



Headquarters Investment Opportunity | Offering Memorandum

APTIVE BUILDING

5132 North 300 West, Provo, Utah 84604

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Accelerating success.

Executive Summary

20,136 Sq Ft Upscale Headquarters Office Investment (Aptive Headquarters)

Strategically positioned in the heart of Riverwoods Business & Research Park adjacent to the Shops at Riverwoods (with numerous restaurants and services), this office investment features some of the most upscale finishes and onsite amenities in the market. Featuring basketball court, golf simulator, impressive lounge and conference areas matched with professional office.

Situated along with Provo River parkway, this asset is irreplaceable and offers long term value appreciation with a multibillion dollar credit tenant.

Address	5132 North 300 West
City	Provo
State	UT
Units	1, 2, 8 and 9 (Suite 150)
Total Square Feet	20,136
Floors	1
Purchase Price:	\$4,895,550 (\$243.12 per square foot)
Cap Rate:	8%

Tenant Profile:

One of the fastest-growing pest control companies in North America, Aptive Environmental provides services to customers in 34 states across the United States. Since its launch in 2015, Aptive Environmental has quickly become the 5th largest pest control company nationally and is ranked #1 Pest Control Company on Best Company.

Lease Term: 6 year lease (4 years remaining)

- 1/1/2025 - \$19.45/sq ft \$391,644.64
- + \$7/sq ft (estimated) = \$26.45 Full Service (if including all building operating expenses - utilities, taxes, insurance, janitorial, maintenance, etc.)
- 3% annual increase
- Lease expiration 12/31/2028 with options to renew

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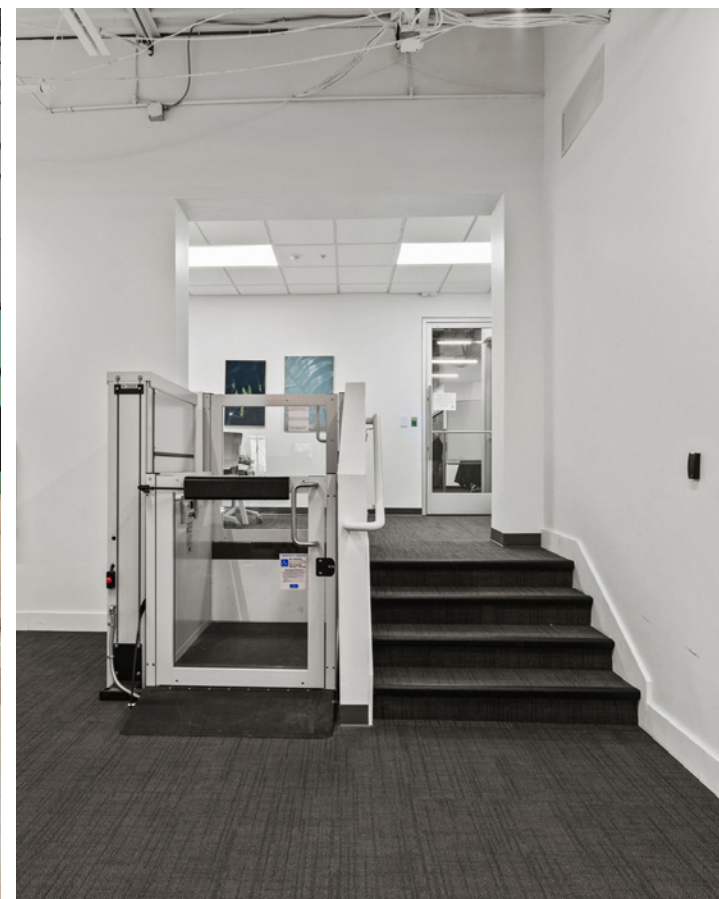
aptive



Property Photos





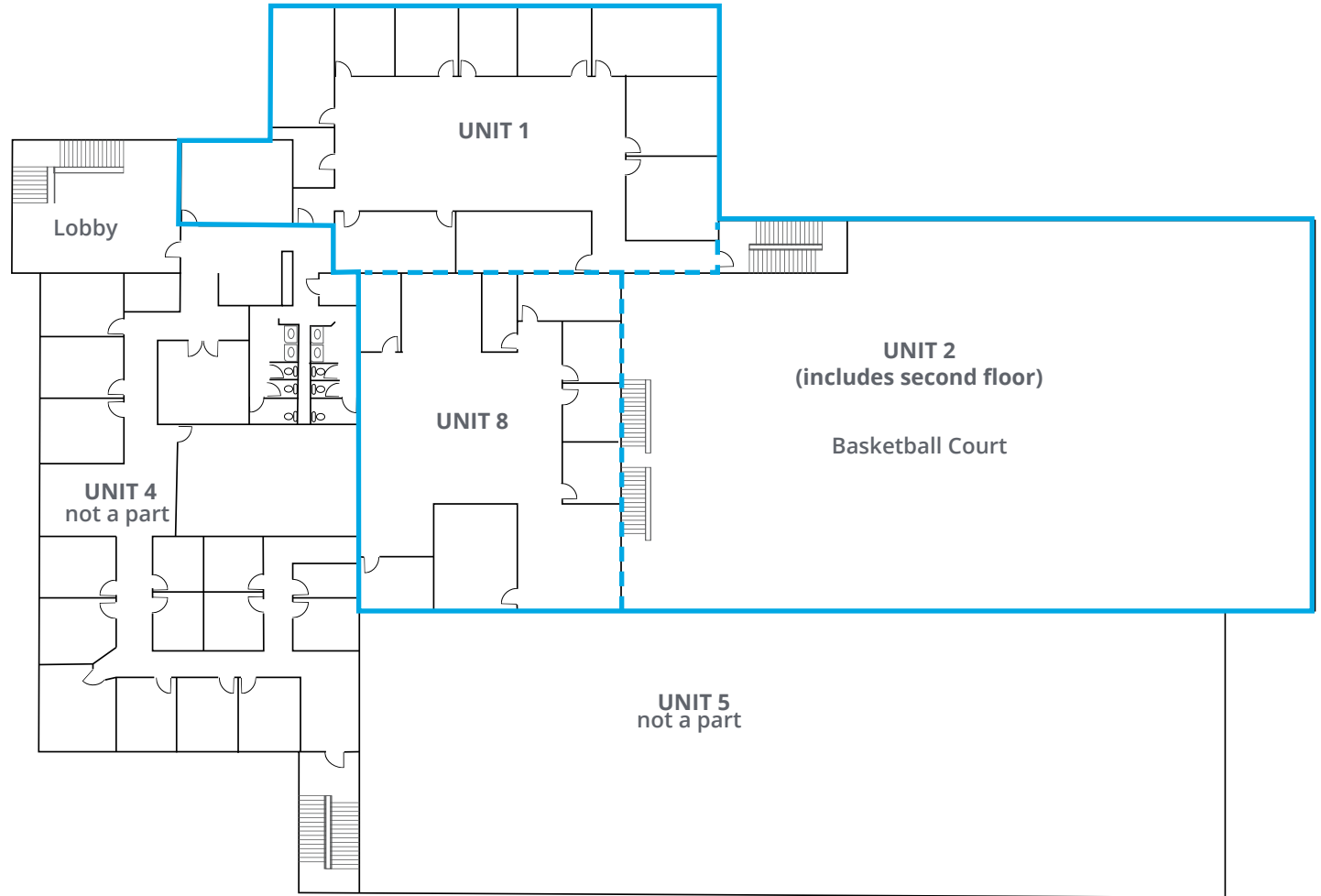




SITE

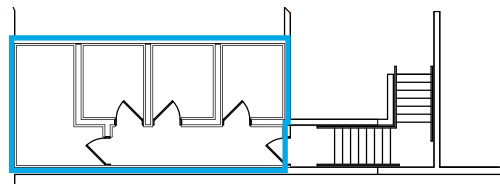
Floor Plans

1st Floor



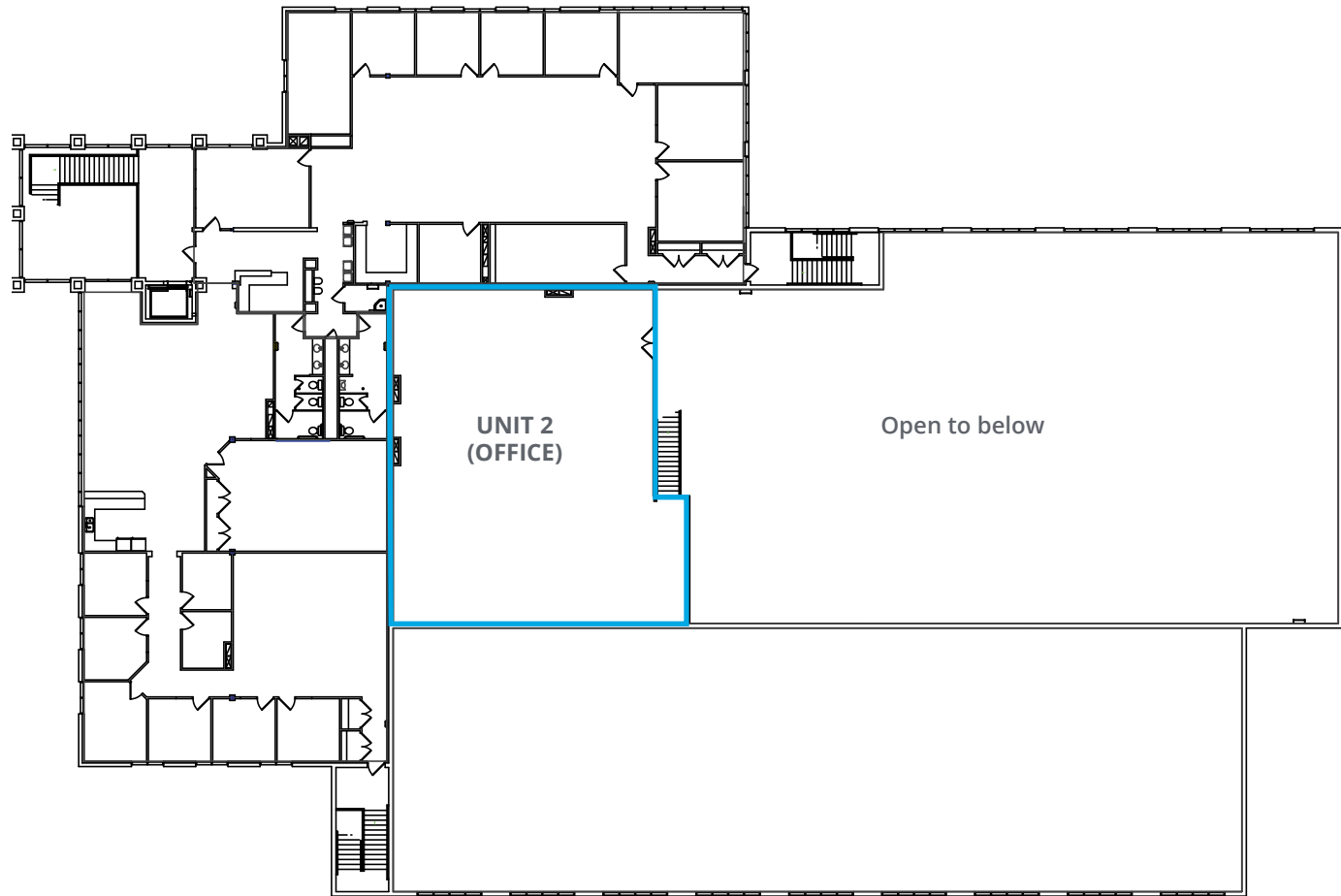
Basement

UNIT 9



Floor Plans

2nd Floor



Area Amenities Map



Demographics



3 mins biking to Provo River Parkway Trailhead



2 mins to Ron Last Park



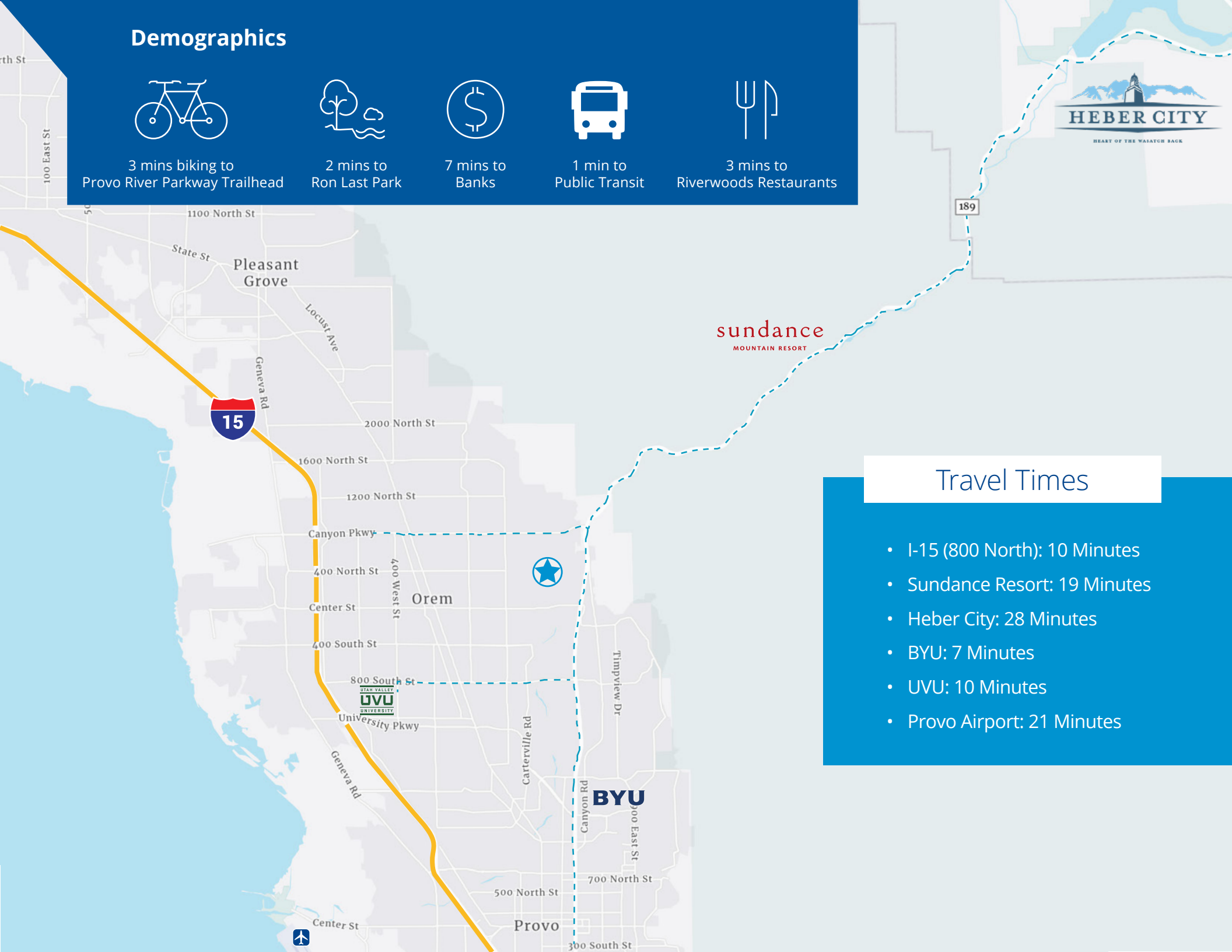
7 mins to Banks



1 min to Public Transit



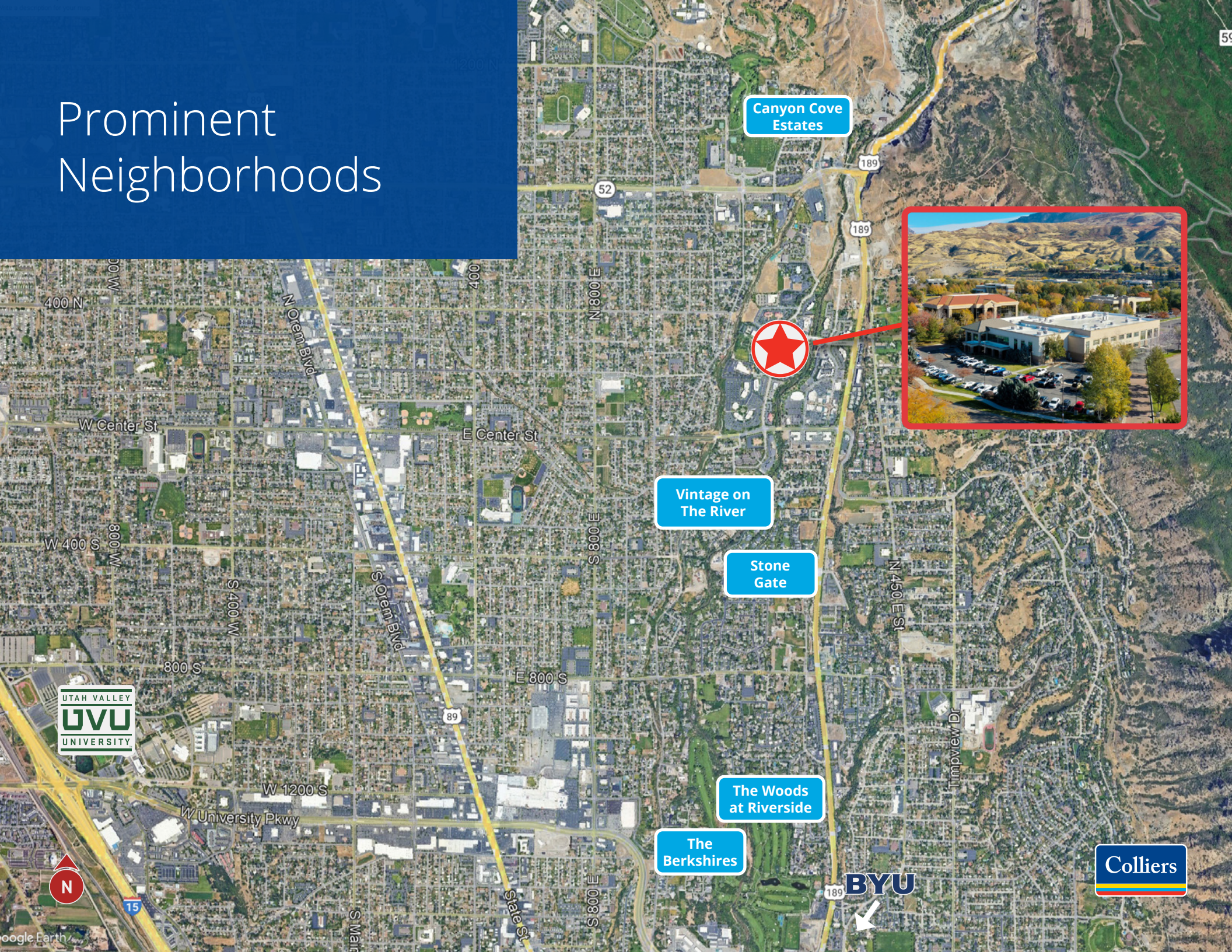
3 mins to Riverwoods Restaurants



Travel Times

- I-15 (800 North): 10 Minutes
- Sundance Resort: 19 Minutes
- Heber City: 28 Minutes
- BYU: 7 Minutes
- UVU: 10 Minutes
- Provo Airport: 21 Minutes

Prominent Neighborhoods



Canyon Cove Estates



Vintage on The River

Stone Gate

The Woods at Riverside

The Berkshires

BYU

Colliers

UTAH VALLEY
UVU
UNIVERSITY



WHY UTAH COUNTY



Exceptional Economic Growth

Utah County stands out as a beacon of economic prosperity, characterized by high job growth, low unemployment, and a business-friendly environment. Its diverse industries offer abundant career opportunities, making it a top destination for business and career growth.



Gateway to Recreation

Utah County is the gateway to an array of outdoor adventures, from world-class ski resorts like Sundance and Park City to the tranquil waters of Utah Lake and Deer Creek Reservoir. Its extensive network of hiking and biking trails, coupled with numerous parks and golf courses, ensures endless recreational opportunities.



Education



Brigham Young University (BYU) in Provo has an enrollment of over 34,937 students, with a wide range of academic programs and a significant emphasis on global study opportunities. Utah Valley University (UVU) in Orem serves around 44,000 students and is known for its focus on practical, hands-on education and community engagement, contributing to a vibrant educational atmosphere in Utah County.

Location & Access

Strategically positioned along the I-15 corridor within the lively Wasatch Front, Utah County offers convenient access to major cities and amenities. The newly expanded Provo Airport enhances local transport options with efficient domestic connections, while Salt Lake International Airport, just a short drive away, provides extensive international and additional domestic travel capabilities, supporting both business and leisure travel extensively.



UTAH COUNTY



Demographic Trends & Key Indicators

718,194	203,367	3.45	27.1	\$90,138	\$486,270	112	80	49
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



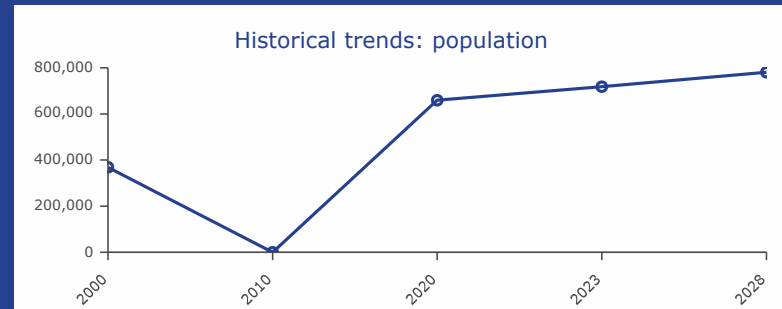
\$14,987

Avg spent on mortgage & basics

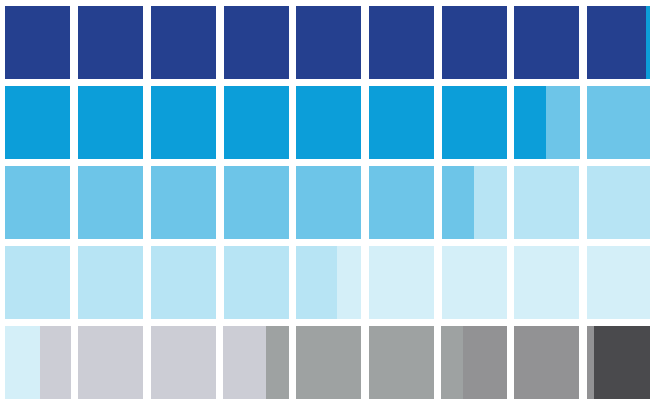


32.4%

Percent of income for mortgage



Population by age



Age 0-9 (%)	(20%)	Age 10-19 (%)	(17%)	Age 20-29 (%)	(18%)
Age 30-39 (%)	(16%)	Age 40-49 (%)	(11%)	Age 50-59 (%)	(7%)
Age 60-69 (%)	(6%)	Age 70-79 (%)	(4%)	Age 80+ (%)	(2%)

Population by generation



2.3%

Greatest gen: born 1945/earlier



10.0%

Baby boomer: born 1946 to 1964



13.5%

Generation x: born 1965 to 1980



27.6%

Millennial: born 1981 to 1998



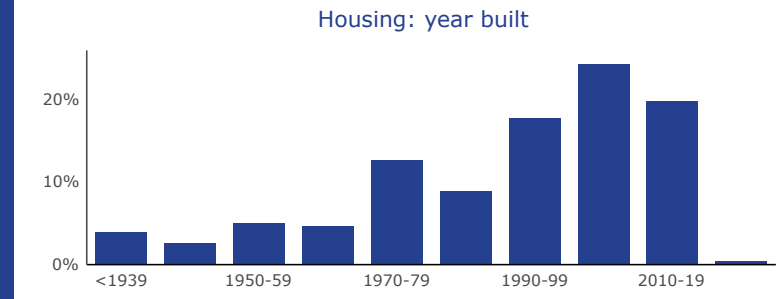
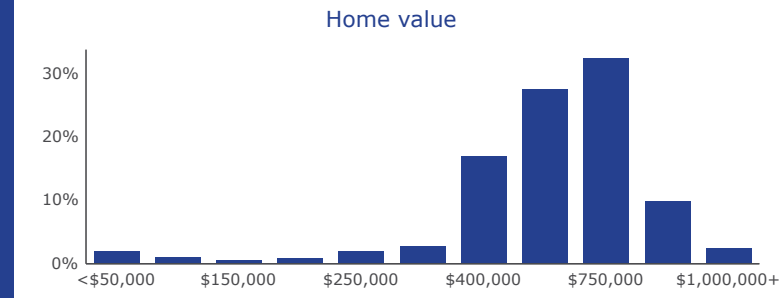
32.6%

Generation z: born 1999 to 2016



14.0%

Alpha: born 2017 to present



U.S. Census Bureau, Esri forecasts for 2023 and 2028, Esri Vintage 2023 Time Series



Why Utah?



Utah Provides a High-Quality of Life

Utah is a national leader in **high job growth, low unemployment, low cost of doing business, and talented labor**. Utah regularly ranks among the best states for **business, careers, living, health, and quality of life**. Utah provides an array of employment opportunities in various industries, and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Most of Utah's population resides along **The Wasatch Front**, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.

Utah is world-renowned for its bounty of **public lands and recreational opportunities** ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and over a dozen ski resorts.

Utah is a geographically diverse state, encompassing a **convergence of three distinct geological regions**: the Rocky Mountains, the Great Basin, and the Colorado Plateau.

The beehive is the state symbol of Utah. The Mormon settlers used the symbol to represent **hard work and industriousness**. The beehive is where all workers cooperate in the construction of something much bigger than themselves, as a model for an efficiently run society.

Utah's Population Demographics (2023)



3.4M
Population



1.1M
Households



3.04
Average Household Size

Utah's Income Factors (2023)



\$89.4K
Median Household Income



\$105.8K
Average Household Income



\$34.3K
Per Capita Income