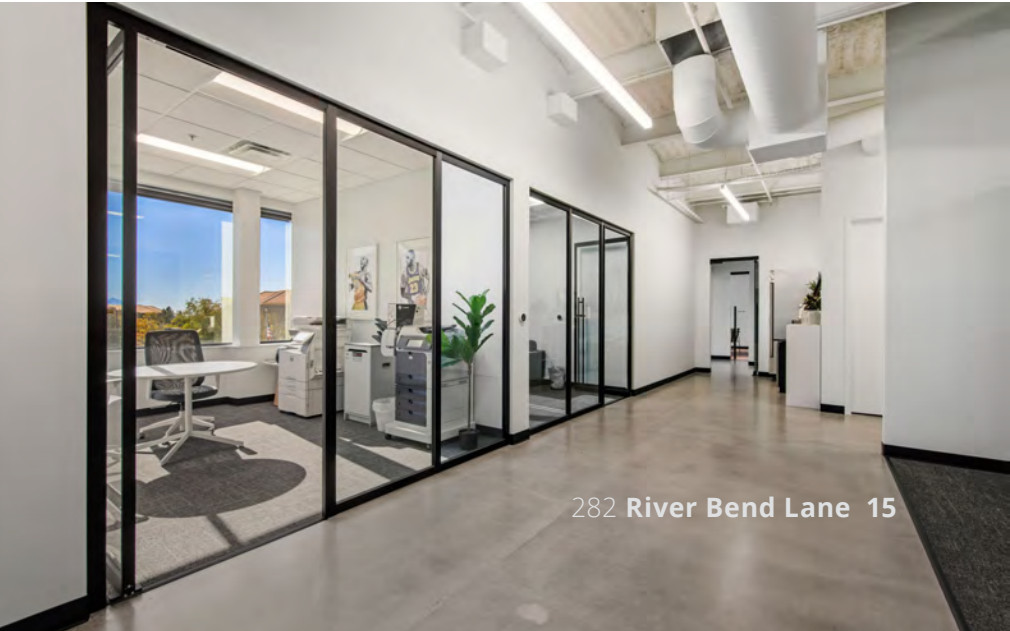
Second Floor Total: ±12,751 SF



3rd Floor Office Space



Third Floor Total: ±13,559





Demographics



3 mins biking to Provo River Parkway Trailhead



2 mins to Ron Last Park



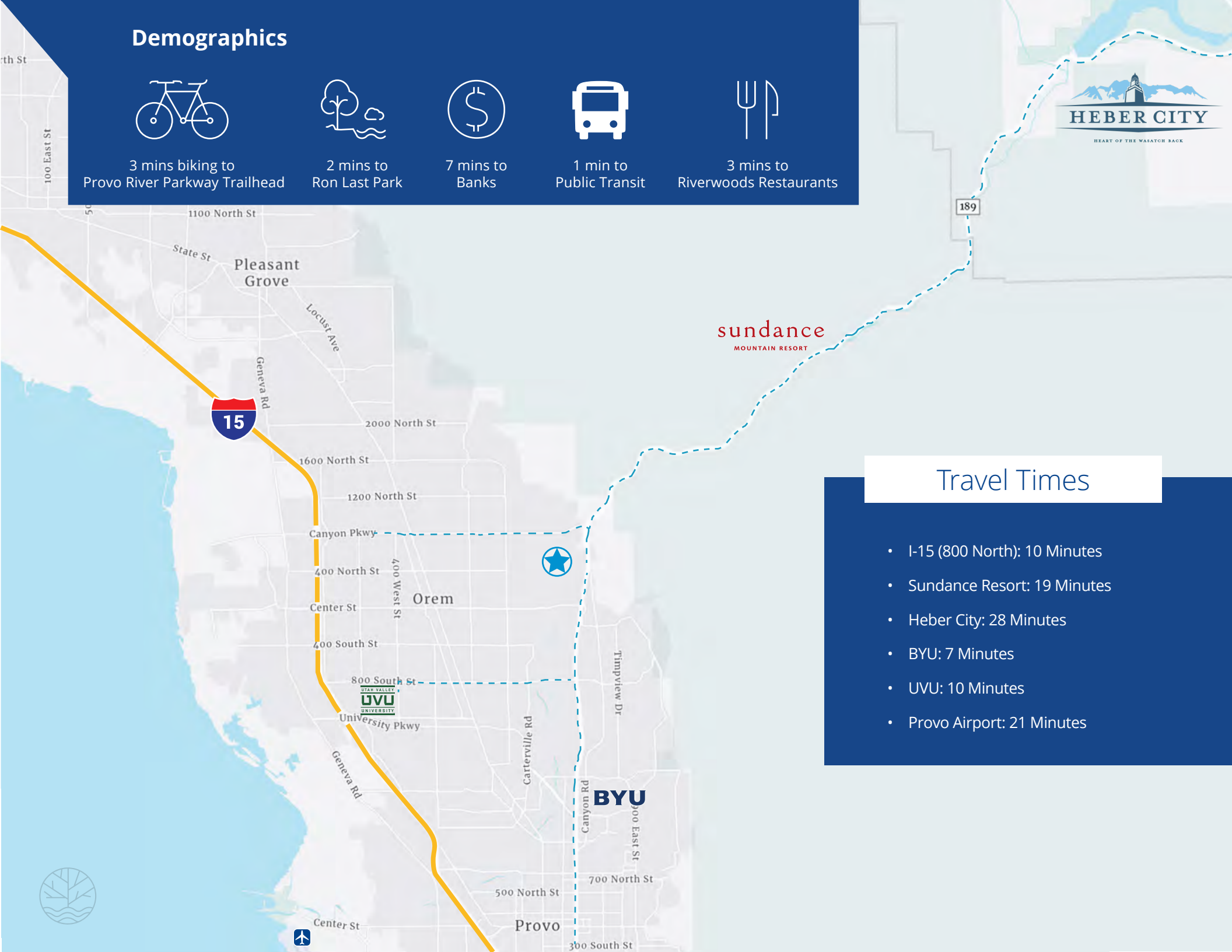
7 mins to Banks



1 min to Public Transit



3 mins to Riverwoods Restaurants



WHY UTAH COUNTY



Exceptional Economic Growth

Utah County stands out as a beacon of economic prosperity, characterized by high job growth, low unemployment, and a business-friendly environment. Its diverse industries offer abundant career opportunities, making it a top destination for business and career growth.



Gateway to Recreation

Utah County is the gateway to an array of outdoor adventures, from world-class ski resorts like Sundance and Park City to the tranquil waters of Utah Lake and Deer Creek Reservoir. Its extensive network of hiking and biking trails, coupled with numerous parks and golf courses, ensures endless recreational opportunities.



Travel Times

- I-15 (800 North): 10 Minutes
- Sundance Resort: 19 Minutes
- Heber City: 28 Minutes
- BYU: 7 Minutes
- UVU: 10 Minutes
- Provo Airport: 21 Minutes

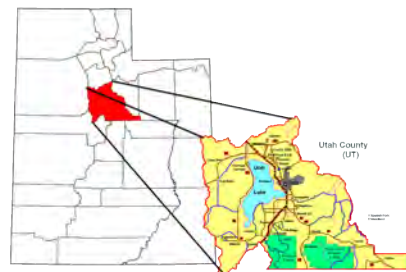
Education

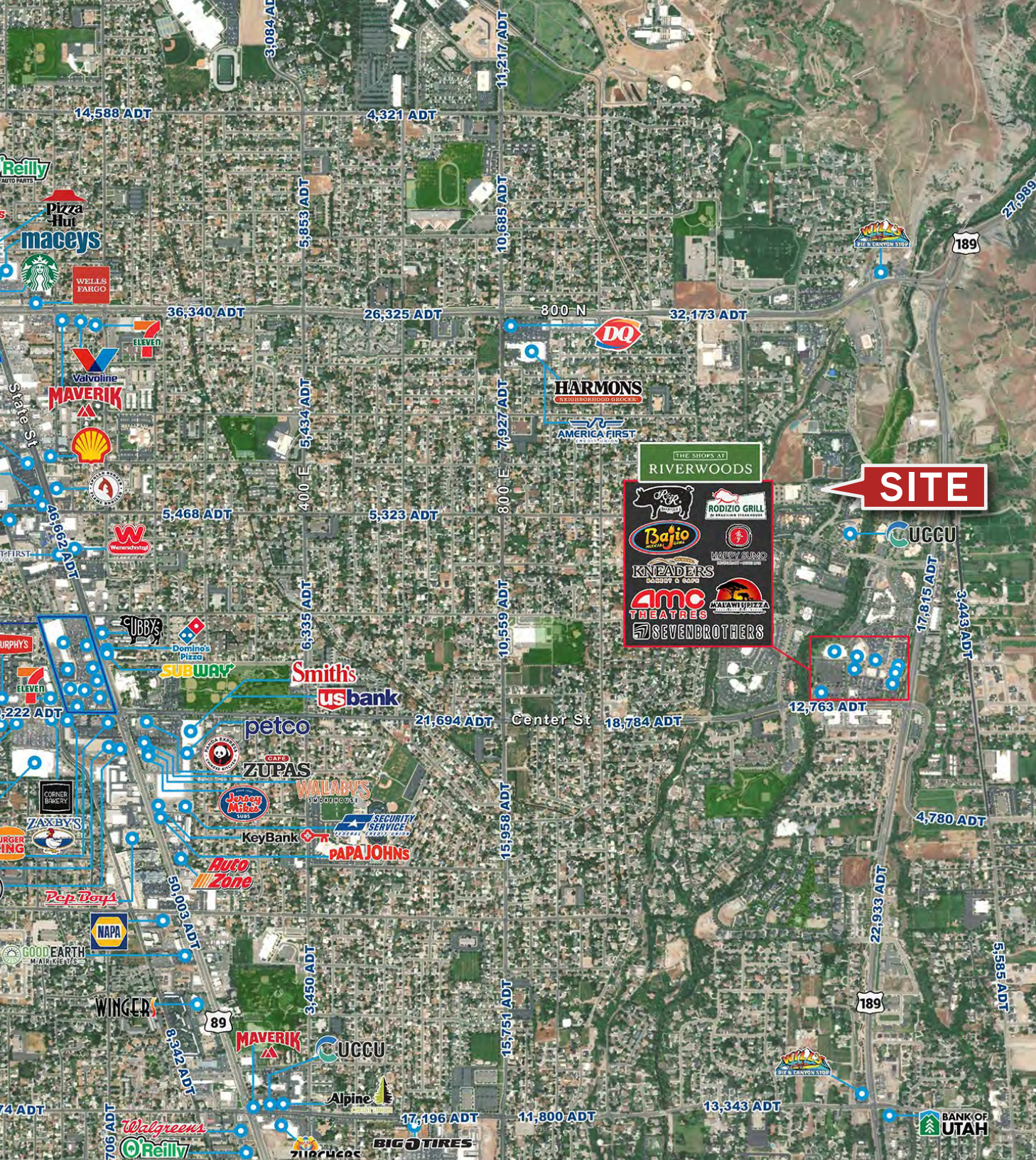


Brigham Young University (BYU) in Provo has an enrollment of over 34,937 students, with a wide range of academic programs and a significant emphasis on global study opportunities. Utah Valley University (UVU) in Orem serves around 44,000 students and is known for its focus on practical, hands-on education and community engagement, contributing to a vibrant educational atmosphere in Utah County.

Location & Access

Strategically positioned along the I-15 corridor within the lively Wasatch Front, Utah County offers convenient access to major cities and amenities. The newly expanded Provo Airport enhances local transport options with efficient domestic connections, while Salt Lake International Airport, just a short drive away, provides extensive international and additional domestic travel capabilities, supporting both business and leisure travel extensively.





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