



Colliers

For Sale or Lease

Available:
11,426 SF

Lease Rate:
\$16.00/SF
(NNN)

Contact:

David Runnells

Vice President
+1 801 427 1511
david.runnells@colliers.com

Colliers

2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

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:

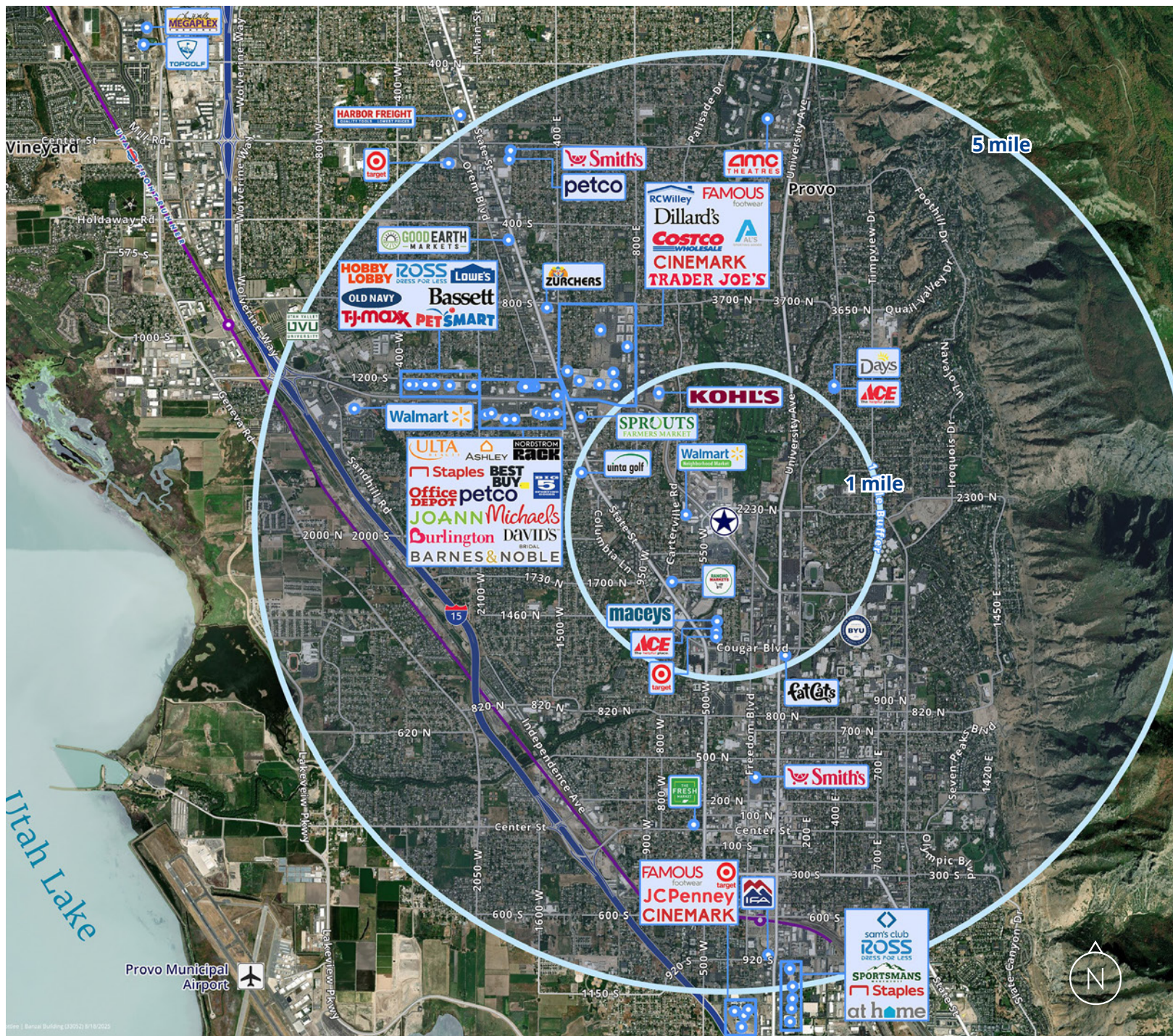
- Event/Reception Center
- Co-Working Space
- Tech Space
- Marketing/Sales
- Recruiting
- Restaurant

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Banzai Building

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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

Key Points



142k

Population in 3-Mile Radius



23.7

Median Age



5.5%

Population Growth by 2030



\$72k+

Median Household Income

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