

FOR SALE OR LEASE



PROPERTY DETAILS

180 N University Avenue, Provo, Utah 84601

- Full 4th Floor- 3,908 SF up to 20,934 SF
- North patio: 45' x 32' (1,440 SF)
- South patio: 130' x 32' (4,160 SF)
- Lease rate: \$21.50 PSF/FS (includes interior suite janitorial services)
- Furniture and cubicles available
- Sales Price: \$3,900,000.00 (\$186.29 PSF)
- Stunning mountain and city views with large windows and 2 large private patios
- Open spaces and hard wall offices with 2 breakrooms
- Secured access, private bathrooms and data room
- Covered parking in attached parking structure, rapid bus transit stop in front of building
- Unmatched Class A building located in vibrant downtown Provo with surrounding shops and restaurants

2025 DEMOS



EST. POPULATION

1 MILE » **35,210**
3 MILE » **114,393**
5 MILE » **173,742**



EST. HOUSEHOLDS

1 MILE » **12,266**
3 MILE » **34,963**
5 MILE » **52,970**



EST. AVERAGE HH INCOME

1 MILE » **\$65,091**
3 MILE » **\$91,755**
5 MILE » **\$102,416**

NEWMARK

MOUNTAIN WEST

KARLI BLACK

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**FULL SERVICE
COMMERCIAL REAL ESTATE**
2015 West Grove Parkway, Suite J
Pleasant Grove, UT 84062
Office 385.233.9140
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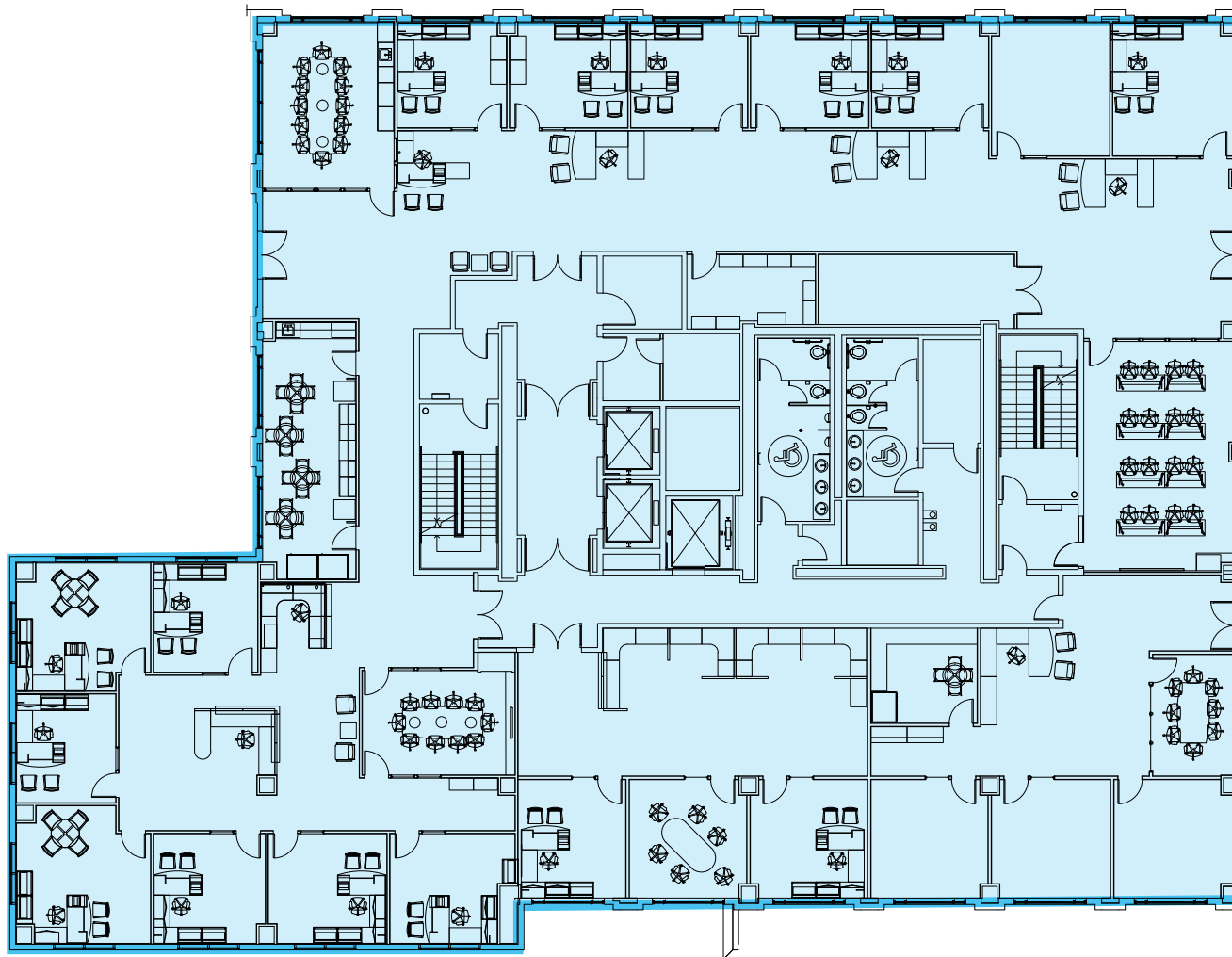
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SITE PLAN

4TH FLOOR

Full floor available- 3,908 SF up to 15,334 SF



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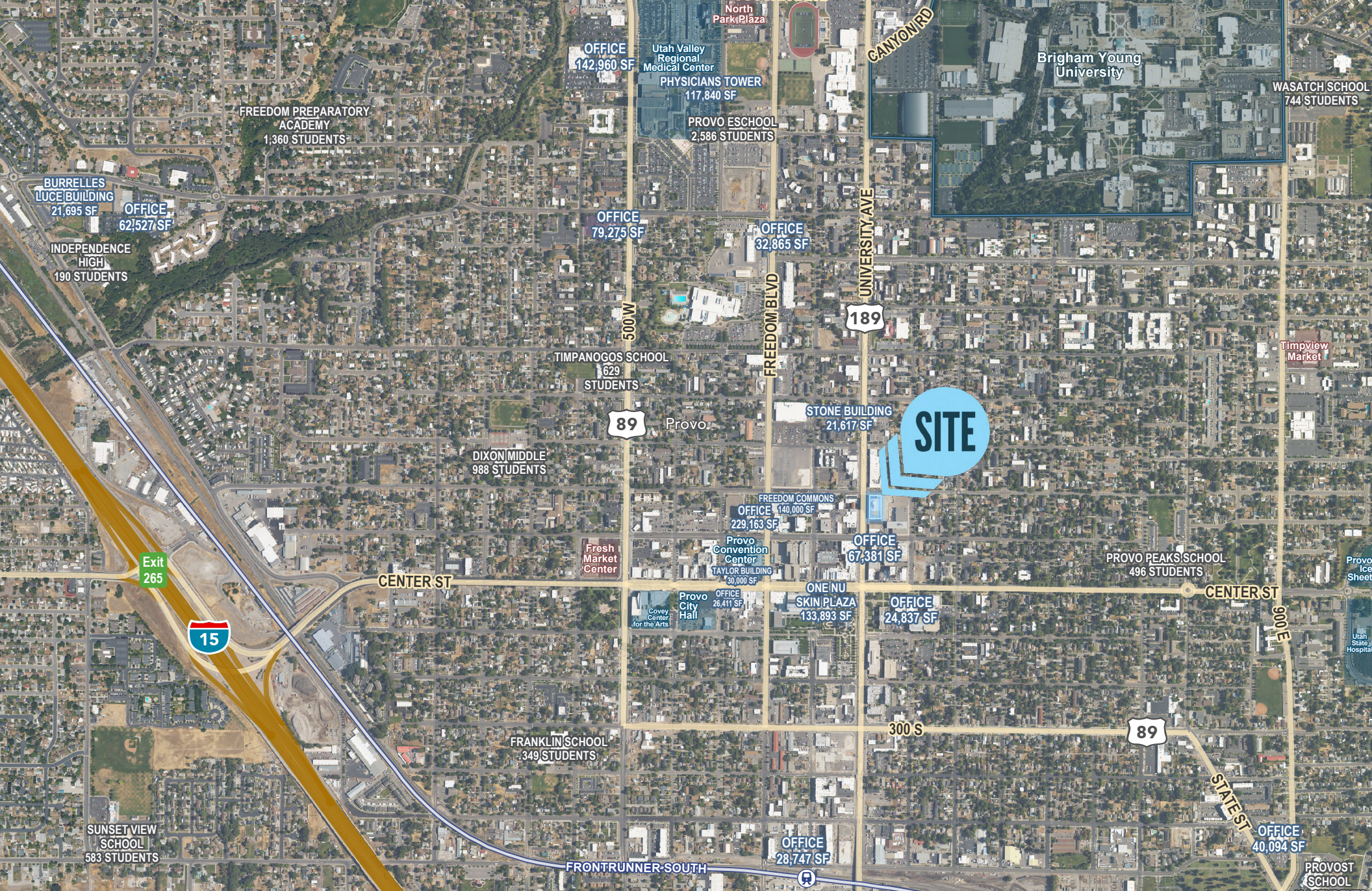
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