

INCENTIVE OFFERED!
Ask agents for more details!



PRIME OFFICE & RETAIL SPACE IN PROVO FOR LEASE

PRICE IMPROVEMENT!

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061

\$16-22 PSF / MG

JILL SNYDER
(435) 671-0793
jill@utahcre.com

TODD MCLACHLAN
(801) 520-9005
todd@utahcre.com

CHELSEA WALL
(435) 671-3541
chelsea@utahcre.com

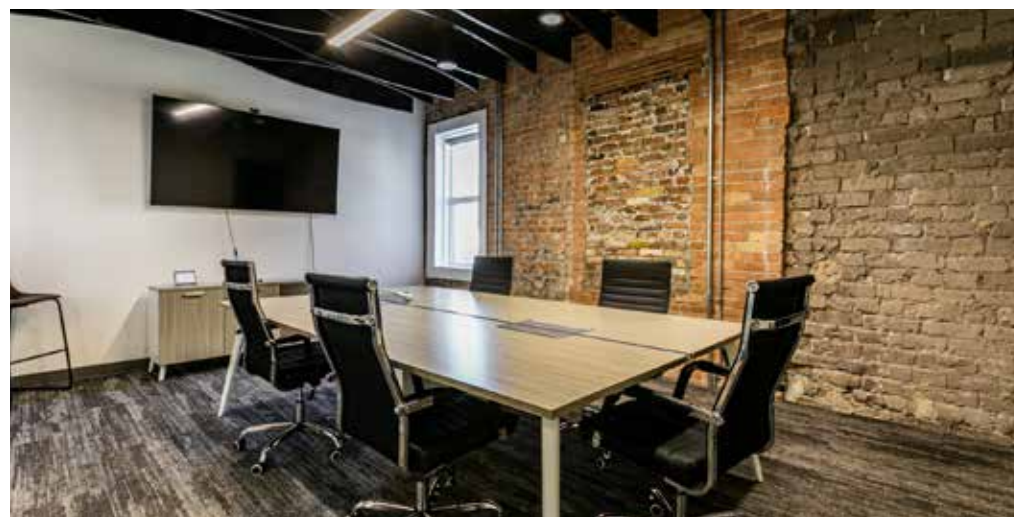
BERKSHIRE HATHAWAY | UTAH PROPERTIES
HOMESERVICES

COMMERCIAL DIVISION

© 2025 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed. Berkshire Hathaway HomeServices and/or its representatives do not warrant or guarantee this information. Information herein was provided by Owner/Seller. Lessee/Purchaser is responsible to confirm any information considered a factor in a decision to lease or purchase.

PROPERTY PHOTOS

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



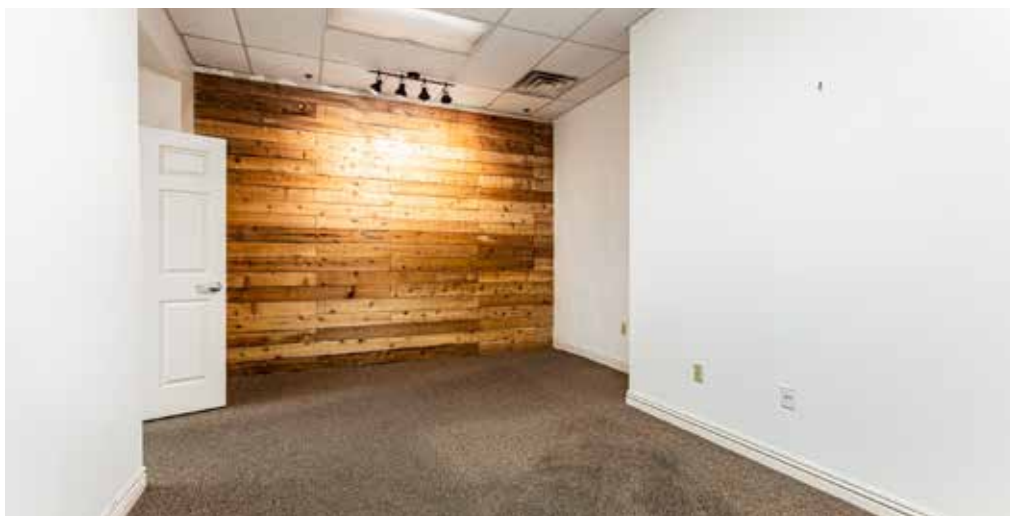
PROPERTY PHOTOS

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



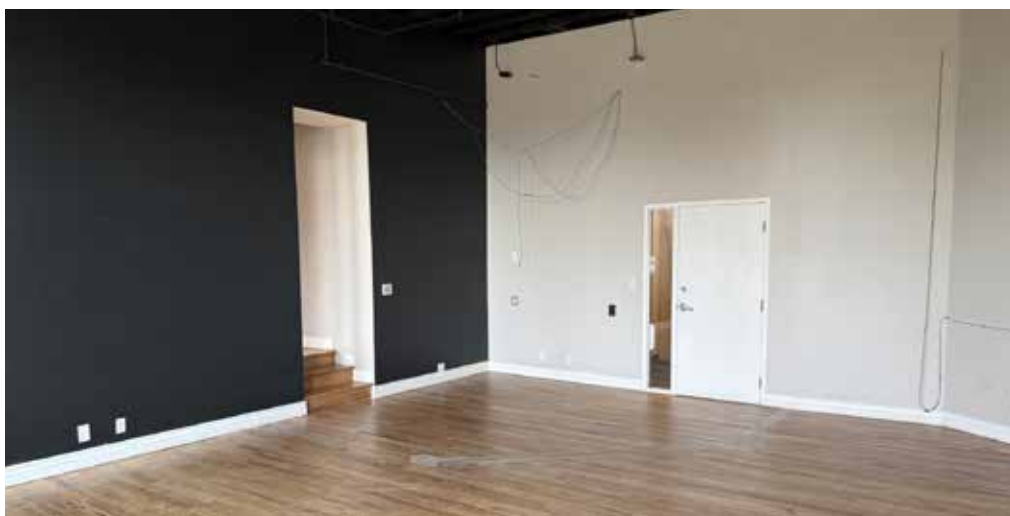
PROPERTY PHOTOS

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



PROPERTY PHOTOS

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



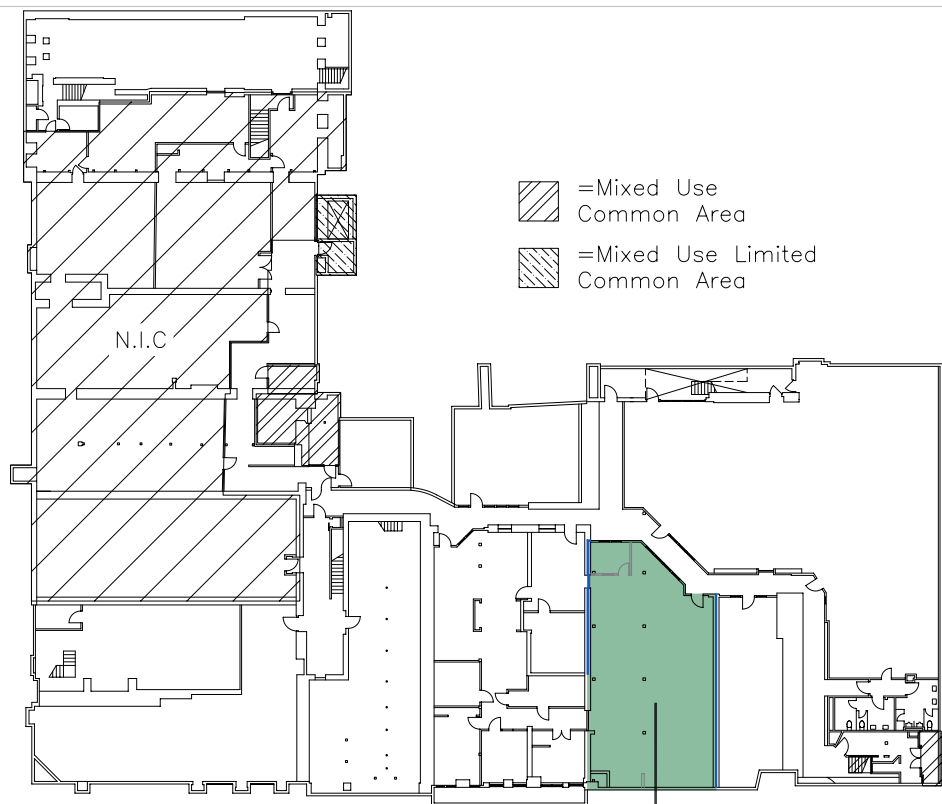
PROPERTY PHOTOS

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061

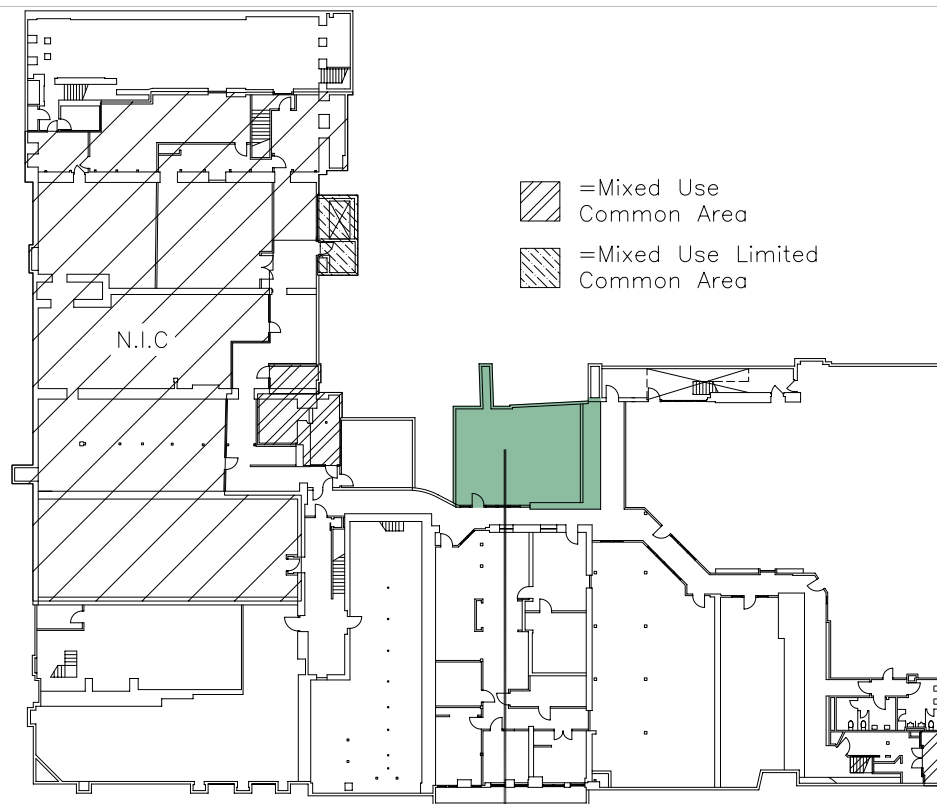


FLOOR PLAN | LOWER LEVEL RETAIL

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



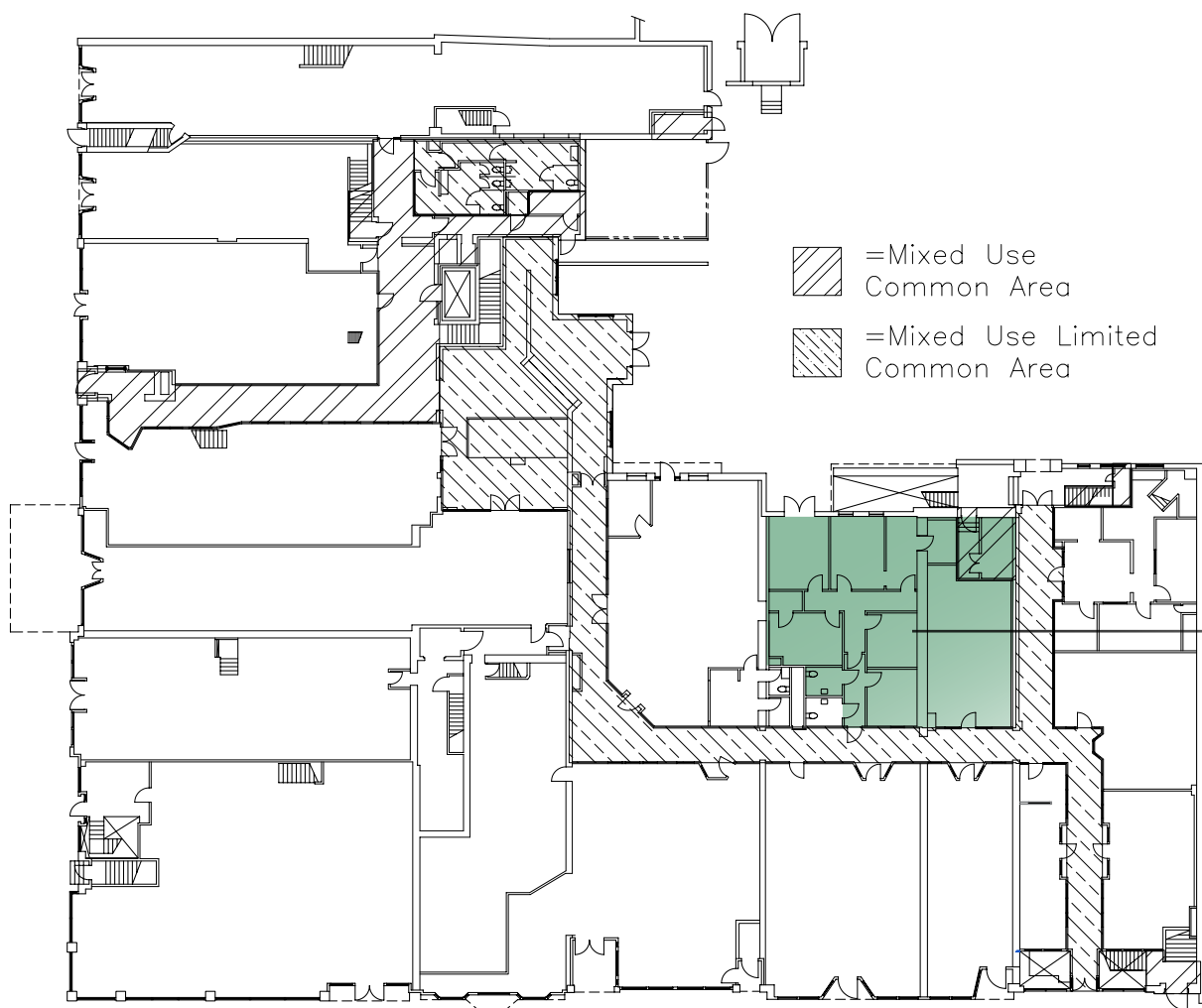
Suite 4 – 2,306 RSF | \$16 PSF/MG



Suite 6 – 1,249 RSF | \$16 PSF/MG

FLOOR PLAN | MAIN LEVEL RETAIL

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



Suite 145-150 – 2,045 RSF | \$22 PSF/MG

FLOOR PLAN | EXECUTIVE SUITES

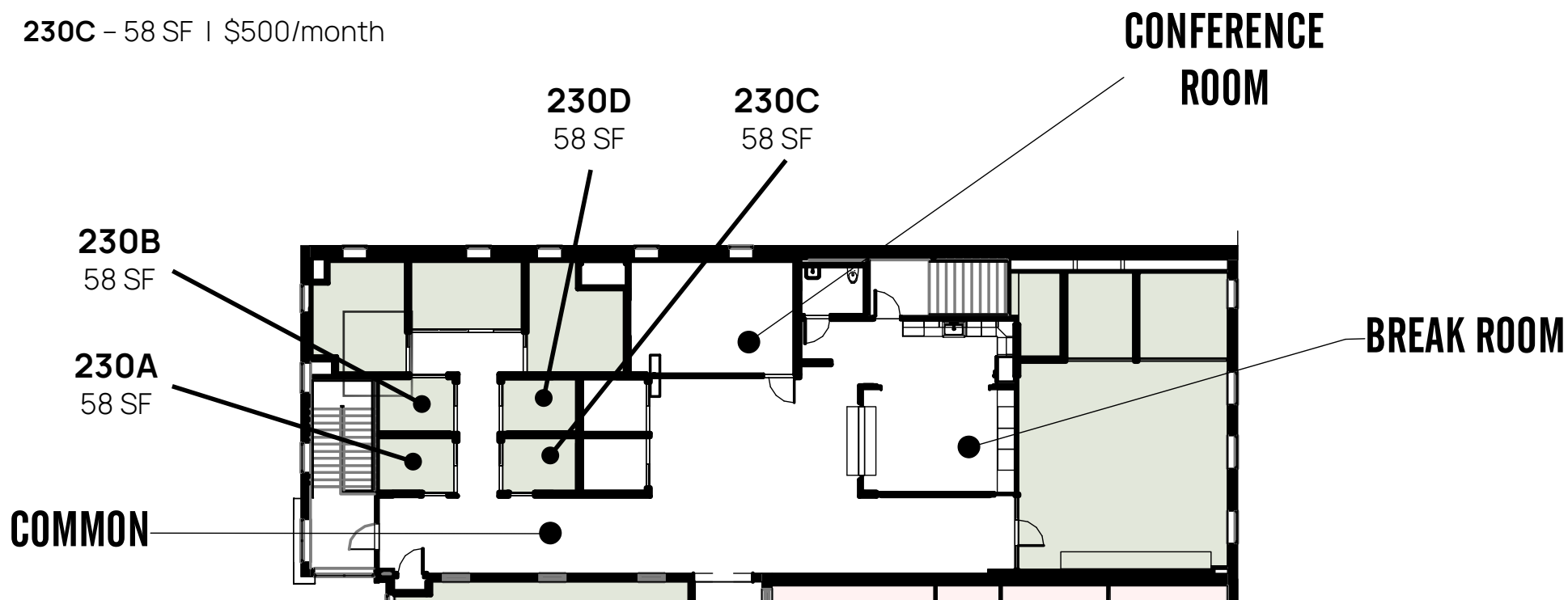
PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061

230A - 58 SF | \$500/month

230B - 58 SF | \$500/month

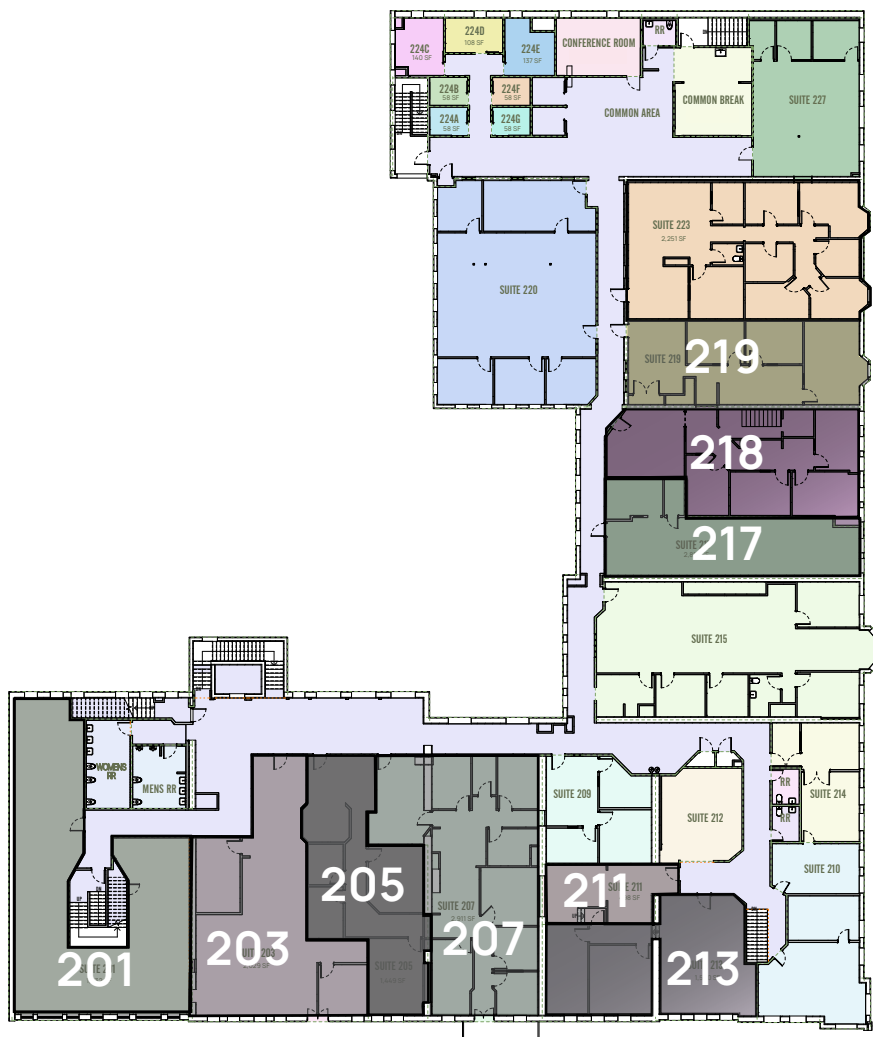
230D - 58 SF | \$500/month

230C - 58 SF | \$500/month



FLOOR PLAN | SECOND FLOOR

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



\$20 PSF / MG

Suite 201 - 1,832 SF

Suite 203 - 2,029 SF

Suite 205 - 1,449 SF

Suite 207 - 2,911 SF

Suite 211 - 498 SF

Suite 213 - 1,500 SF

Suite 217 - 1,292 SF

Suite 218 - 1,731 SF

Suite 219 - 1,387 SF

LOCATION

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



55 N UNIVERSITY AVE



55 N UNIVERSITY AVENUE
PROVO, UT 84061

- **Historic Elegance:** Charming, architecturally significant building with preserved vintage details.
- **Prime Location:** Centrally located in downtown Provo with excellent visibility and easy access to major roads and public transportation.
- **Flexible Office Spaces:** A range of office configurations to suit diverse business needs.
- **Modern Amenities:** Equipped with high-speed internet, contemporary HVAC systems, and updated facilities.
- **Professional Environment:** Prestigious address enhancing your company's image.
- **Convenient Parking:** Ample on-site 3-level parking structure available for tenants and visitors, ensuring hassle-free access.
- **Community Integration:** Close proximity to local dining, shopping, and cultural attractions.
- **Recently Remodeled**
- **Across from NuSkin and LDS Temple**

i

BHHSUTAH.COM

JILL SNYDER
(435) 671-0793
jill@utahcre.com

TODD McLACHLAN
(801) 520-9005
todd@utahcre.com

CHELSEA WALL
(435) 671-3541
chelsea@utahcre.com

BERKSHIRE HATHAWAY | UTAH
HOMESERVICES | PROPERTIES

COMMERCIAL DIVISION