



FOR SALE

# OFFICE CONDO

320 W RIVER PARK DR, STE 215  
PROVO, UT 84604

## PROPERTY SUMMARY

Highly specialized 4,673 SF medical office suite (Suite 215)—designed for procedural efficiency and patient-centered care. Previously home to a vein and vascular practice, this suite is well-suited for surgical, vascular, or specialty medical users seeking a move-in-ready solution.

PROPERTY ADDRESS	320 W River Park Dr, Ste 215
SQUARE FEET	4,673 SF
LIST PRICE	\$1,401,900.00
CAM FEES	\$4,088.88/Month
ROOM BREAKDOWN	Exam Rooms: 3 Procedure Rooms: 1 Operator Rooms: 2 Preop/Postop Bays: 3 Nurse Station: 1 Break Rooms: 1 Waiting Room: 1 (Seats 7 Approx.) Restrooms: 2 private, plus common area access



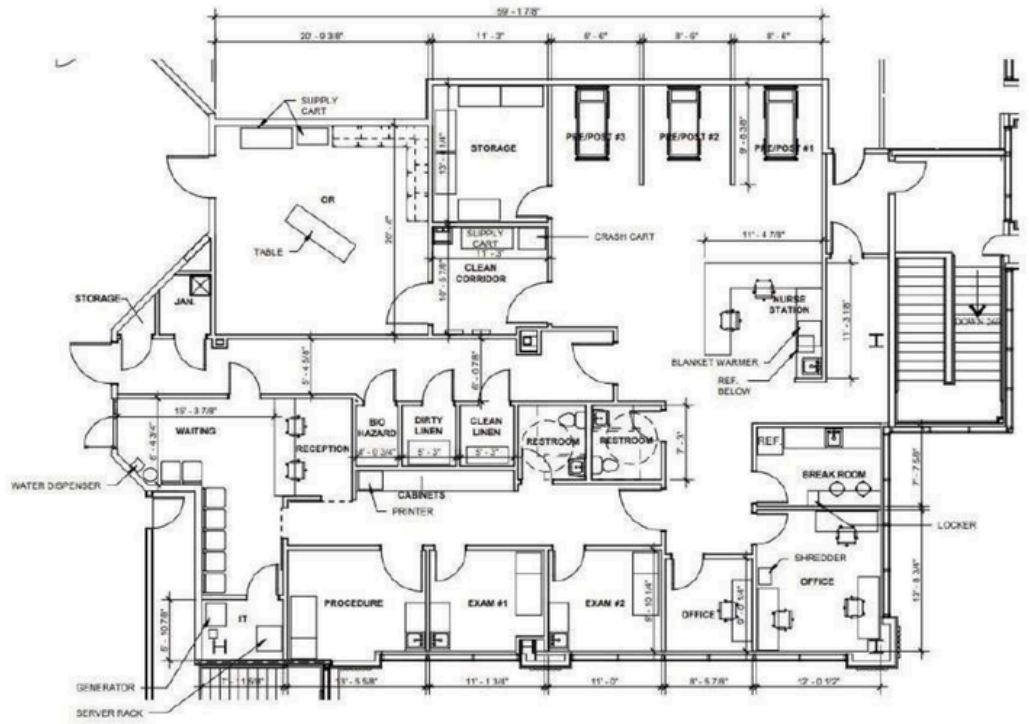
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**ALIGN**  
COMPLETE REAL ESTATE SERVICES



# FLOOR PLAN



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