

# HQ Full Building Opportunity

382 W. PARK CIR., PROVO, UT 84604





# For Sale or Lease

\$18.00–24.00/SF Full Service

Contact Agent for Sale Pricing

For information, please contact:

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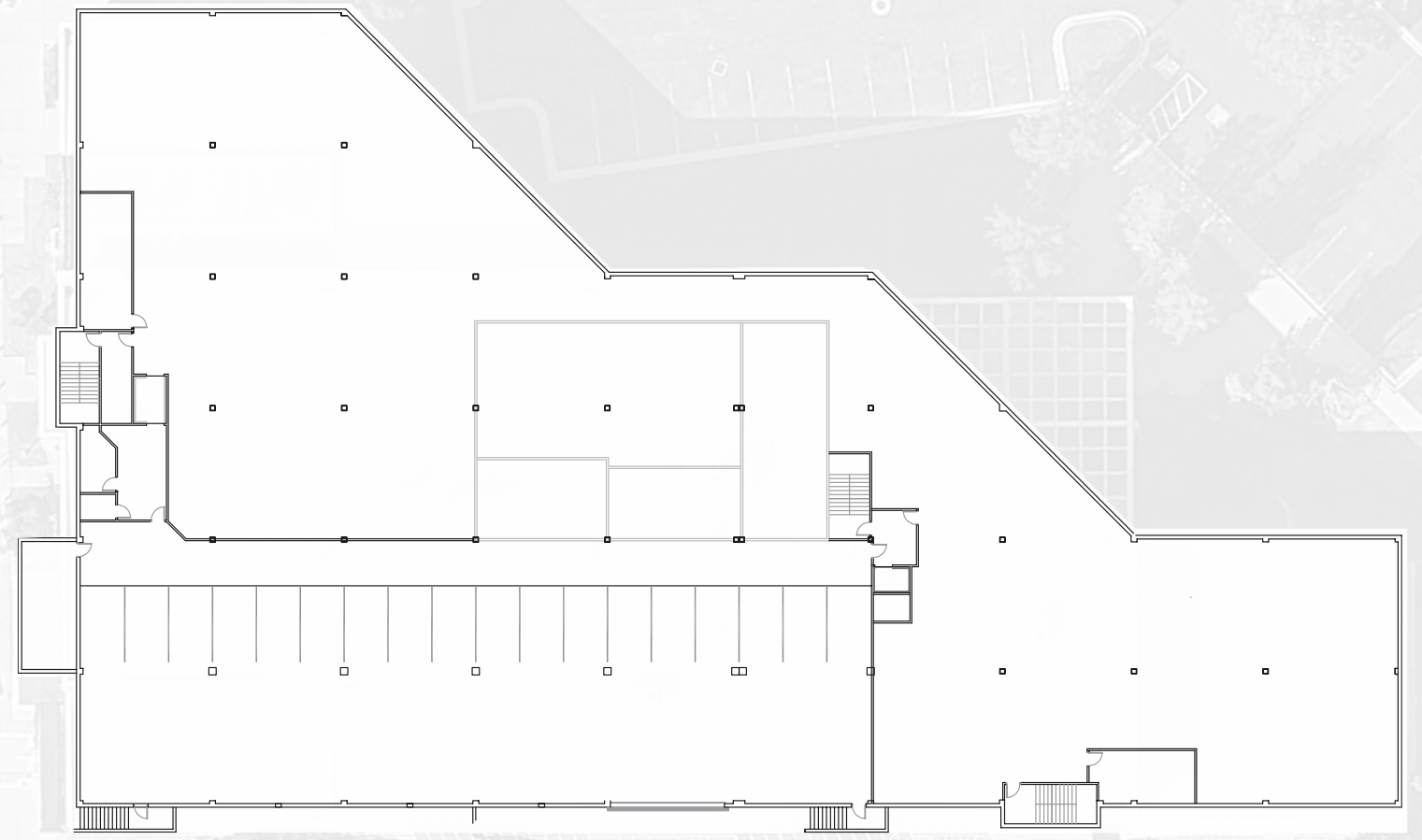
## Property Highlights

- 122,514 Total RSF on four floors
  - Garden Level: 9,180 SF
  - First Floor: 36,399 SF
  - Second Floor: 38,574 SF
  - Third Floor: 26,996 SF
  - Storage: 11,365 SF
  - Divisible to 5,000 SF
- Garden Level: \$18.00/SF
- First/Second Floors: \$21.00/SF
- Third Floor: \$24.00/SF
- Open floor design with expansive windows with stunning mountain views, modern finishes that includes large upper level entertainment balcony, high end kitchen/break areas, secure storage and ample room to hold large cooperate meetings
- Located in the prestigious Riverwoods Office Park
- Adjacent to Shops at Riverwoods, an upscale shopping center includes a variety of retail stores, restaurants, and entertainment options, enhancing the quality of life for employees and residents.
- Park like setting with pedestrian/bicycle paths along the Provo River
- Minutes to Brigham Young University and Utah Valley University
- Close proximity to high-end gated housing developments and Riverside Country Club
- Immediate access to Provo Canyon
- 3.7/1,000 SF Parking Ratio with additional underground secured parking
- 7.5 Acres
- Building signage available

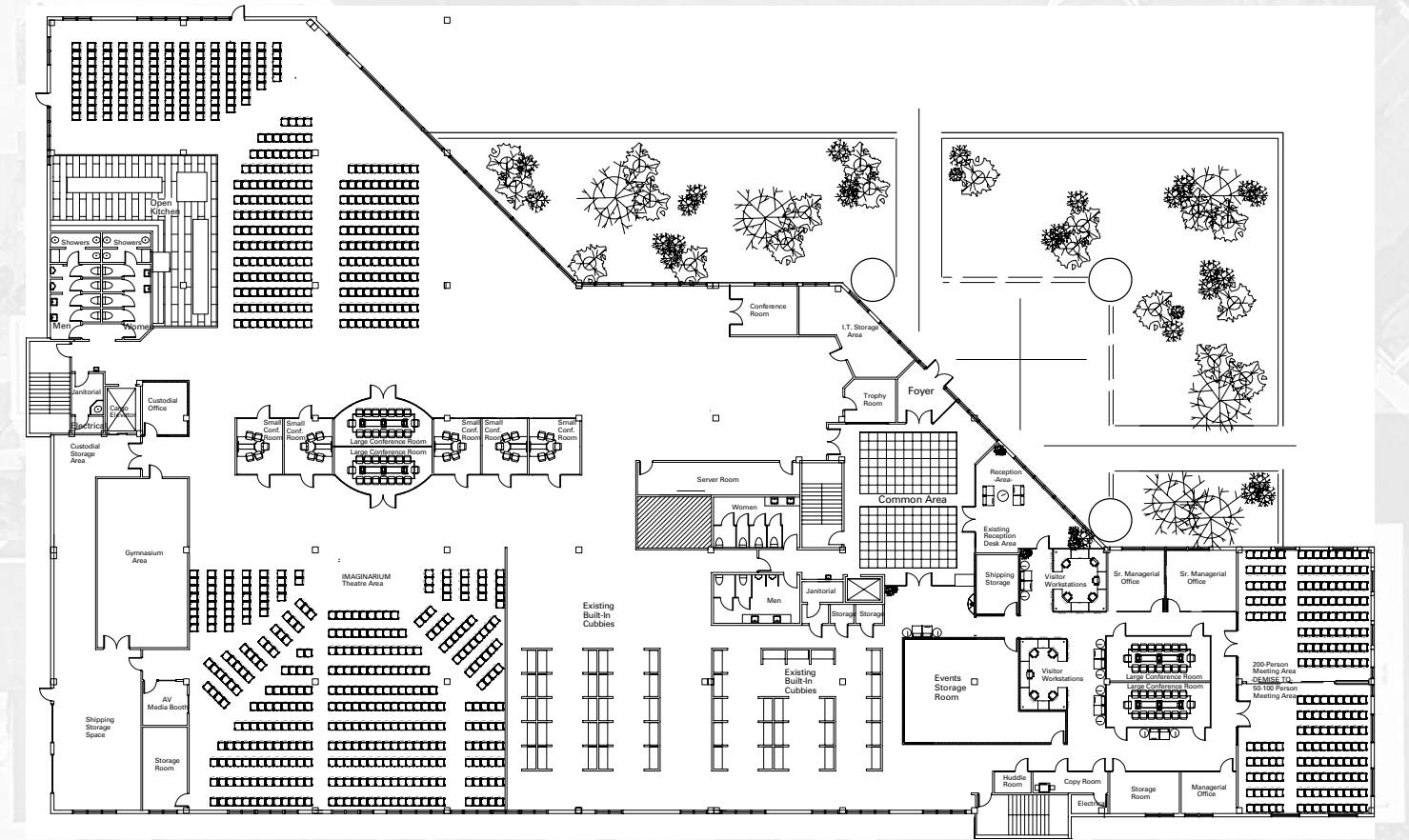




Garden Level  
9,180 SF



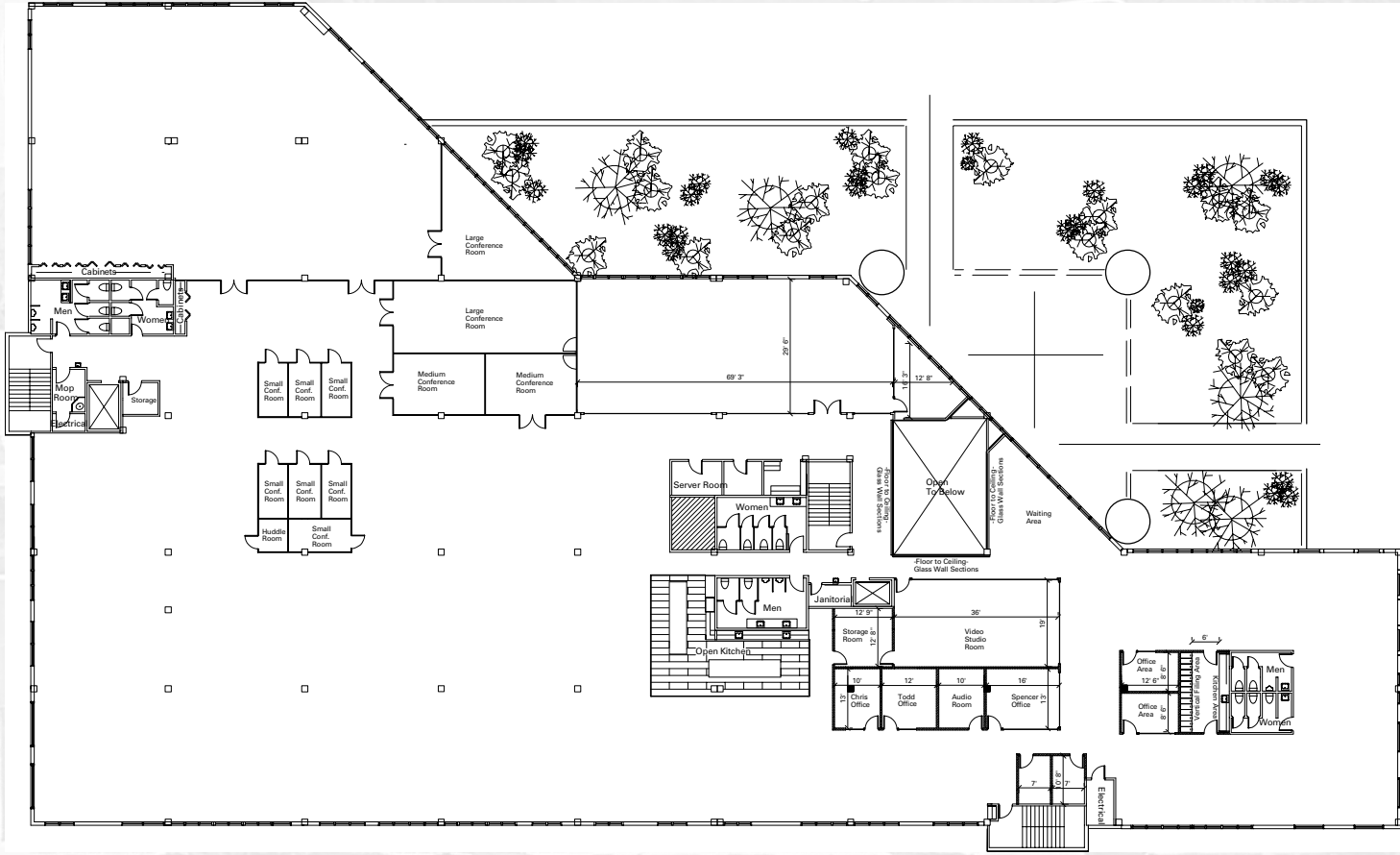
First Floor  
36,399 SF



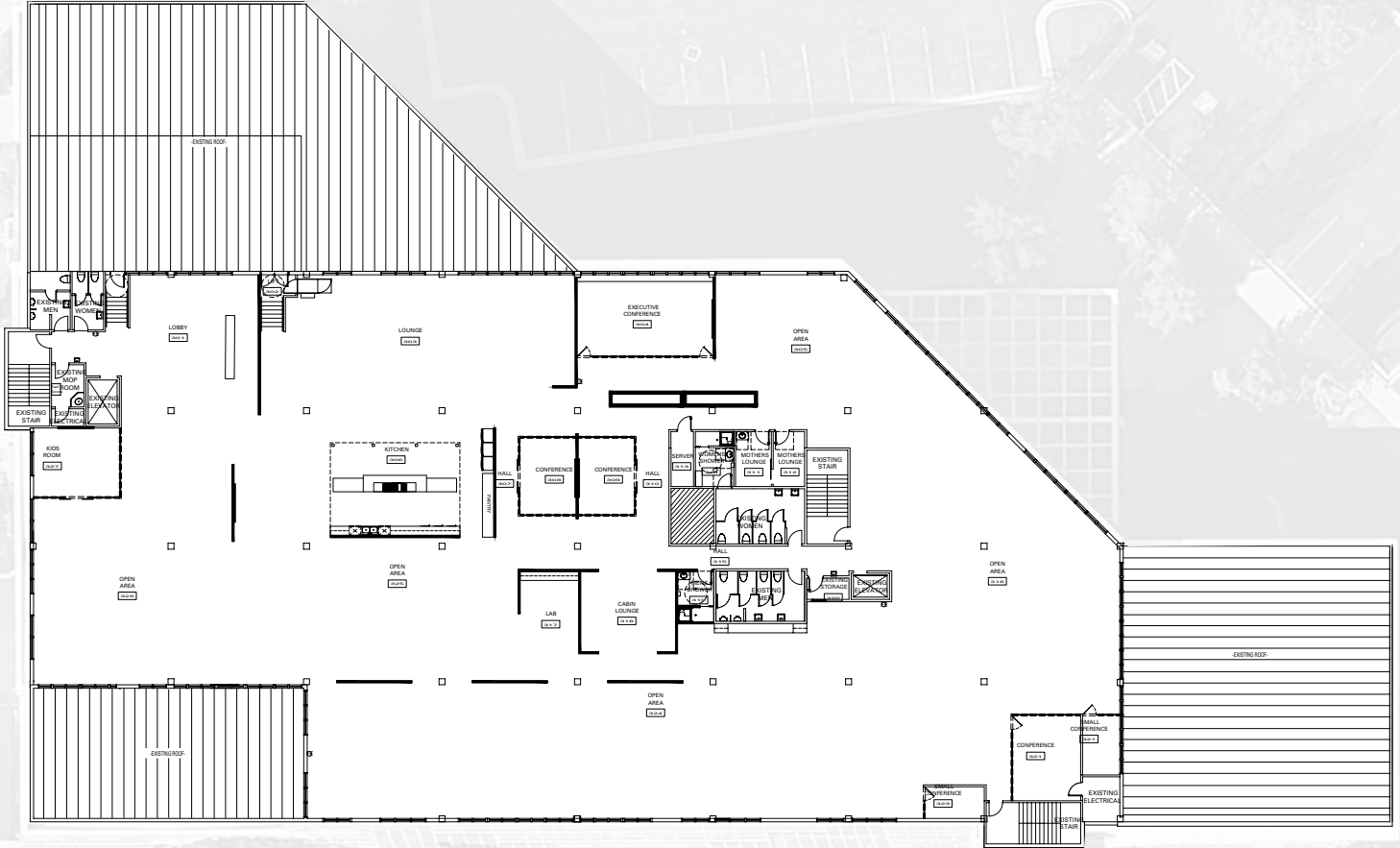
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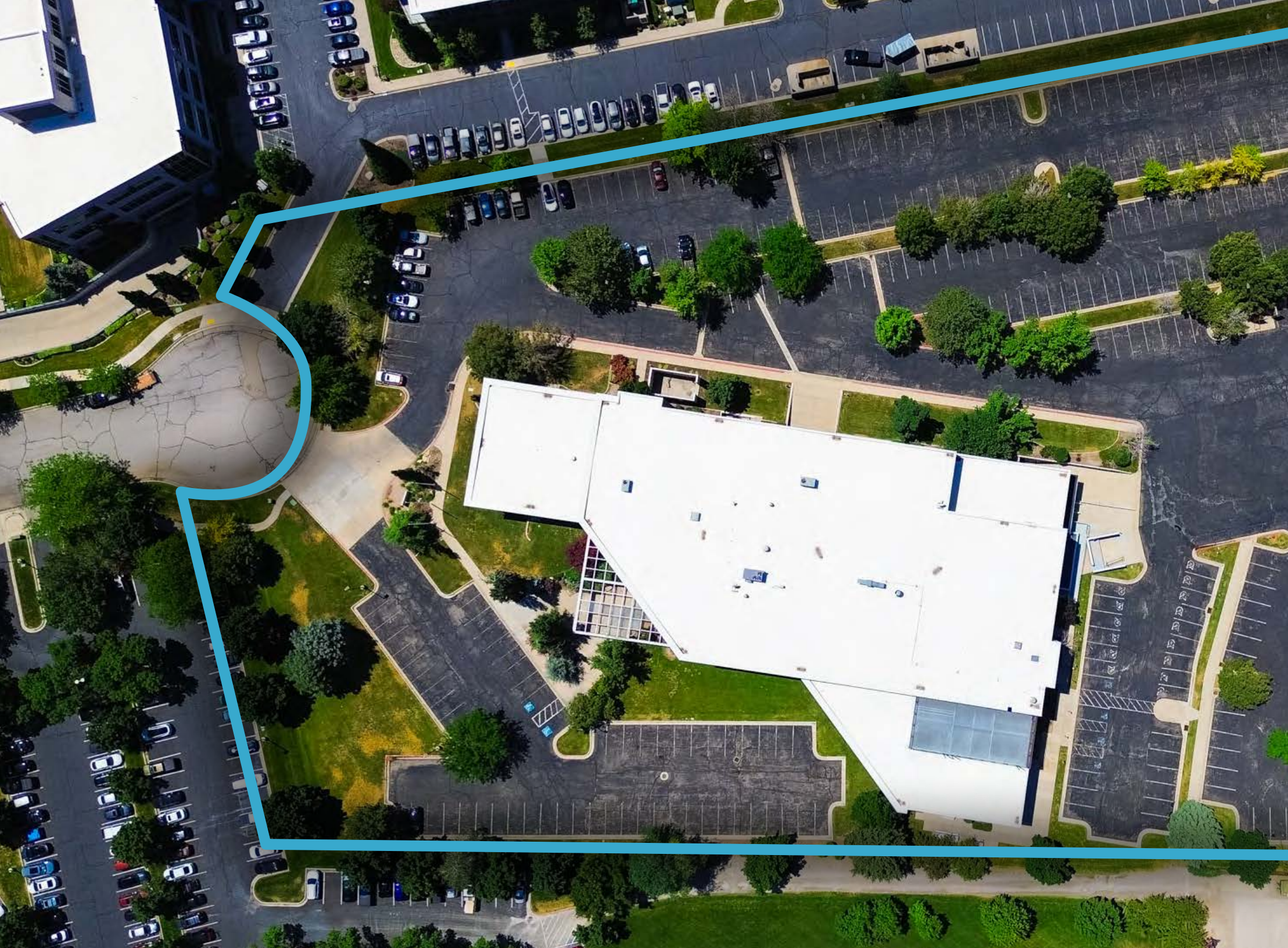
Second Floor  
38,574 SF



Third Floor  
26,996 SF





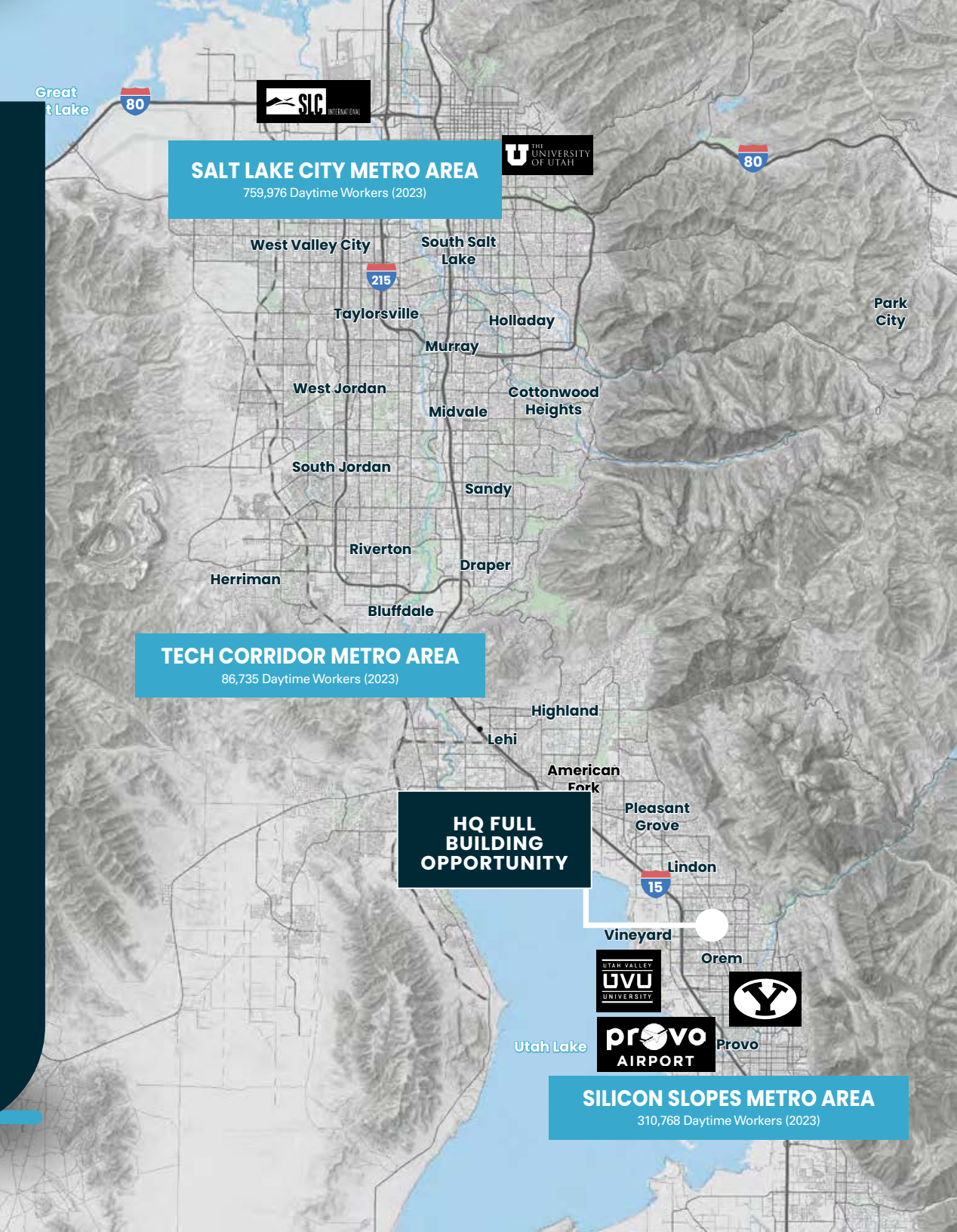


### AREA OVERVIEW

The Wasatch Front is a prominent geological and demographic region in Utah, encompassing four key counties: Salt Lake, Utah, Davis, and Weber. This area extends from Ogden City in the north to Provo in the south, with Salt Lake City serving as a central hub for the region. With a population of approximately 2.7 million people, the Wasatch Front is home to about 77% of Utah's total population, creating a dynamic corridor rich in activity, innovation, and cultural diversity.

Provo is a city located in Utah County, Utah, and serves as the county seat. It is situated about 45 miles south of Salt Lake City and is part of the larger Provo-Orem metropolitan area. Provo is known for its picturesque surroundings, including the stunning backdrop of the Wasatch Range, which offers various outdoor recreational opportunities such as hiking, skiing, and mountain biking. The city is home to Brigham Young University (BYU), the largest private university in the country affiliated with The Church of Jesus Christ of Latter-day Saints.

The city features a vibrant downtown area, which includes shopping, dining, and cultural attractions. Provo has a diverse economy that encompasses education, technology, and healthcare, with several tech companies establishing operations in the region. The community is also known for its family-friendly environment, strong sense of community, and active lifestyle. Provo City combines natural beauty, educational opportunities, and a strong community spirit, making it an appealing place to live and work.





### PROPERTY LOCATION

The Riverwoods area in Provo is a significant and attractive location for businesses, employees, and residents alike. The combination of upscale shopping and dining, prestigious corporate offices, scenic environment, luxury housing, and high-quality community services all contribute to making the Riverwoods area a noteworthy business and commercial hub within Utah County:

### PRIME LOCATION

Located on the Provo River and surrounded by the Wasatch Mountains, the Riverwoods area offers a picturesque environment that is appealing to businesses and employees alike. The area is easily accessible via public transportation, major roads and highways, making it convenient for commuting and business operations. As part of the broader Silicon Slopes region, the Riverwoods area benefits from the innovation and technological advancements prevalent in Utah County.

### ECONOMIC IMPACT

The concentration of businesses and corporate offices in the Riverwoods area creates numerous job opportunities, contributing to the local economy. The area attracts both established companies and startups, fostering a dynamic and growing business environment.

### BUSINESS ECOSYSTEM

The area hosts a variety of corporate offices, including those of prominent companies in technology, finance, and other industries. Close proximity to BYU and UVU provides a pipeline of highly educated talent, which is advantageous for companies looking to hire skilled professionals.

### AMENITIES & SERVICES

The Shops at Riverwoods is adjacent to the property and offers upscale shopping including a variety of retail stores, restaurants, and entertainment options, enhancing the quality of life for employees and residents.

### QUALITY OF LIFE

Recreational Opportunities The proximity to outdoor recreational activities, such as hiking, biking, and fishing along the Provo River and immediate access to Provo Canyon enhances the appeal for employees seeking a balanced lifestyle.

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# WHY UTAH?

#1

ECONOMIC OUTLOOK

(Rich States, Poor States, 2024)

#1

BEST STATE TO START A BUSINESS

(WalletHub, 2024)

#1

BEST STATE FOR SOCIAL MOBILITY

(Archbridge Institute, 2024)

#1

BEST STATE OVERALL

(U.S. News, 2024)

#1

TOP JOB MARKET

(WSI/Moody Analytics, 2024)

#2

BEST STATE ECONOMY

(WalletHub, 2024)

#2

MOST FINANCIALLY LITERATE STATE

(WalletHub, 2023)

#4

BEST-PERFORMING SMALL CITIES: ST. GEORGE

(Milken Institute, 2024)

AAA

CREDIT RATING

(Fitch Ratings, 2024)

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As a whole, the State of Utah is known for its dynamic economic climate, well-run state government, young, highly-educated work force and business friendly environment. Since 2010, Forbes has consistently ranked the state as one of the top five “Best States for Business.” Utah features low costs of doing business, countless economic incentives, relatively affordable real estate costs, low wages, competitive corporate income and sales tax and affordable health care insurance.

### DEMOGRAPHICS

The State of Utah has a population of 3.46 million. Approximately 2.7 million (77% of the population) lives along the Wasatch Front, a four-county geographic area surrounding Salt Lake City. The state has the ninth-fastest growing population in the country, which is also the youngest. Major universities in the Greater Salt Lake area include Brigham Young University, Utah Valley University, Salt Lake Community College, Westminster College, Eagle Gate College, Broadview University and The University of Utah.

3.6M	#1	77%
Population	Fastest Growing Population	of State’s Population (2.7M) Live in Greater Salt Lake Region
91%	31.4	2.9%
Have a High School Diploma, 70% have College Experience, 37% Have a Bachelor’s Degree	Median Age (Lowest in the Nation)	Unemployment Rate (BLS, May 2024)



BEST STATE FOR BUSINESS

Since 2010, Forbes has consistently ranked Utah as one of the top five “Best States for Business.” The state benefits from light regulation and energy costs that are 23% below the national average. Employment expanded 3.1% year-over-year, making the state the national leader for job growth. Utah has been a tech destination for years, with companies such as eBay, Oracle, Microsoft, Twitter, Facebook and Amazon building up a heavy presence in the state as a low-cost alternative to California. Today, there are over 7,000 tech and life sciences companies located in Utah. Venture capital firms invested \$1.1 billion in Utah in 2019 — more than three times the average investment over the past four years.

Utah’s economic performance is impressive on many levels and speaks to the State’s ability to compete in global markets and attract new business. Companies that have recently expanded within or entered Utah include Adobe, Ebay, Amazon, Goldman Sachs, Fidelity and Twitter.

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LIFESTYLE

Both the state of Utah and Salt Lake City have been cited by virtually every prestigious publication as one of the top destinations in the nation to live, work and play. Life in Utah offers an ideal mix: job opportunities, low cost of living, low crime rates, affordable higher education, top-notch health care and cultural diversity. Best of all, the state offers a side-by-side mix of outdoor recreation and urban entertainment.

UNPARALLEL  
UTAH LIFESTYLE

 SALT LAKE RANKED BEST PLACE TO LIVE & PARK CITY RANKED BEST TOWN EVER Outside Magazine	 14 WORLD-CLASS SKI RESORTS	 MORE THAN 9 MILLION ACRES OF NATIONAL FOREST	 SALT LAKE RANKED ONE OF THE HEALTHIEST METRO AREAS Atlantic Cities Magazine	 43 STATE PARKS
 2ND MOST LIVABLE STATE CQ Press, 2013	 #1 HIKING CITY - SALT LAKE CITY National Geographic Adventure	 #1 STATE FOR FUTURE LIVABILITY Gallup Wellbeing	 5 NATIONAL PARKS	 UTAH HAS 6TH LOWEST CRIME RATE IN THE U.S.

UTAH SPORTS



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