

# RIVERWOODS II SUBLEASE

FOR SUBLEASE



## PROPERTY DETAILS

5252 N. Edgewood Drive, Ste. 150, 225-275, Provo, Utah 84604

- Second story Class A office space available
- Lease Rate: \$15.75 PSF/Full Service
- Suite 150 - 3,452 RSF
- Suite 225 - 7,397 RSF
- Suite 250 - 4,326 RSF
- Suite 275 - 5,086 RSF
- Fiber optic network
- 30 unassigned surface level parking stalls
- Located just off of University Avenue in Provo with access to Canyon Parkway and I-15
- Lease Expires 7/31/2028

## 2025 DEMOS

### EST. POPULATION

1 MILE » 8,958  
3 MILE » 90,533  
5 MILE » 219,524

### EST. HOUSEHOLDS

1 MILE » 2,570  
3 MILE » 28,255  
5 MILE » 67,146

### EST. AVERAGE HH INCOME

1 MILE » \$174,305  
3 MILE » \$122,344  
5 MILE » \$109,303



### CODY BLACK

[cody@summitutahcre.com](mailto:cody@summitutahcre.com)

direct: 801.687.0094

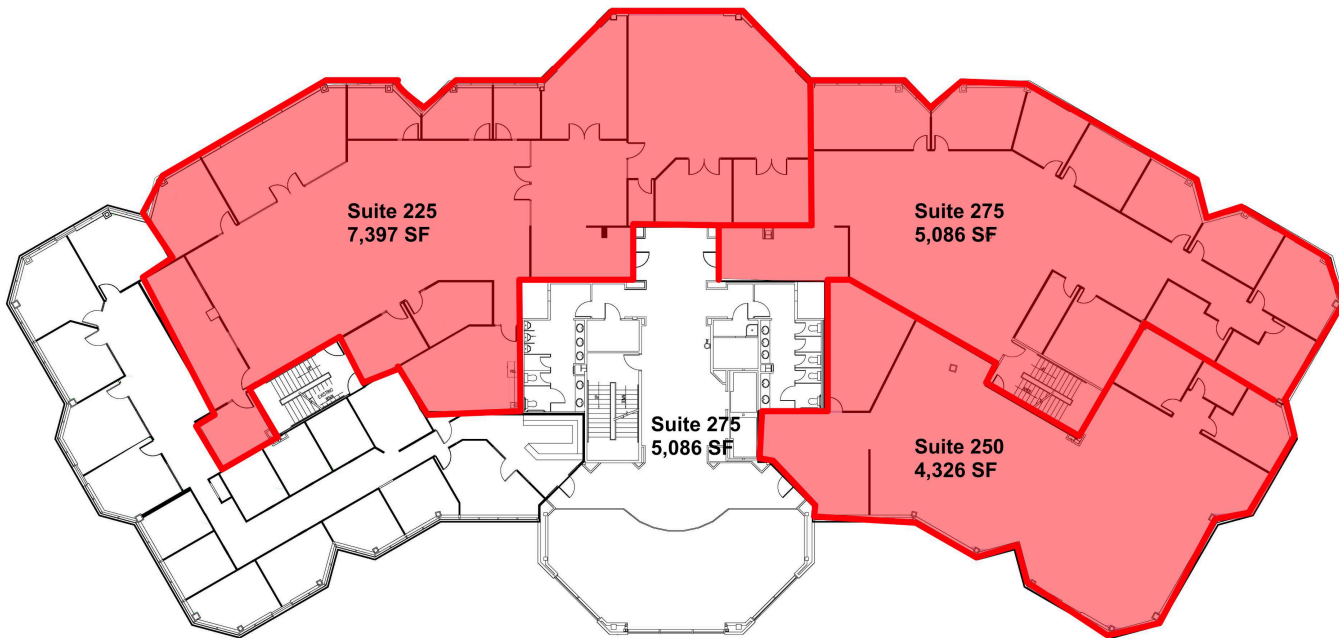
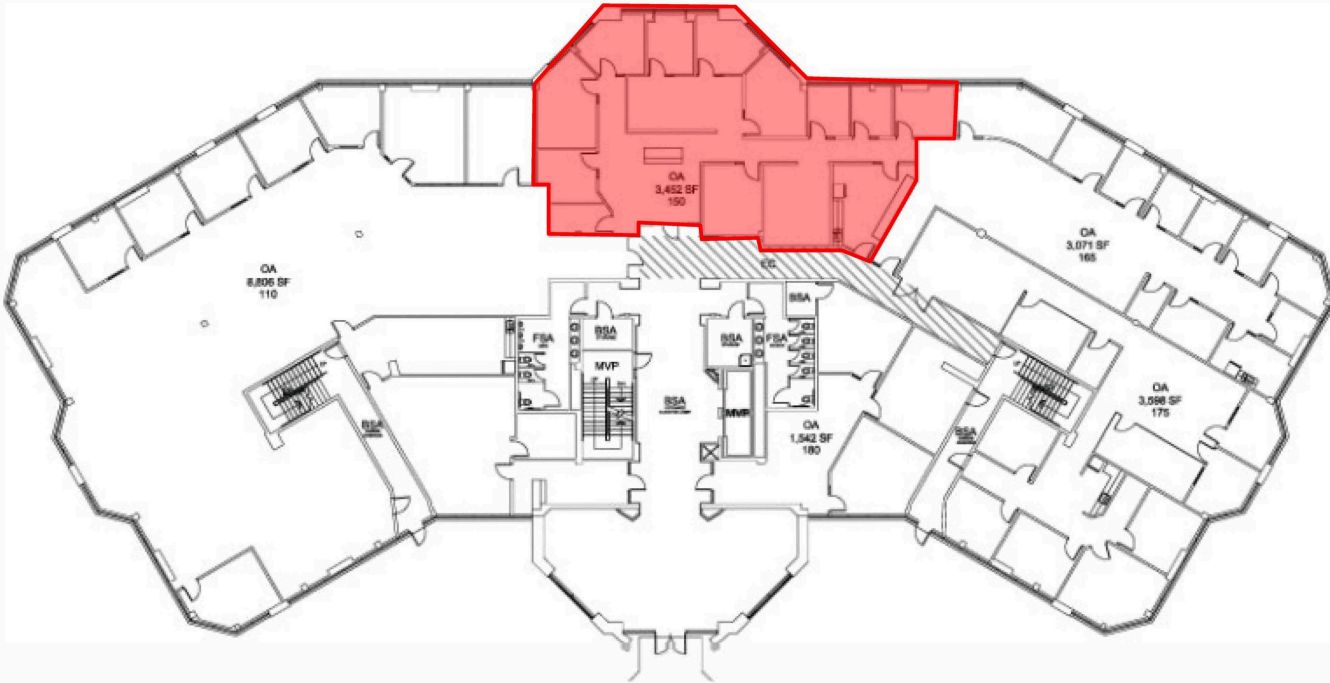
office: 801.435.5005

[View Profile](#)

FULL SERVICE COMMERCIAL REAL ESTATE 1875 S State St. Suite 1000, P.O. Box 970432, Orem, UT 84097

# SECOND FLOOR OFFICE SPACE

FLOOR PLAN



**CODY BLACK**

cody@summitutahcre.com

direct: 801.687.0094

office: 801.435.5005

FULL SERVICE COMMERCIAL REAL ESTATE 1875 S State St. Suite 1000, P.O. Box 970432 ,Orem, UT 84097

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.



**CODY BLACK**

[cody@summitutahcre.com](mailto:cody@summitutahcre.com)

direct: 801.687.0094

office: 801.435.5005

[View Profile](#)

**FULL SERVICE COMMERCIAL REAL ESTATE 1875 S State St. Suite 1000, P.O. Box 970432 ,Orem, UT 84097**

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.