

## FOR SALE OR LEASE



## PROPERTY DETAILS

180 N University Avenue, Provo, Utah 84601

- Full 4th Floor- 3,302 SF- 11,713 SF
- North patio: 45' x 32' (1,440 SF)
- South patio: 130' x 32' (4,160 SF)
- Lease rate: \$21.50 PSF/FS (includes interior suite janitorial services)
- Furniture and cubicles available
- Sales Price: \$3,350,000 (\$286 PSF)
- Stunning mountain and city views with large windows and 2 large private patios
- Open spaces and hard wall offices with 2 breakrooms
- Secured access, private bathrooms and data room
- Covered parking in attached parking structure, rapid bus transit stop in front of building
- Unmatched Class A building located in vibrant downtown Provo with surrounding shops and restaurants

## 2025 DEMOS



### EST. POPULATION

1 MILE » **35,210**  
3 MILE » **114,393**  
5 MILE » **173,742**



### EST. HOUSEHOLDS

1 MILE » **12,266**  
3 MILE » **34,963**  
5 MILE » **52,970**



### EST. AVERAGE HH INCOME

1 MILE » **\$65,091**  
3 MILE » **\$91,755**  
5 MILE » **\$102,416**

# NEWMARK

## MOUNTAIN WEST

**KARLI BLACK**

kblack@newmarkmw.com

direct 385.233.9143

[View Profile](#)

**CODY BLACK**

cblack@newmarkmw.com

direct 385.233.9141

[View Profile](#)

**JOHN MONSON**

john.monson@colliers.com

direct 801.915.0122



**FULL SERVICE**

**COMMERCIAL REAL ESTATE**

2015 West Grove Parkway, Suite J

Pleasant Grove, UT 84062

Office 385.233.9140

[www.newmarkmw.com](http://www.newmarkmw.com)





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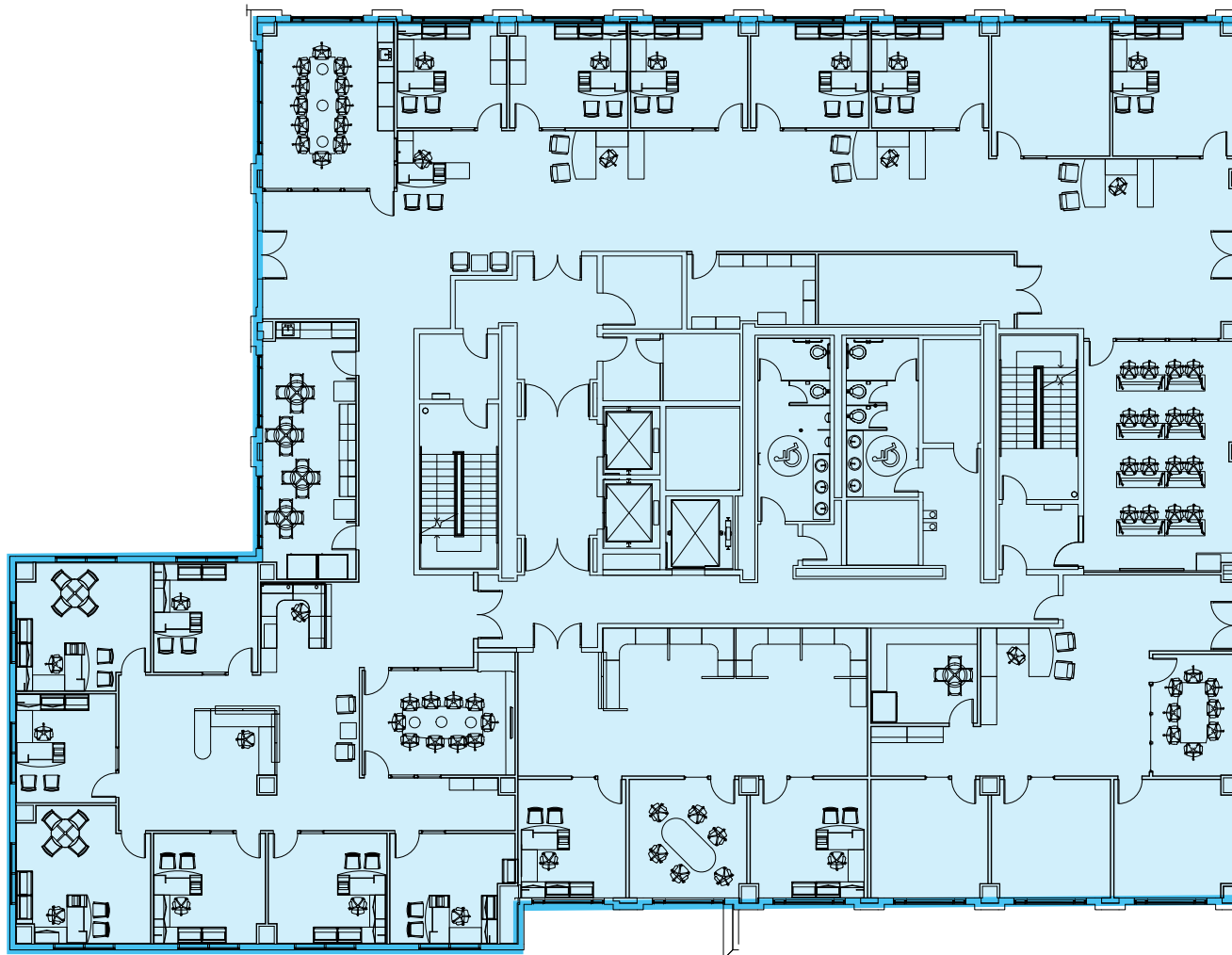
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## SITE PLAN

### 4TH FLOOR

Full floor available- 3,302 SF up to 11,713 SF



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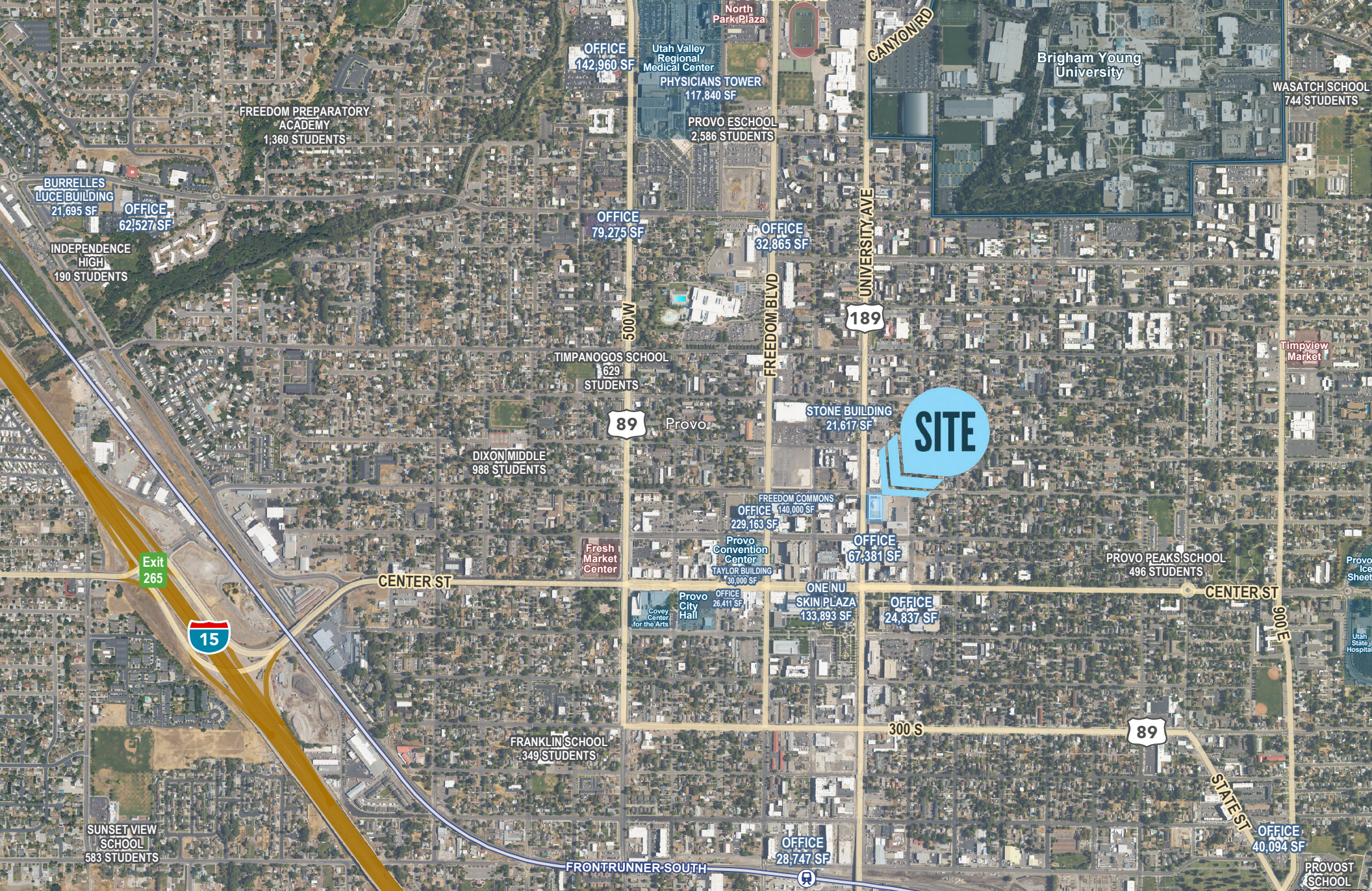


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 312 East South Temple  
 Salt Lake City, Utah 84111  
 Office 801.456.8800  
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