

# Zions Bank Financial Center

180 N. University Ave | Provo, Utah, 84601



For Lease

Colliers





Flexible space.  
Prime location.  
Unmatched visibility.

# Zions Bank Financial Tower

Located in the heart of Downtown Provo which is the Central Business District of Utah County, Zions Bank Financial Center offers high-visibility commercial space along University Avenue and professional office suites with sweeping mountain and city views.

Featuring flexible layouts, structured parking, and full-service lease options—Zions is just minutes from BYU, UVU, I-15, and the newly expanded Provo Airport.

## Available Space:

Unit 140: 2,127 SF (Main Floor Commercial)  
Unit 200: 8,551 SF

Unit 600: 12,919 SF  
Unit 700: 12,919 SF  
Unit 820: 3,393 SF

## Key Advantages:

- Upper-level office suites ranging from 2,127 to 12,919 SF, many with stunning panoramic mountain and downtown views
- Main floor commercial spaces with direct frontage along University Avenue and strong pedestrian visibility
- Structured parking garage (free of charge) with ample parking
- Located in the heart of downtown Provo, walkable to numerous restaurants, shops, and public transit
- Minutes from BYU, UVU, I-15 and the newly expanded Provo Airport
- Fully furnished space availability
- Lease rates ranging from \$19.95 – \$21.00/SF Full Service

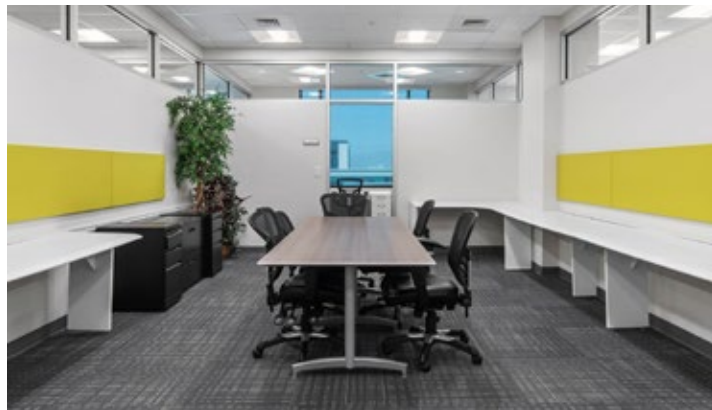




# Space Available:

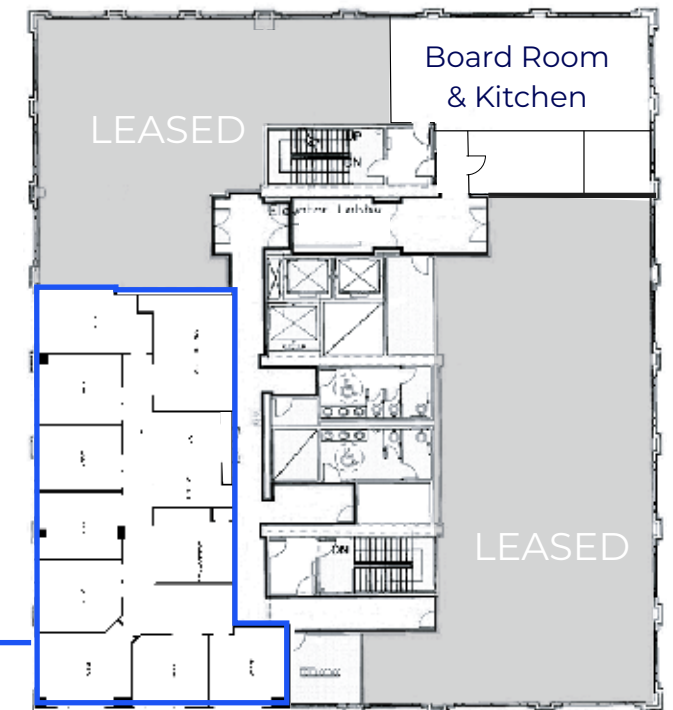
7th Floor

Unit 700: 12,919 SF



8th Floor

Unit 820: 3,393 SF



Unit 820  
3,393 SF



Timp Board Room

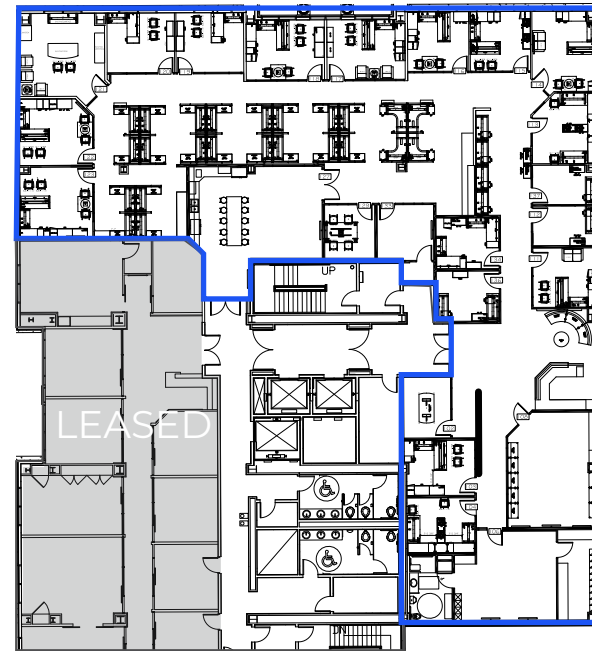




# Space Available:

2nd Floor

Unit 200: 8,551 SF



6th Floor

Unit 600: 12,919 SF

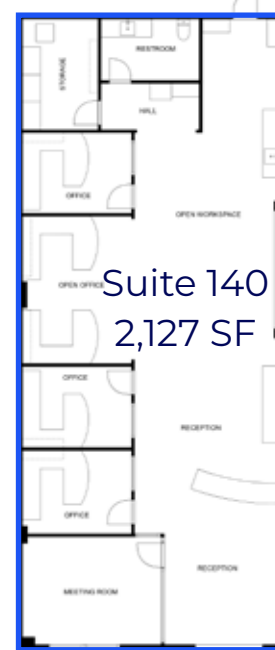




# Space Available:

1st Floor

Unit 140: 2,127 SF





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2025 Estimated	34,768	114,033	171,231
2030 Projected	36,428	120,429	180,998
Households			
2025 Estimated	12,446	35,752	53,562
2030 Projected	13,494	38,925	58,244
Income			
2025 Median HHI	\$47,677	\$66,042	\$74,918
2025 Average HHI	\$63,631	\$89,966	\$101,047

Information provided by ESRI Business Analyst

DRIVE TIMES:



PROVO AIRPORT  
5 MINUTES



SALT LAKE CITY  
40 MINUTES



UVU  
11 MINUTES



BYU  
1 MINUTE

NEARBY AMENITIES:

RESTAURANTS

- 1. DP Cheesesteaks
- 2. Great Harvest Bread Co
- 3. Denny's
- 4. Koi Ramen Provo
- 5. Chickfila
- 6. Cubby's
- 7. PizzaForno
- 8. Raising Cane's Chicken Fingers
- 9. Firehouse Subs
- 10. Mooyah
- 11. Noodles & Company
- 12. Chipotle Mexican Grill

- 13. Panda Express
- 14. Pita Pit
- 15. Kneaders
- 16. Sumo Japanese Restaurant
- 17. Nico's Pizza
- 18. Costa Vida
- 19. Roni's Mac Bar
- 20. Bowls Superfoods
- 21. Gandolfo's New York Deli
- 22. Brick Oven
- 23. Cupbop
- 24. J Dawgs
- 25. Bombay House

- 26. Thai Hut
- 27. Mo' Bettahs
- 28. CHOM Burger
- 29. Eimi Sushi & Ramen
- 30. Backdoor BRGR
- 31. Taste117
- 32. MOZZ Artisan Pizza
- 33. Hungry Hawaiian Provo
- 34. Hruska's Kolaches
- 35. Tommy's Burgers
- 36. El Salvador Restaurant
- 37. K's Kitchen
- 38. Black Sheep Cafe
- 39. Guru's Cafe

SERVICES

- 1. Utah Community Credit Union
- 2. America First Credit Union
- 3. Wells Fargo
- 4. America First Credit Union
- 5. Central Bank
- 6. Zions First National Bank
- 7. Wells Fargo
- 8. Freedom Credit Union
- 9. Deseret First Credit Union
- 10. Vasa Fitness
- 11. US Bank
- 12. Utah First Credit Union
- 13. Chase Bank
- 14. Key Bank
- 15. Zions First National Bank

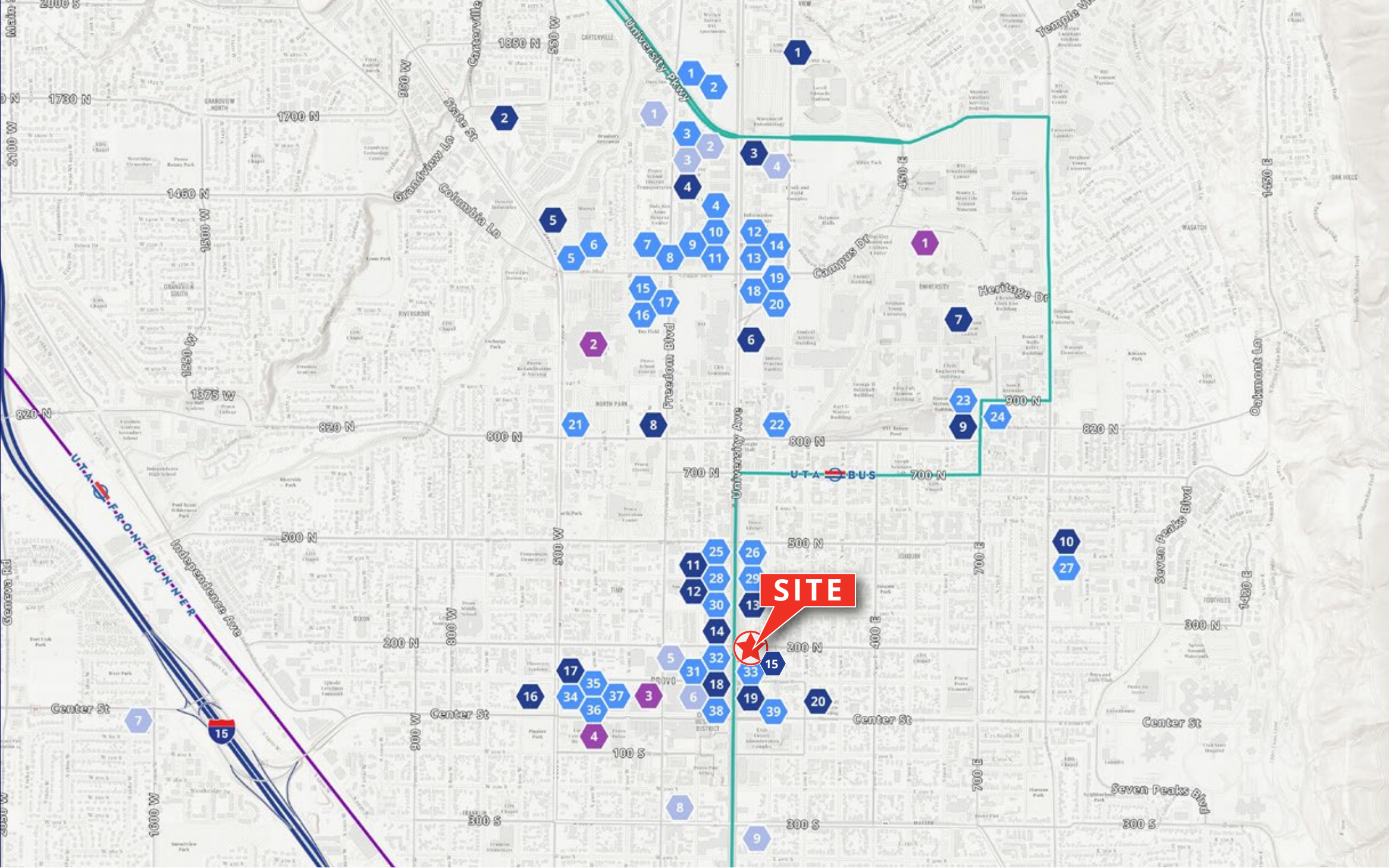
- 16. Wells Fargo
- 17. Mountain America Credit Union
- 18. Central Bank
- 19. Wells Fargo
- 20. Altabank

HOTELS

- 1. Days Inn
- 2. Best Western Plus
- 3. SpringHill Suites by Marriott
- 4. Super 8 by Wyndham
- 5. Hyatt Place
- 6. Provo Marriott Hotel & Conference Center
- 7. Americas Best Value Inn
- 8. Provo Inn & Suites
- 9. Provo Travelers Inn

LANDMARK

- 1. BYU Main Campus Center
- 2. IHC Utah Valley Hospital
- 3. Utah Valley Convention Center
- 4. Covey Center for the Arts





# Zions Bank Financial Center



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