



For Sale or Lease

Available:  
11,426 SF

Lease Rate:  
\$16.00/SF  
(NNN)

**Contact:**

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## Banzai Building

2230 N. University Parkway  
Provo, Utah 84604

### Property Details

- Tenant improvement allowance available
- In Historic Cotton Tree Square
- On Provo River
- High University Parkway Exposure  
40,000 ADT
- Between BYU and UVU

### Perfect for:

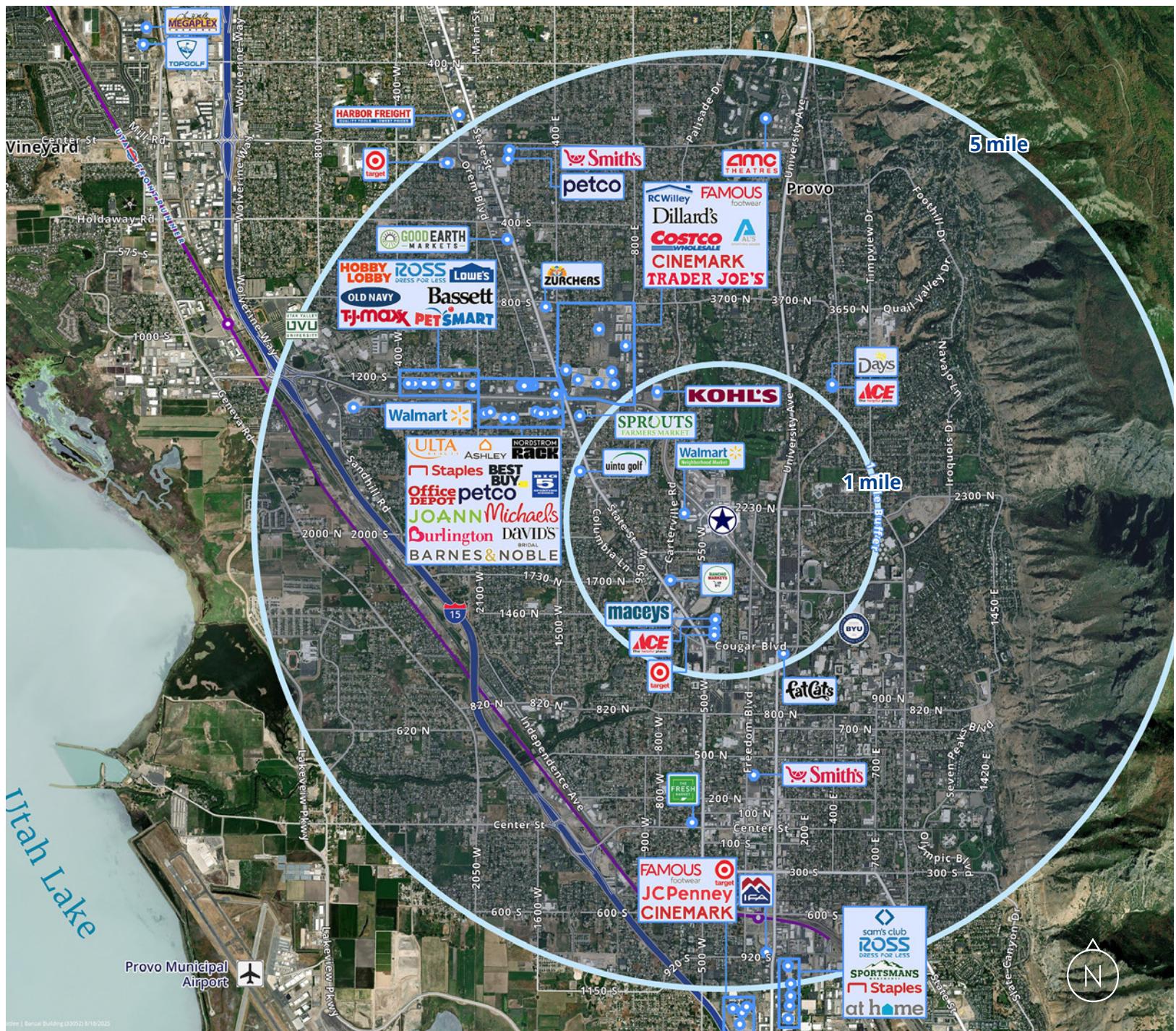
- Event/Reception Center
- Co-Working Space
- Tech Space
- Marketing/Sales
- Recruiting
- Restaurant

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### Demographics

#### Population

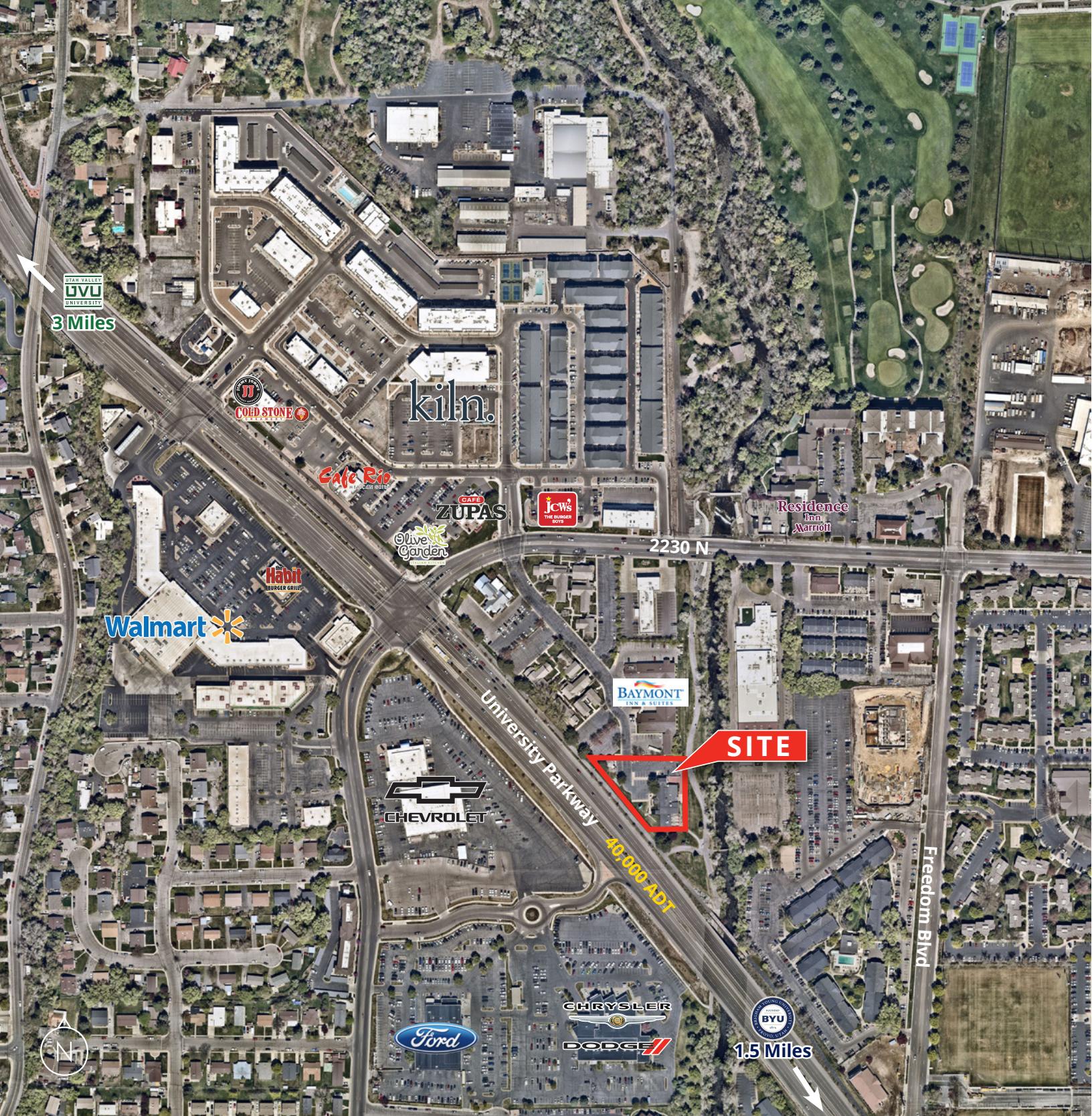
	1 Mile	3 Mile	5 Mile
2025 Population	21,788	141,932	210,115
2030 Projected	23,304	149,753	220,224

#### Households

	1 Mile	3 Mile	5 Mile
2025 Population	6,229	44,795	66,382
2030 Projected	6,941	48,626	71,488

#### Income

	1 Mile	3 Mile	5 Mile
2025 Median HHI	\$67,856	\$72,077	\$77,388
2025 Average HHI	\$91,847	\$99,082	\$104,088
Per Capita Income	\$27,208	\$31,475	\$33,073



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