

Former Corporate Headquarters

4907 - 4931 NORTH 300 WEST // PROVO, UTAH 84604

OFFICE | FOR SALE



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PROPERTY SUMMARY

Formerly the headquarters of Vivint, 4907 - 4931 North 300 West is located in the Riverwoods Business Park, which is regarded as one of the most prestigious office destinations in Utah County. The Property stands out due to its Class "A" finishes and unmatched amenities. Amenities include a gymnasium that can easily be converted into a large conference hall, full-size workout gym, a large cafeteria with a commercial kitchen, and immediate access to both walking and biking trails along the Provo River. The Property sits along the Provo River at the base of Mount Timpanogos providing unmatched views. There are multiple restaurants and retailers located within a short walk at The Shops at Riverwoods. The Property is strategically positioned less than 5 miles from both BYU and UVU, two of the largest colleges in the state, creating an ideal location for recruiting and retention. Sundance Mountain Resort is located just 10 minutes away up Provo Canyon, a top destination for conferences, recreation and resort living. This is a rare opportunity to own the two nicest buildings in a premier business park with an irreplaceable location along the beautiful Provo River.

PROPERTY DESCRIPTION

LISTING PRICE:	Call For Pricing	ZONING:	R_BP Research - Business Park
TOTAL BUILDING SIZES:	133,594 SF	PARKING STALLS:	646 Stalls
Main Office Building:	102,354 SF	YEAR BUILT:	2009
Amenity Building:	32,240 SF	PARCEL #:	51.511.0003
LAND AREA:	12.46 Total Acres or 542,757.6 SF		

PROPERTY HIGHLIGHTS

Former Corporate Headquarters

- Located in the prestigious Riverwoods Business Park in Provo, UT.
- Beautifully landscaped with immediate access to walking and riding trails.
- 1.5 miles to the mouth of Provo Canyon.
- Close to food, shopping and other amenities.
- Close proximity to two large universities for potential employee pools.
- Unmatched mountain views.



MAIN BUILDING LAYOUT

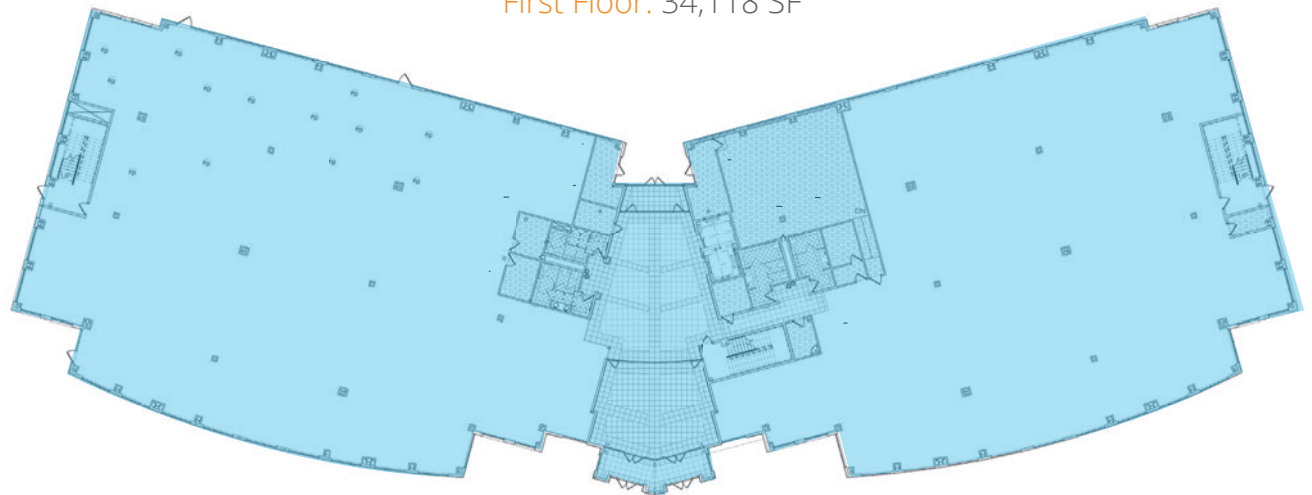
Main Building Features

First Floor: 34,118 SF
Second Floor: 31,981 SF
Third Floor: 32,852 SF

- Former corporate headquarters.
- Large, open layout.
- Full kitchen and cafeteria.
- Multiple conference rooms.
- Glass walls and doors.
- Beautiful mountain and valley views.



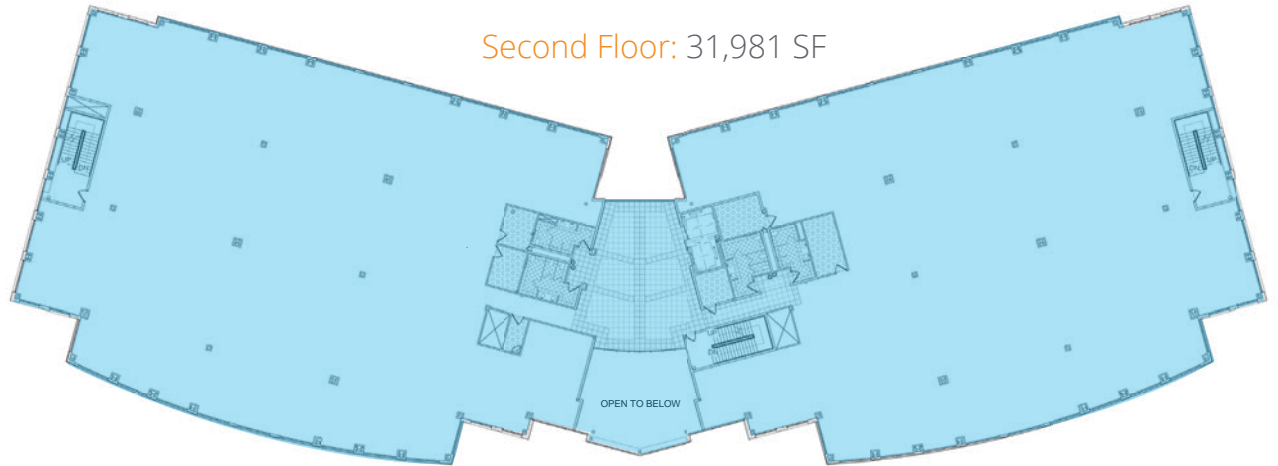
First Floor: 34,118 SF



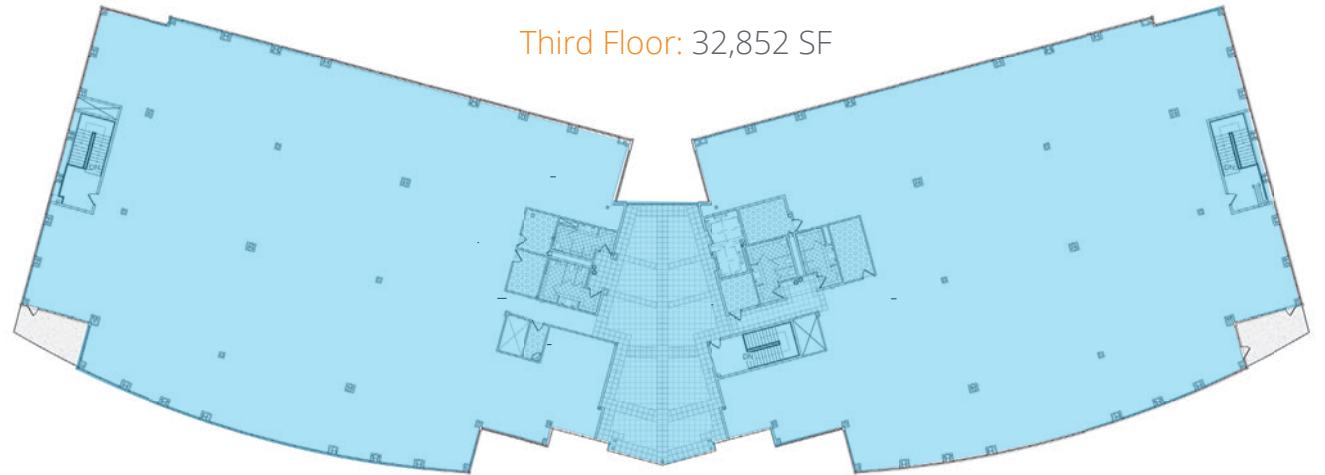
MAIN BUILDING LAYOUT



Second Floor: 31,981 SF



Third Floor: 32,852 SF

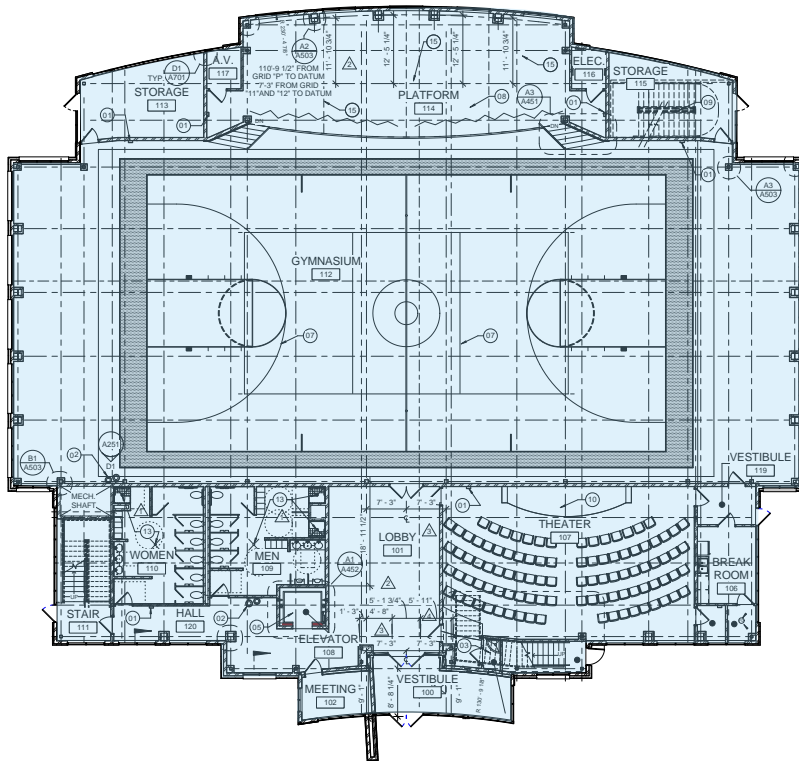


AMENITY BUILDING LAYOUT

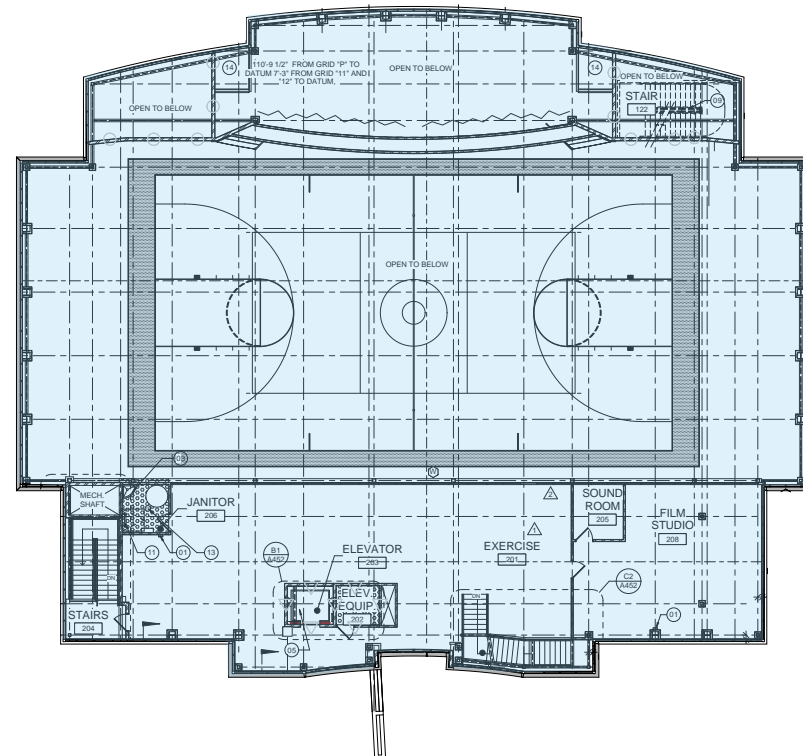
AMENITY BUILDING FEATURES

- Full size indoor basketball court.
- Platform stage with retractable screen.
- Exercise room.
- Stadium seating auditorium.
- Sound room and film studio.
- Breakroom.
- Conference room.

First Floor: 15,620 SF



Second Floor: 10,654 SF



BASIC CONSTRUCTION COMPONENTS

ADDITIONAL BUILDING INFORMATION	
Footings & Foundation	Concrete.
Exterior Walls	Granite, EIFS and glass.
Walls	Generally painted gypsum board. Some offices have leaded Italian glass interior demising walls.
Roof	Flat, built up with membrane covering.
Structural Frame	Steel.
Windows	Double pane glass in aluminum frames.
Ceilings	Exposed truss and suspended acoustical tile ceilings.
Lighting	Recessed fluorescent tubular lighting, some decorative incandescent and sconce lighting throughout.
Floors	The vestibule and lobby areas, as well as most common area corridors, include sealed exposed concrete floors. The private offices, conference rooms and work areas generally have a commercial grade carpet tile. The restrooms have solid stone flooring. The exception is the flooring package in the gymnasium has a full hardwood basketball court.
Elevators	Two high-speed elevators.
Plumbing / Restrooms	Two men's and two women's per floor.
HVAC	Via a forced warm and cold air 3 stage package system.

EXTERIOR PICTURES



MAIN BUILDING



MAIN BUILDING



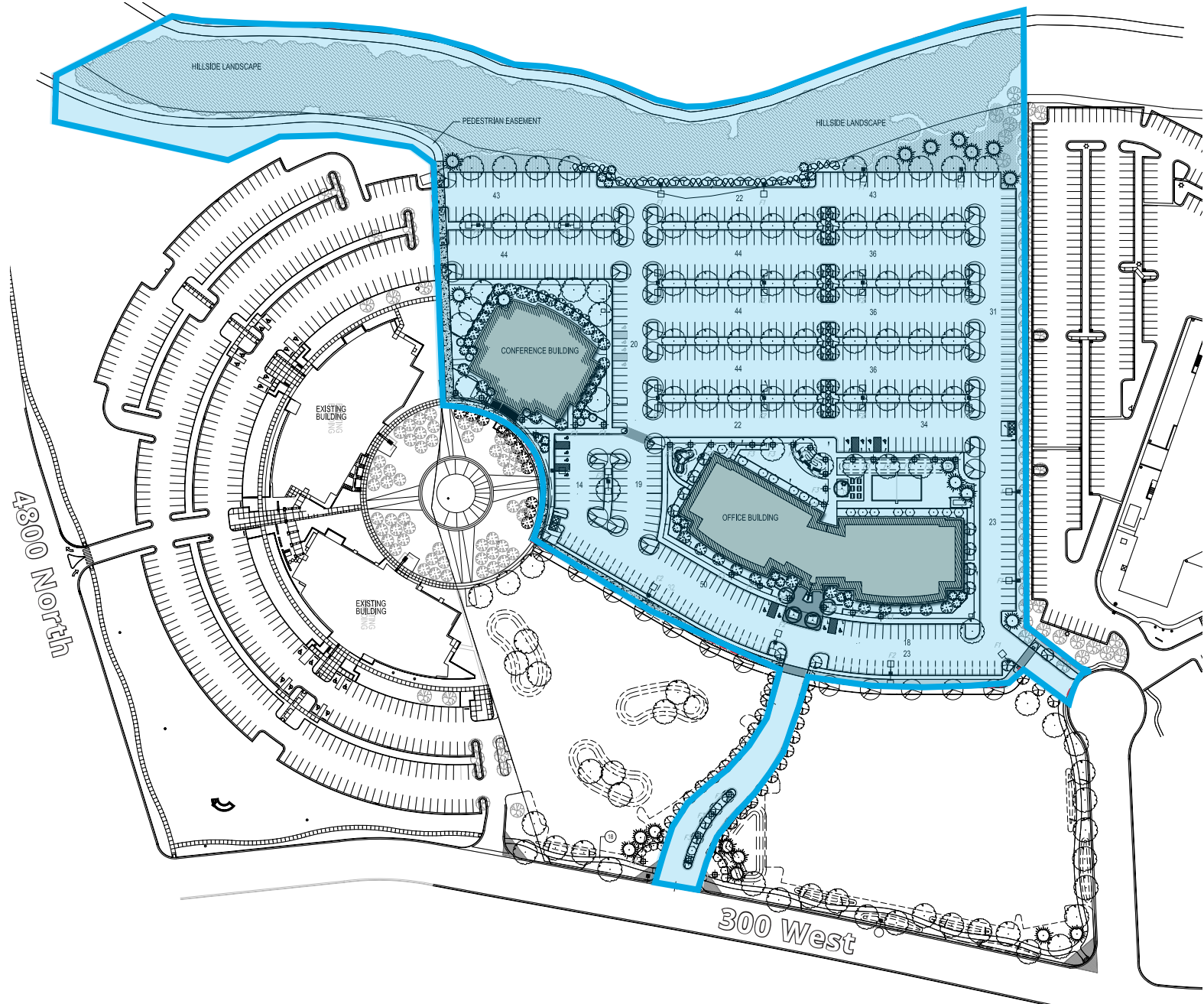
AMENITY BUILDING



SITE AREA



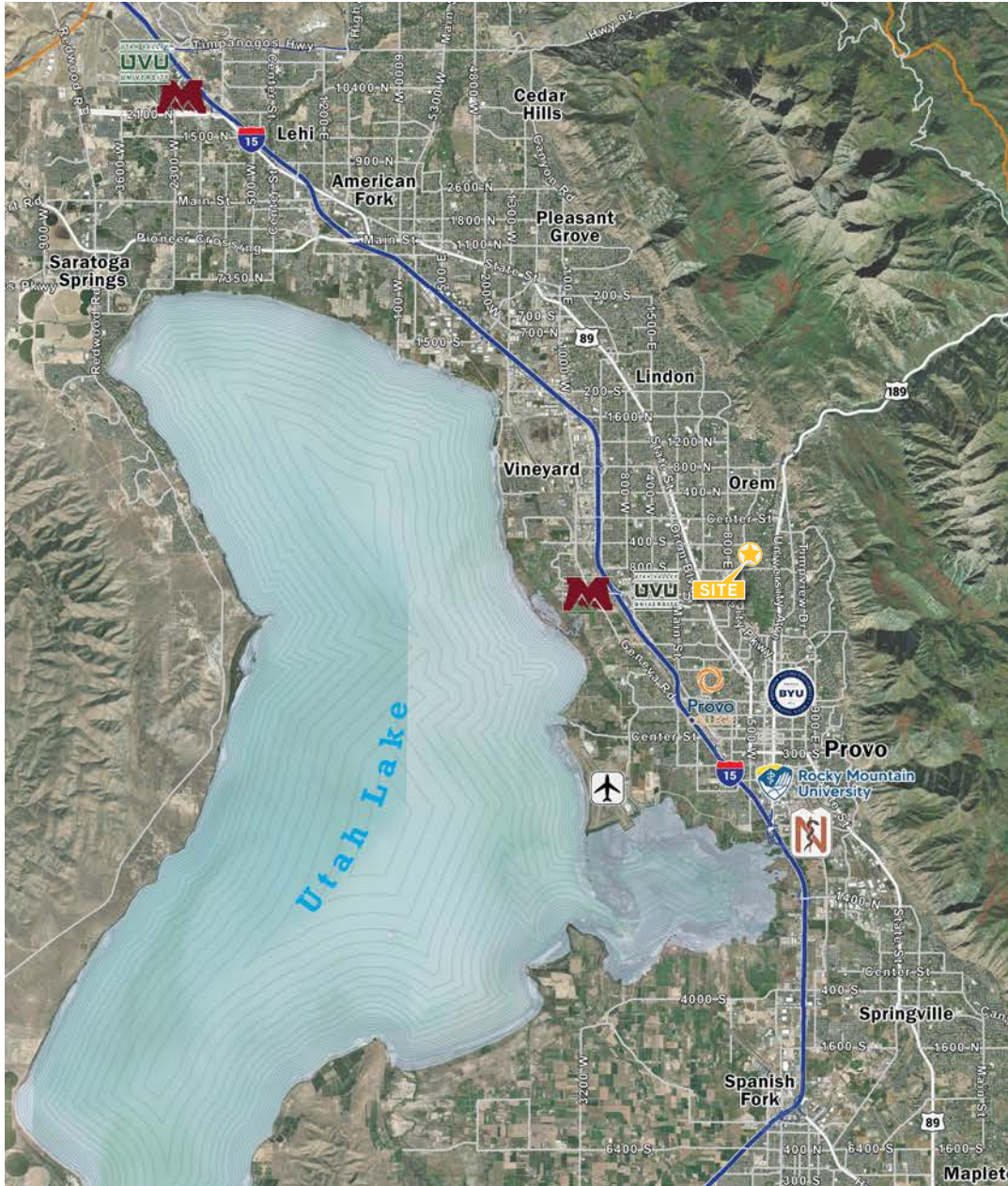
SITE AREA



MAJOR OCCUPIERS










UTAH COUNTY COLLEGES & DEMOGRAPHICS



Demographics		1 Mile	3 Miles	5 Miles
Population				
2024	Total Population	10,797	95,665	219,179
2029	Total Population	10,772	97,113	224,970
2024	Median Age	32.7	28.8	25.7
Average Household Size				
2024	Total Households	3,015	30,051	66,986
2029	Total Households	3,092	31,413	70,967
2024	Average Household Size	3.51	3.12	3.07
Income				
2024	Median Household Income	\$113,847	\$88,419	\$78,753
2024	Average Household Income	\$153,620	\$119,160	\$107,504
2024	Per Capita Income	\$43,101	\$37,438	\$33,136

Student Populations by School

-  Utah Valley University: 43,099 students | 4.6 miles
-  Brigham Young University: 34,390 students | 3.4 miles
-  Noorda Medical School: 194 students
-  Rocky Mountain University: 1,265 students
-  Mountainland Technical College: 3,772 students
-  Provo College: 684 students
-  Cosmetology Students in Multiple Schools: 1,100

Current Market Indicators



YTD Absorption

-61K SF

YOY FORECAST



Under Construction

24K SF

YOY FORECAST



Direct Vacancy Rate

12.71%

YOY FORECAST



Lease Rate (FSG)

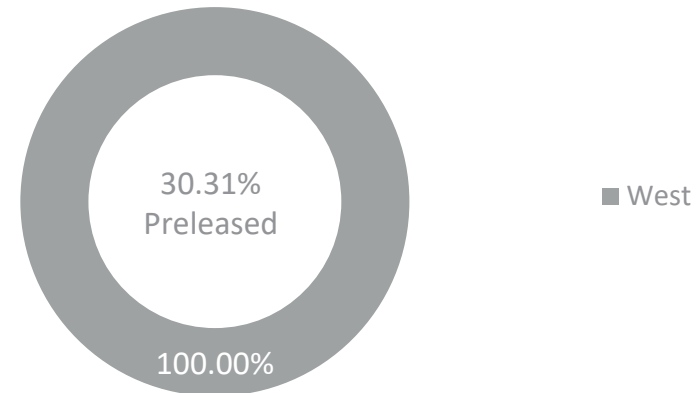
\$24.33/ SF

YOY FORECAST

Historic Comparison

	23Q3	24Q2	24Q3
Total Inventory (SF)	18,860,742	19,134,203	19,155,762
New Supply (SF)	140,768	0	0
YTD Net Absorption (SF)	(123,232)	+77,824	(60,638)
Direct Vacancy	11.03%	11.69%	12.71%
Sublease Vacancy	6.64%	5.90%	5.51%
Total Vacancy	17.68%	17.58%	18.22%
Under Construction (SF)	75,800	68,000	24,000
Overall Asking Lease Rates (FSG)	\$24.37	\$24.43	\$24.33

Construction



Two medical office buildings near the new Primary Children's Hospital in Lehi reached completion this quarter, while just one medical facility in Eagle Mountain broke ground, bringing the total down from 68,000 square feet of construction to just 24,000 square feet currently. Developers see medical office projects as more stable investments during uncertain times, as healthcare space is consistently in demand. Thanks to high vacancy rates and ongoing uncertainty, expect developers to postpone any new projects until existing spaces see improved occupancy.



Accelerating success.

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