

# ZIONS BANK FINANCIAL CENTER

FOR SALE OR LEASE



## PROPERTY DETAILS

180 N University Avenue, Provo, Utah 84601

- Full 4th Floor - 14,267 SF
- Common Area North Patio: 1,224 SF
- Common Area South Patio: 3,812 SF
- Lease rate: \$21.50 PSF/FS (includes interior suite janitorial services)
- Furniture and cubicles available
- Sales Price: \$3,350,00 (\$286 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



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FULL SERVICE COMMERCIAL REAL ESTATE 1875 S State St. Suite 1000, P.O. Box 970432, Orem, UT 84097



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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.



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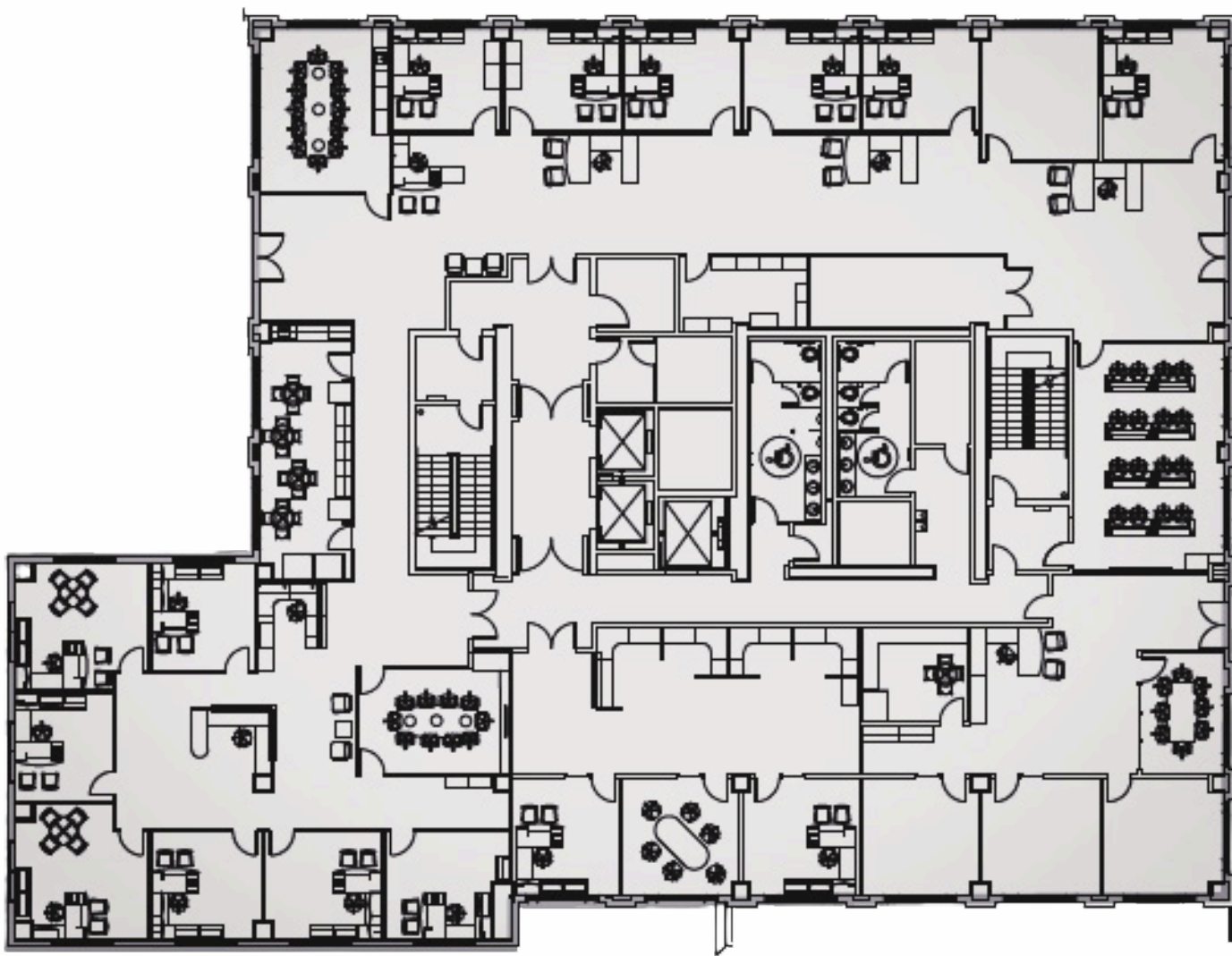


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## 4TH FLOOR

Full floor available - 14,267 SF



FLOOR PLAN



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