

FOR SUBLEASE

RIVERWOODS II OFFICE BUILDING



MOUNTAIN WEST  
COMMERCIAL REAL ESTATE

CODY BLACK

cblack@mwcre.com  
direct 801.687.0094  
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PROPERTY DETAILS

5252 N. EDGEWOOD DRIVE, SUITES 225, 250, 275  
PROVO, UTAH 84604

- For Sublease
- Second Floor Office Space
- 16,809 Total SF
  - » Suite 225 - 7,397 SF
  - » Suite 250 - 4,326 SF
  - » Suite 275 - 5,086 SF
- Each suite can be leased separately or all together
- \$18 PSF FS
- Located along the Provo River walking trail
- Within walking distance of the Shops at Riverwoods
- Lease Ends: July 31, 2028

2024 DEMOS



EST. POPULATION

1 MILE » 33,214  
3 MILE » 178,532  
5 MILE » 303,013



EST. HOUSEHOLDS

1 MILE » 17,430  
3 MILE » 83,894  
5 MILE » 130,716



EST. MEDIAN HH INCOME

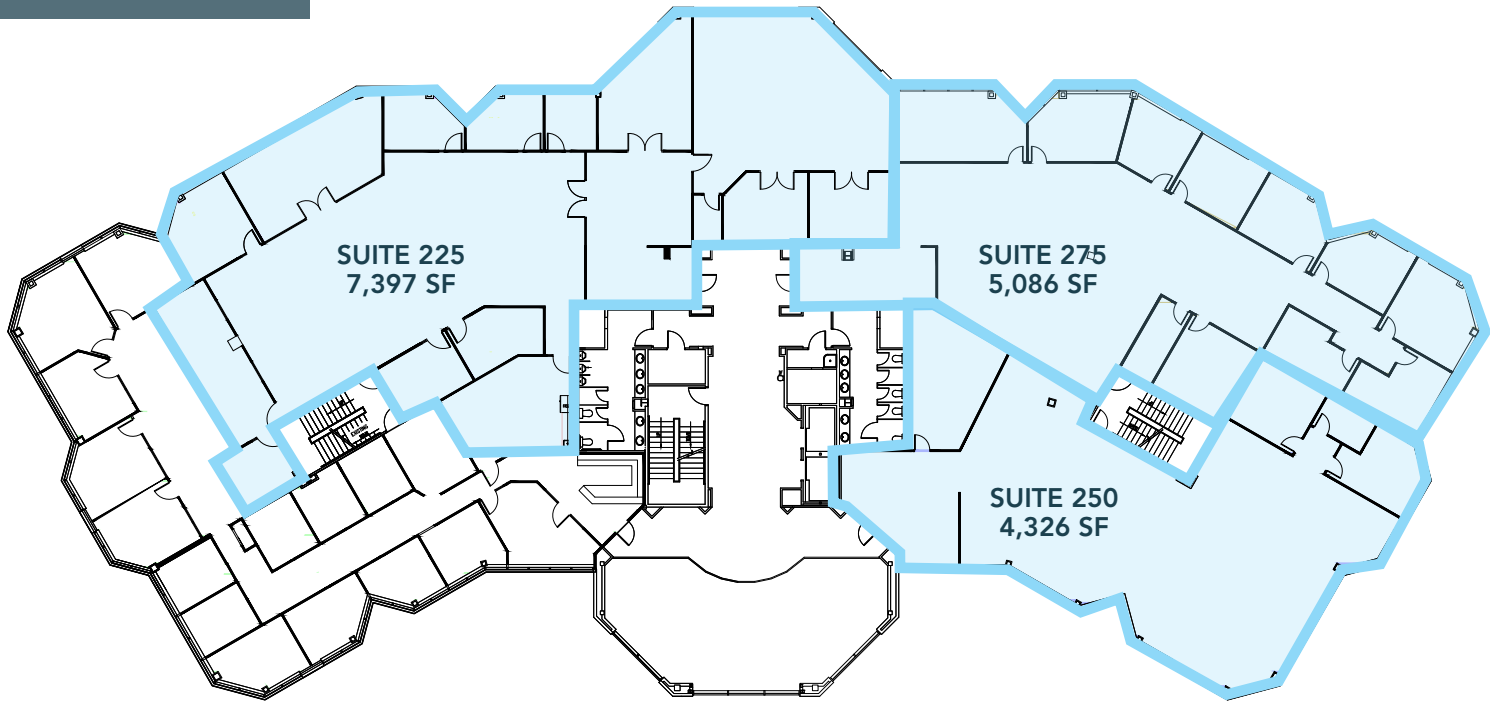
1 MILE » \$67,394  
3 MILE » \$76,745  
5 MILE » \$80,192

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2015 West Grove Parkway, Suite J  
Pleasant Grove, UT 84062  
Office 385.233.9140  
[www.mwcre.com](http://www.mwcre.com)

# SITE PLAN

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



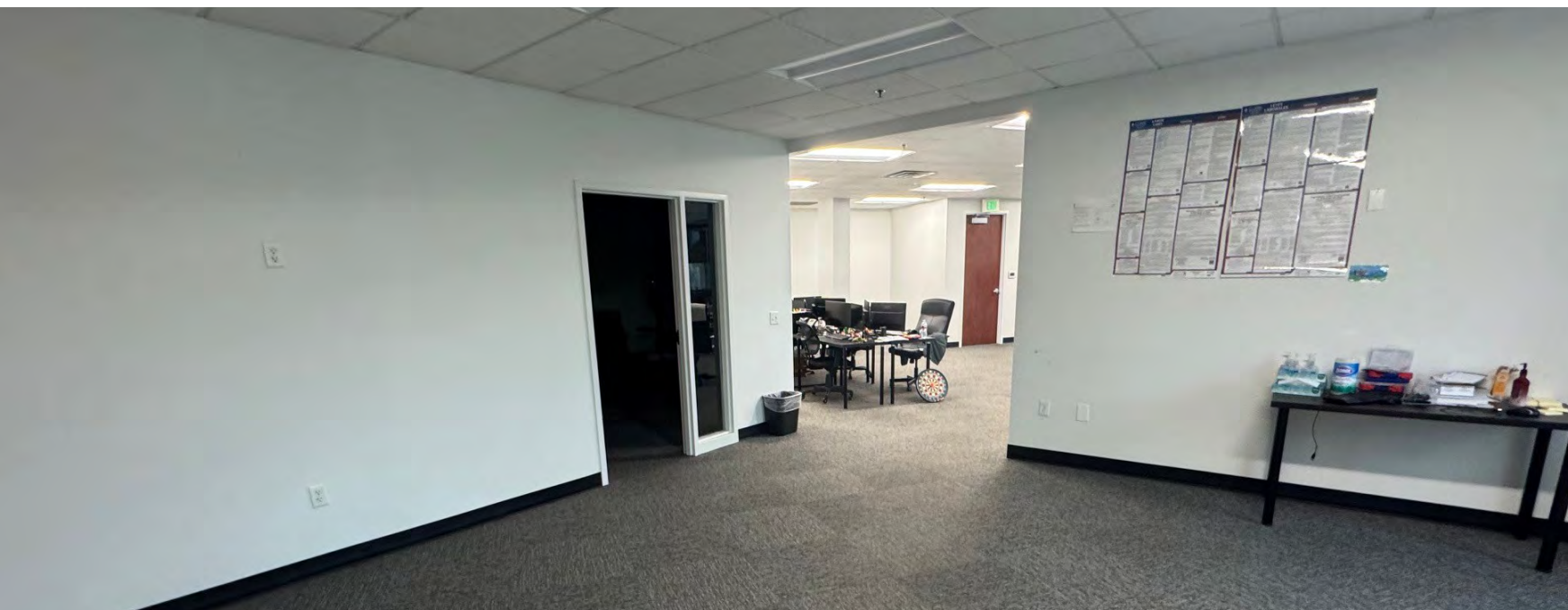
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