

# Main Floor Riverwoods Office Condos

4956 NORTH 300 WEST // SUITES 101 & 102 // PROVO, UTAH 84604

**FOR SALE OR LEASE**



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**Presented By**

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## PROPERTY SUMMARY

Riverwoods Office Condos, 4956 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 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 two office condos in a premier business park with an irreplaceable location along the beautiful Provo River.

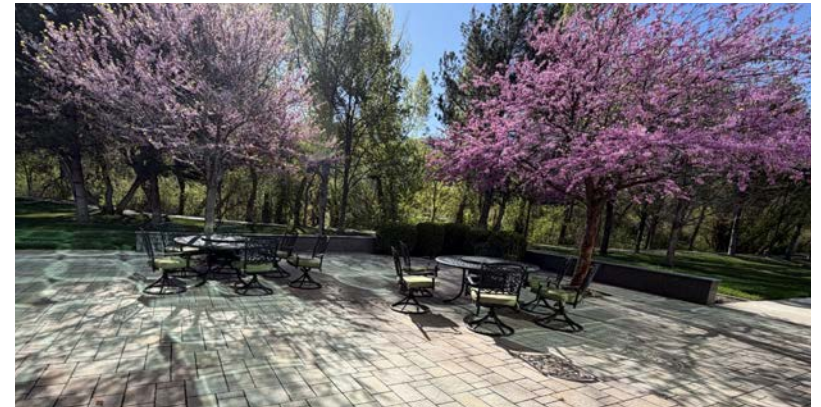
## PURCHASE / LEASE DETAILS

<b>SALES PRICE:</b>	<b>FULL MAIN FLOOR:</b>	11,667 SF		<b>\$3,200,000.00</b>
	SUITE 101:	7,879 SF		<b>\$2,161,035.00</b>
	SUITE 102:	3,788 SF		<b>\$1,038,965.00</b>
<b>LEASE RATE:</b>	<b>\$24.00 PSF   FULL SERVICE</b>			

## PROPERTY HIGHLIGHTS

### Riverwoods Office Condos

- 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.



## PROPERTY FEATURES

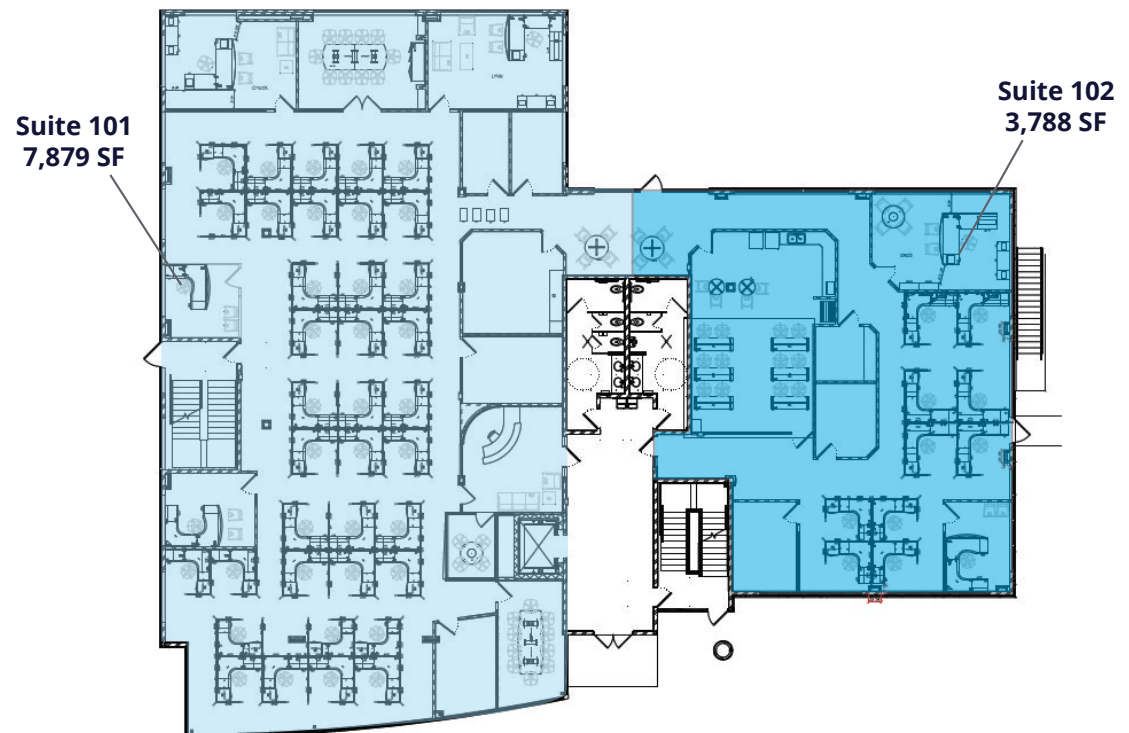
### Available Suites

Suite 101: 7,879 SF  
Suite 102: 3,788 SF  
Total Available: 11,667 SF

- Class A, main floor office space
- Furniture available
- (8) underground parking stalls
- Office building is beautifully landscaped and borders the Provo River walking trail
- Outdoor patio with seating
- Owner / occupant opportunity
- Available to occupy January 1, 2027
- Parcel #s: 57.069.0101; 0102



## Floor Plan



## INTERIOR PHOTOS



## INTERIOR PHOTOS



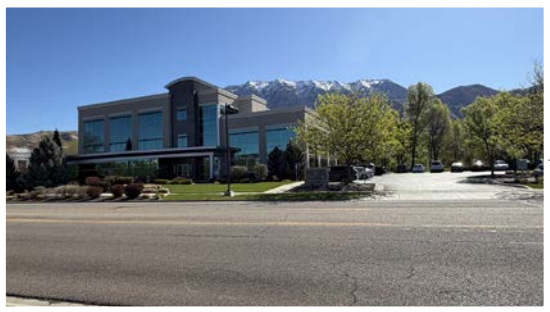
**SITE AREA**



# MAJOR OCCUPIERS



# AREA RETAILERS





Accelerating success.

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