

FOR SALE OR LEASE



# Zions Bank Financial Center

4th Floor Condo

180 North University Avenue | Provo, Utah 84601

**John Monson**

Vice President  
+1 801 702 4675  
john.monson@colliers.com

**Cody Black**

Summit Commercial Advisors  
+1 801 687 0094  
cody@summitutahcre.com



**Colliers International**

2100 Pleasant Grove Blvd. | Suite 200  
Pleasant Grove, UT 84062  
Main: +1 801 610 1300  
colliers.com

# Rare Full-Floor Office Condo Opportunity | Downtown Provo

180 NORTH UNIVERSITY AVENUE, PROVO, UT

## Property Highlights

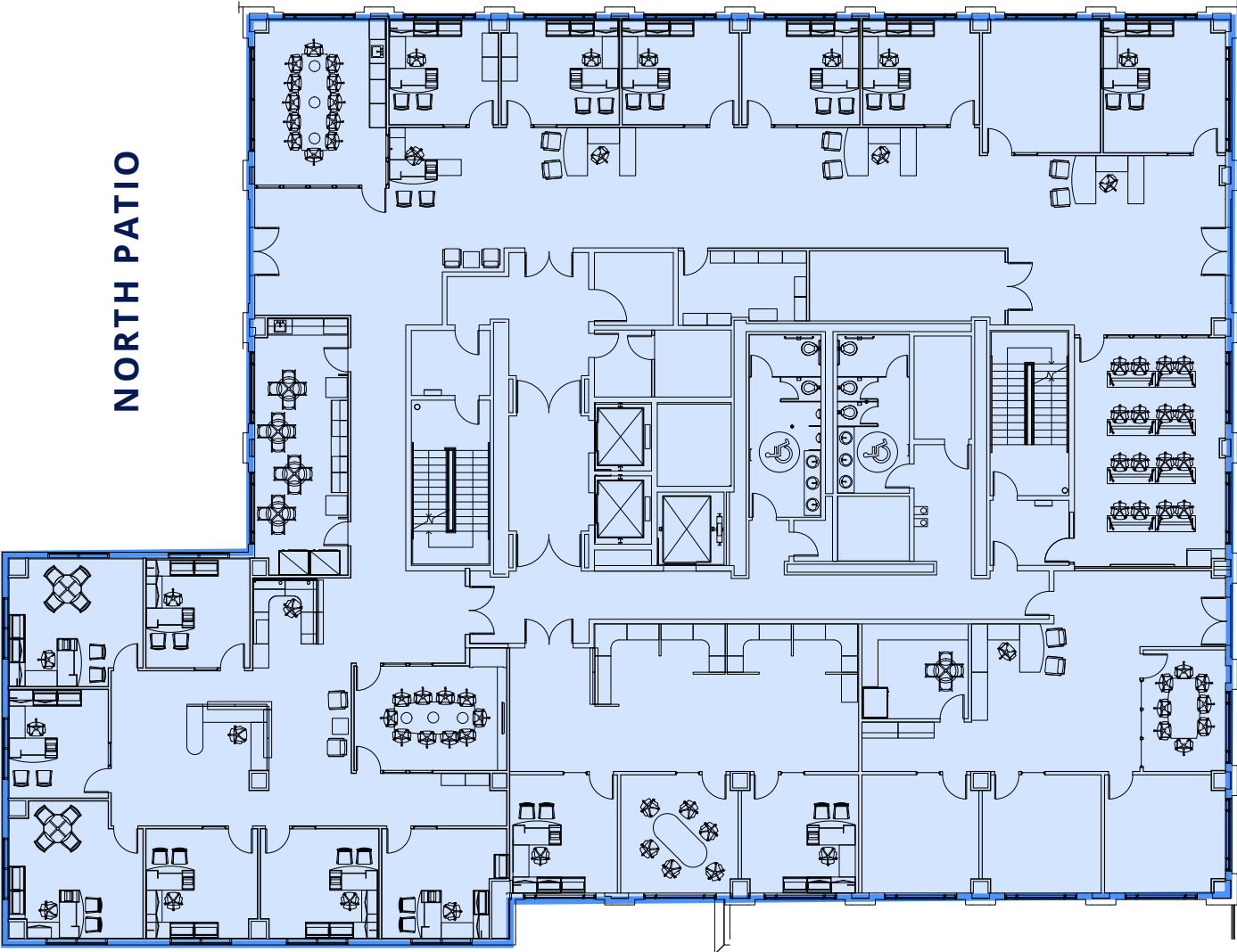
- Full 4th Floor Available: 15,334 SF
- Sale Price: \$3,059,000.00 (\$199.36 PSF)
- Lease Rate: \$21.50 PSF Full Service (includes interior suite janitorial)
- Two private outdoor patios totaling ±5,036 SF with panoramic mountain and city views
- Abundant natural light through large perimeter windows
- Efficient office layout with a mix of open workspace and private offices
- Two breakrooms, private restrooms, and dedicated data room
- Furniture and modular workstations available for near turnkey occupancy
- Covered parking in attached parking structure
- Transit-oriented location with Rapid Bus Transit stop directly in front of the building
- Walkable downtown Provo location surrounded by restaurants, retail, and amenities
- Opportunity for owner-user control in a premier downtown Provo office tower



# 4th Floor Site Plan

180 North University Avenue, Provo, Utah

**FULL FLOOR AVAILABLE - 15,334 SF**



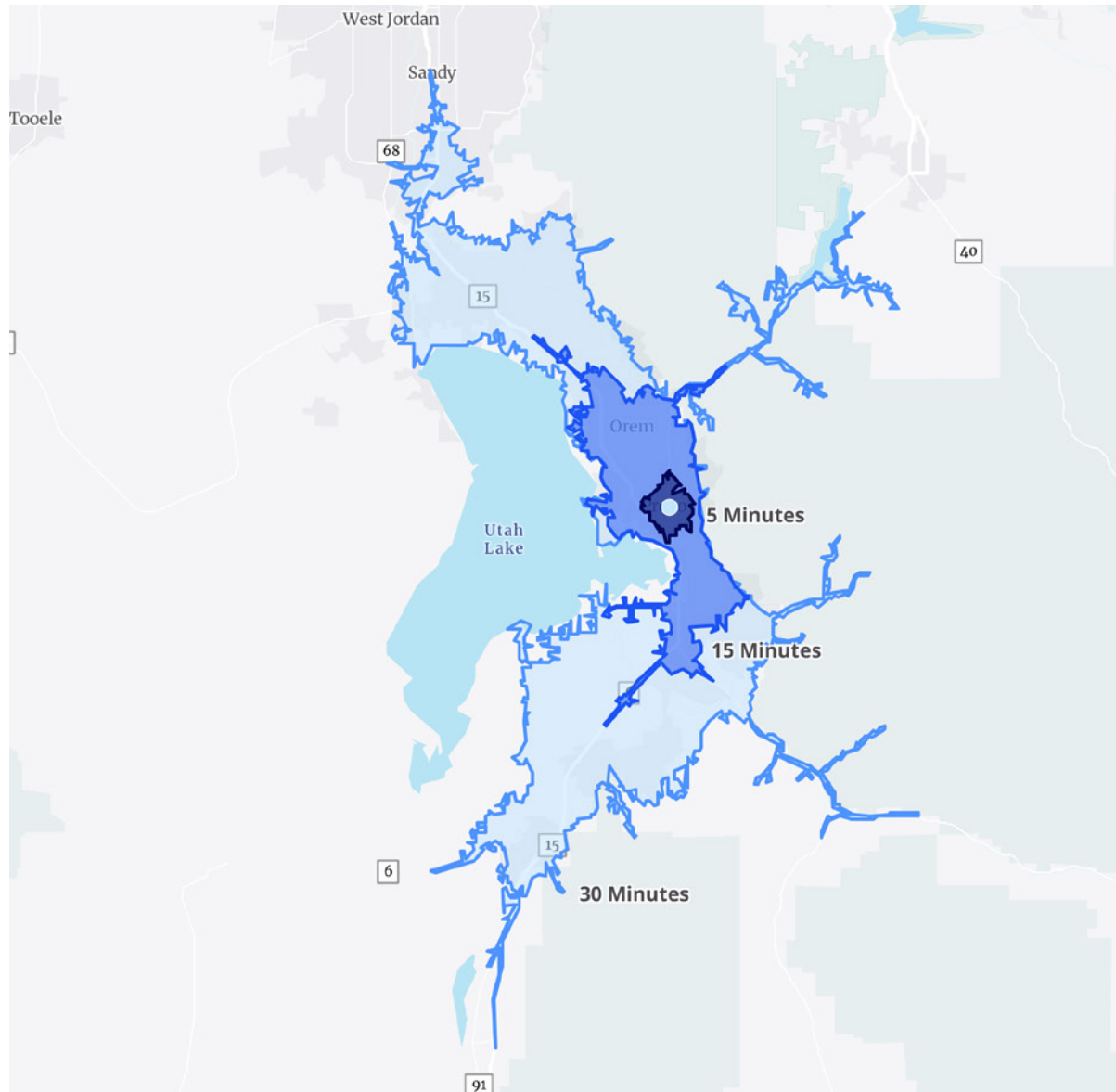
# Photo Gallery

180 North University Avenue, Provo, Utah



# Drive Time Map

180 North University Avenue, Provo, Utah



## Driving Distances

|                                      |            |
|--------------------------------------|------------|
| Brigham Young University             | 3 Minutes  |
| I-15                                 | 5 Minutes  |
| Provo Airport                        | 13 Minutes |
| Provo Canyon                         | 13 Minutes |
| Utah Valley University               | 13 Minutes |
| Silicon Slopes                       | 24 Minutes |
| Downtown Salt Lake City              | 47 Minutes |
| Salt Lake City International Airport | 47 Minutes |

# Zions Bank Financial Center

4th Floor Condo

180 North University Avenue | Provo, Utah 84601

## CONTACT US

### John Monson

Vice President  
+1 801 702 4675  
john.monson@colliers.com

### Cody Black

Summit Commercial Advisors  
+1 801 687 0094  
cody@summitutahcre.com



### Colliers International

6440 S. Millrock Dr., Suite 500  
Salt Lake City, UT 84121  
Main: +1 801 947 8300  
colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.