

# 5255 N EDGEWOOD DRIVE

FOR SALE OR LEASE



## PROPERTY DETAILS

5255 N. Edgewood Drive, Provo, Utah 84604

- Minimum of 1,542 SF up to 65,217 SF of Class "A" office space
- Sales Price: \$6,038,355 - \$19,239,015 (\$295 PSF)
  - » First Floor: 20,469 RSF
  - » Second Floor: 21,290 RSF
  - » Third Floor: 22,762 RSF
- Lease Price: \$24.50 PSF / Full Service
- Fiber optic network
- Beautiful views of Timpanogos
- 40 underground parking stalls and storage spaces available
- Close to shops at Riverwoods and numerous restaurants
- Adjacent to the Provo River with direct access to the Provo River Trail
- Located off of University Avenue in Provo, with access to Canyon Parkway and I-15
- Ten miles from the Sundance Mountain Resort and nine miles from the Provo Airport

### Surrounding Tenants



## 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 » \$173,305
- 3 MILE » \$122,344
- 5 MILE » \$109,303



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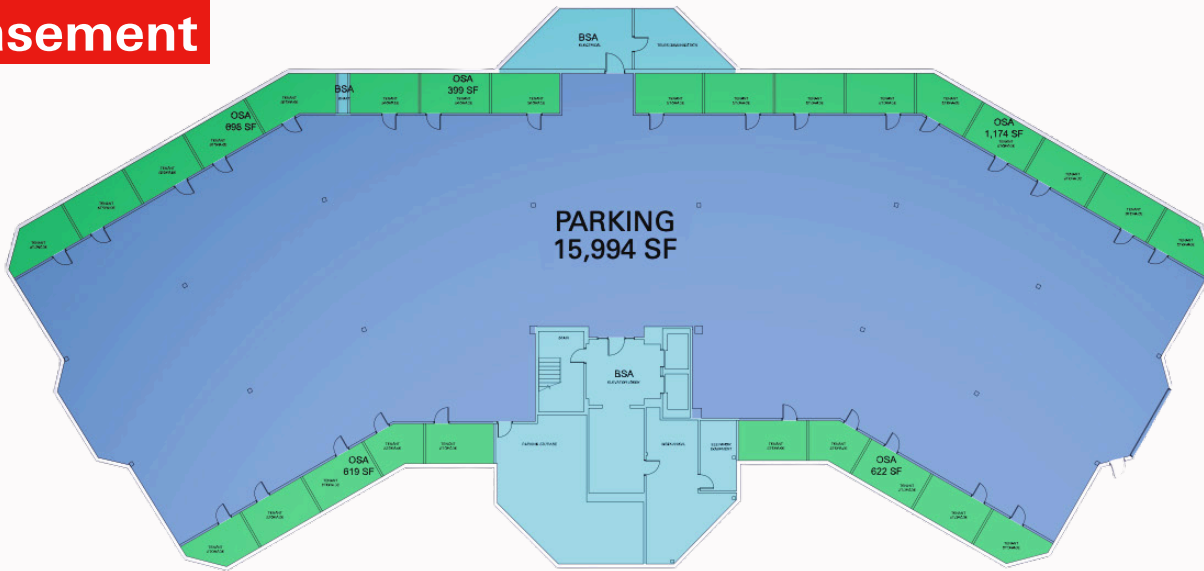
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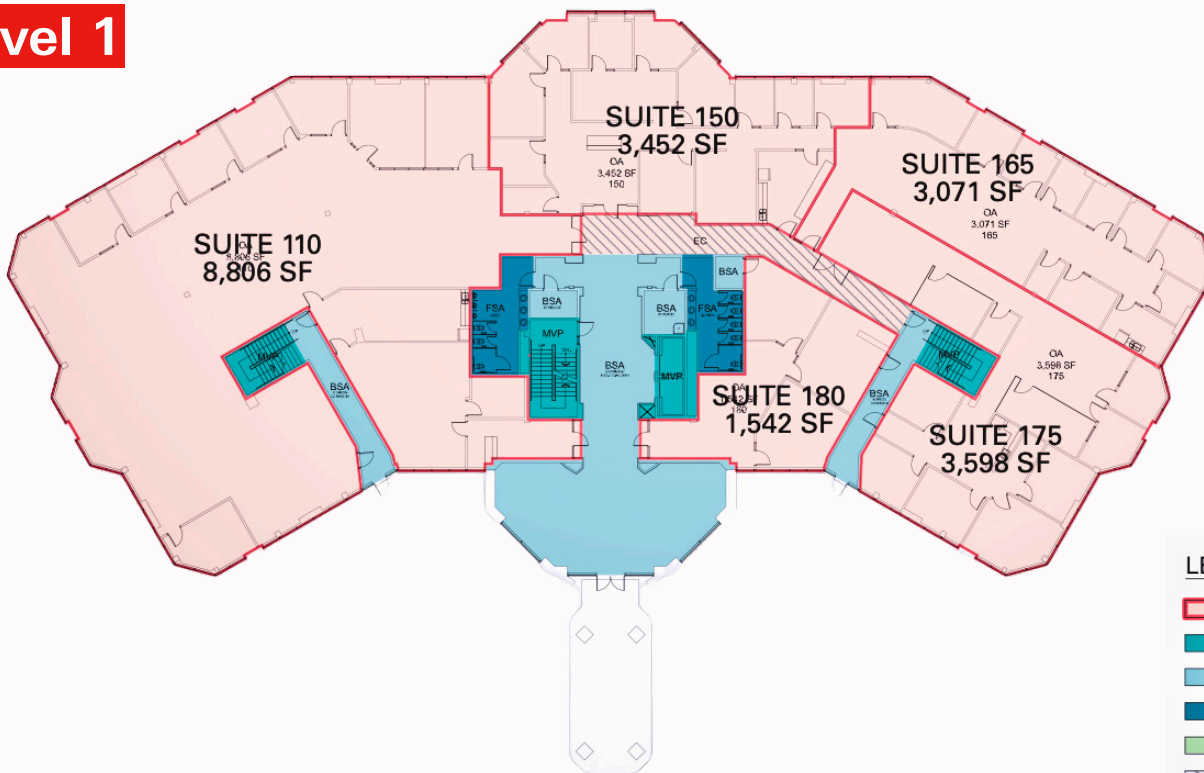
# 5255 N EDGEWOOD DRIVE

## Basement



FLOOR PLAN

## Level 1



### LEGEND

- OCCUPANT AREA - OA
- MAJOR VERTICAL PENETRATION - MVP
- BUILDING SERVICE AREA - BSA
- FLOOR SERVICE AREA - FSA
- BASE BUILDING CIRCULATION - BBC
- EXTENDED CIRCULATION - EC



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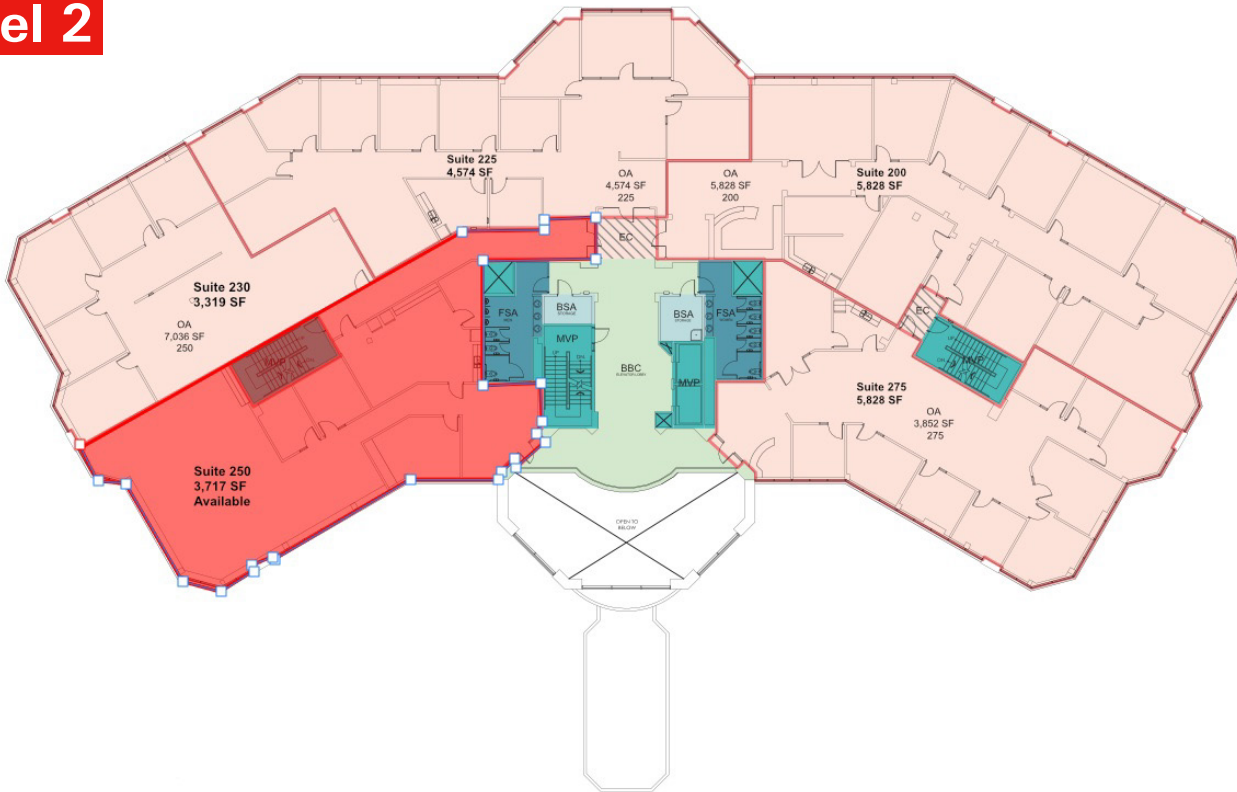
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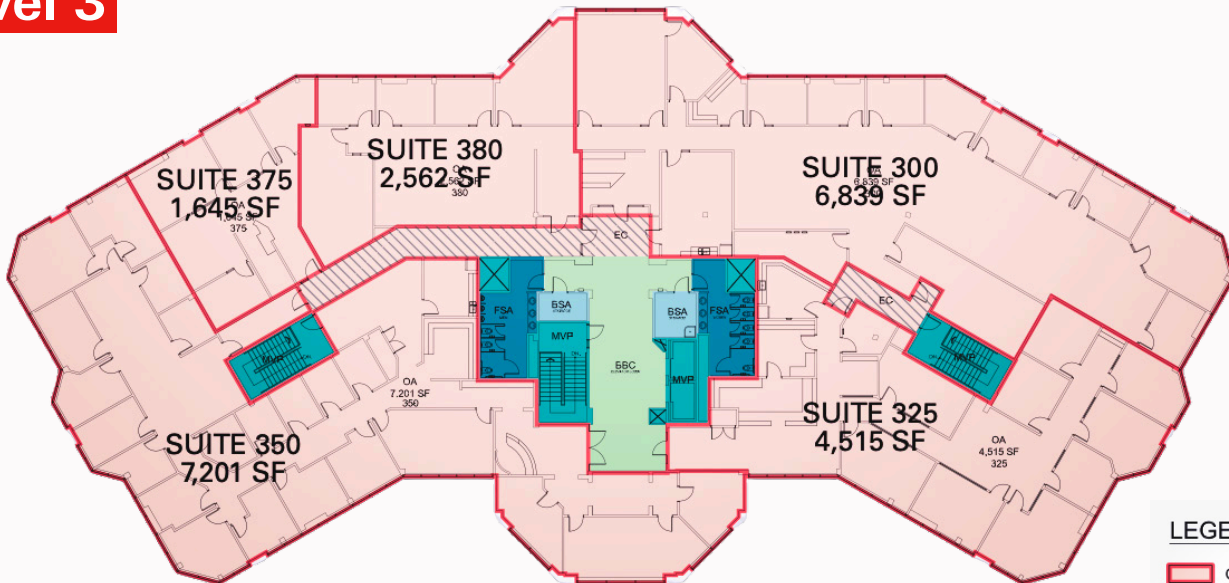
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## Level 2



## Level 3



### LEGEND

- ▭ OCCUPANT AREA - OA
- ▭ MAJOR VERTICAL PENETRATION - MVP
- ▭ BUILDING SERVICE AREA - BSA
- ▭ FLOOR SERVICE AREA - FSA
- ▭ BASE BUILDING CIRCULATION - BBC
- ▭ EXTENDED CIRCULATION - EC

FLOOR PLAN



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