

Former Corporate Headquarters

251 WEST RIVER PARK DRIVE // PROVO, UTAH 84604

OFFICE | FOR LEASE



Presented By



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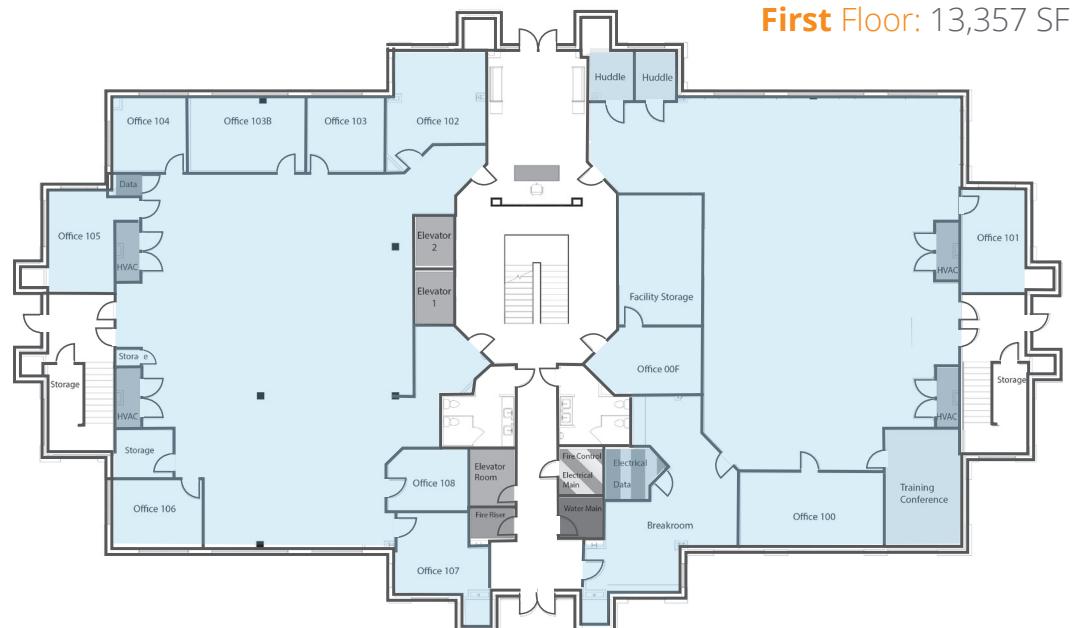
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PROPERTY HIGHLIGHTS

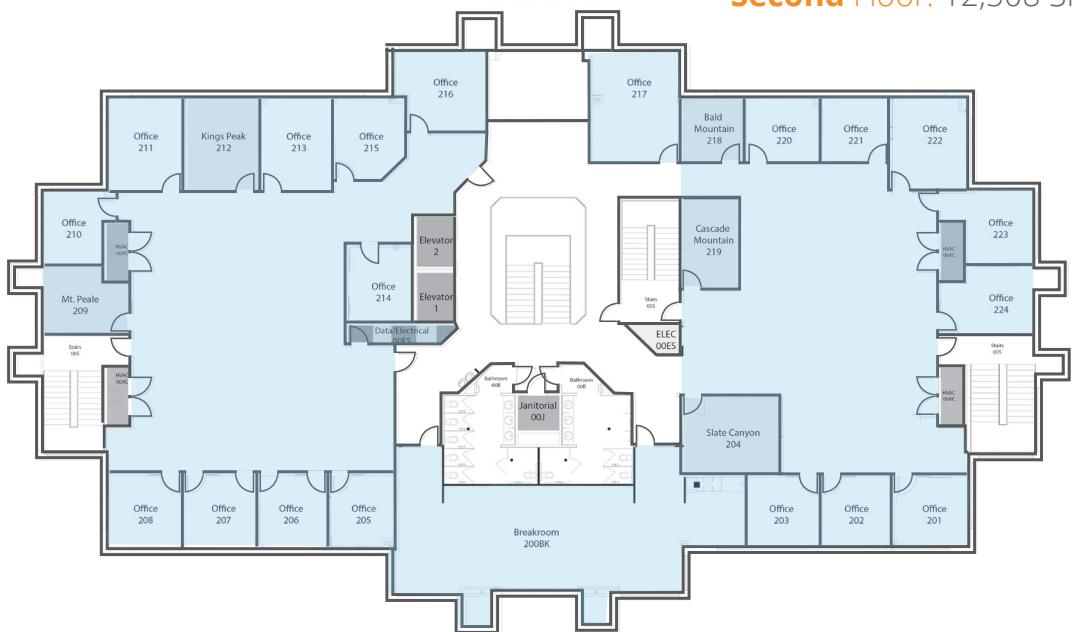
- Located in the prestigious Riverwoods Business Park in Provo, UT
- Beautifully landscaped area with access to walking and riding trails
- 1.5 miles to the mouth of Provo Canyon
- Close to food, shopping and other amenities
- Close proximity to two large universities for potential employee pools
- Unmatched mountain views

AVAILABLE SUITE SIZES:

3,125 SF, 6,500 SF up to 13,357 SF on the first or second floors



Second Floor: 12,508 SF



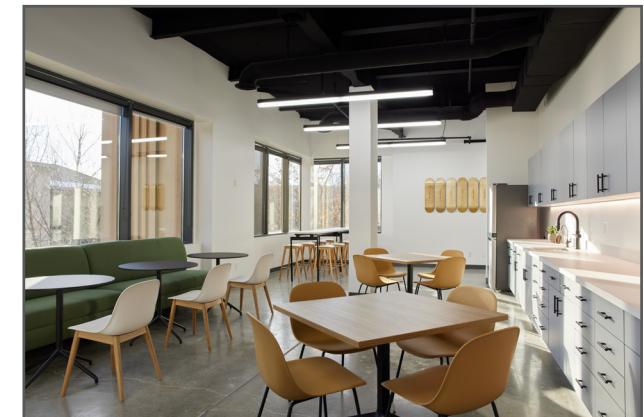
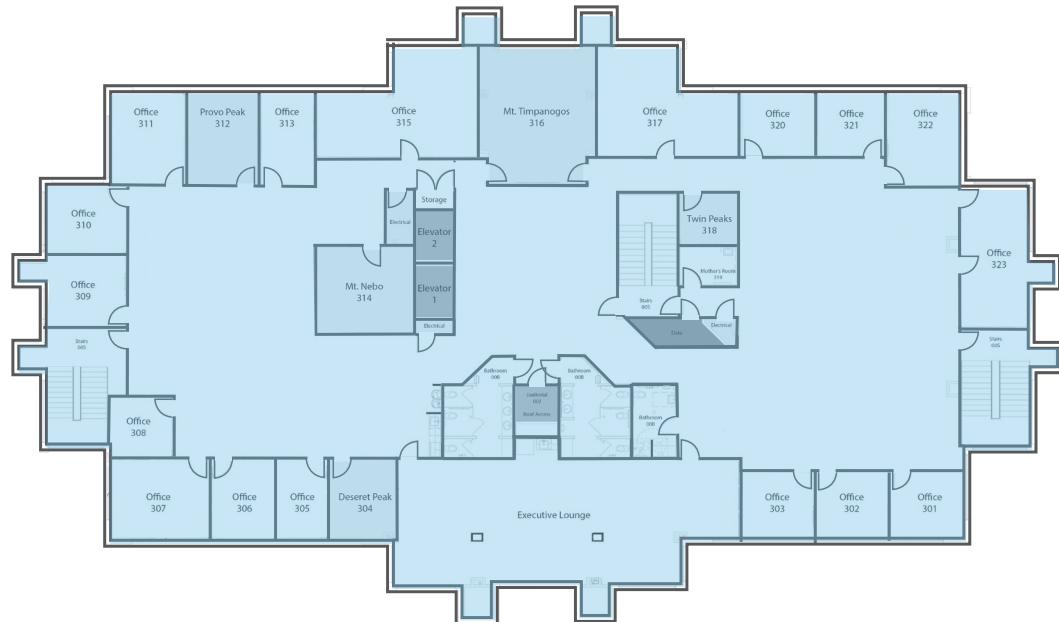
FORMER CORPORATE HEADQUARTERS

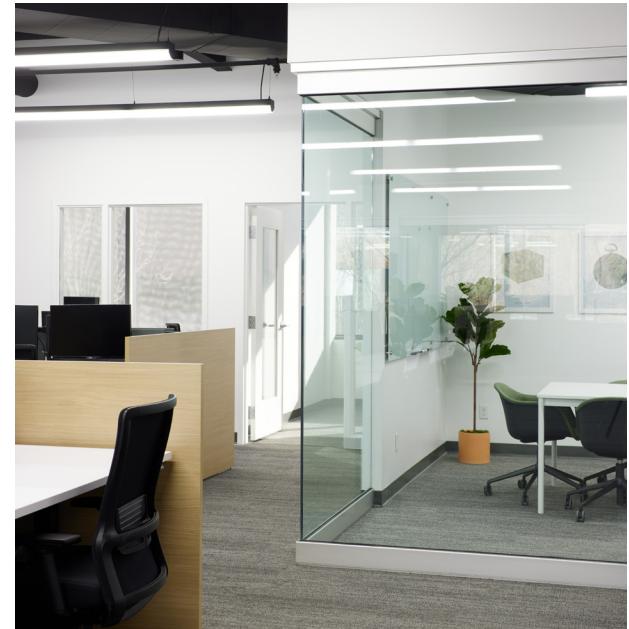
Building Features

First Floor:	13,357 SF
Second Floor:	12,508 SF
Third Floor:	13,180 SF

- Lease rate: \$23.75 PSF | Full Service
- Suite sizes range from 3,125 SF to 39,045 SF
- First and second floors can be demised to smaller suites
- Third floor is designed for a full floor tenant
- Third floor has an in-suite restroom with shower
- Large break rooms on each floor
- Back-up generator
- Google Fiber
- Three (3) dual EV charging stations
- Beautiful mountain and valley views

Third Floor: 13,180 SF





AREA RETAILERS





Colliers

Accelerating success.

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