

GATEWAY PLAZA

1700 N State St Provo, UT 84604



Investment Realty
ADVISORS

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ELLIOT ABEL

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Up to 2,370 sf of Retail Space

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Gateway Plaza is strategically located along Provo's busy 1700 North State Street corridor, providing outstanding visibility and accessibility in one of the area's most active commercial districts. With approximately 45,000 vehicles passing the property each day, businesses benefit from exceptional exposure and convenient access for customers and employees alike. The center offers ample on-site parking, easy navigation, and a central location surrounded by established retail, restaurants, and residential neighborhoods, making it an ideal destination for a wide variety of retail and commercial users.

UNIT DESCRIPTION

Available Units - Unit 18

Unit 18 offers approximately 2,370 SF of flexible retail space with an open-concept layout, 12-foot ceilings, large storefront windows, a private restroom, and rear bay door framing. Located within the highly visible Gateway Plaza, this versatile suite is well suited for a variety of retail or commercial uses and is available for immediate occupancy.

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr
Lease Type:	NNN
Number of Units:	1
Available SF:	2,370 SF
Total Building Size:	53,998 SF
Lot Size:	4.71 Acres

Parking Ratio:	4 per 1,000
ADA Parking Stalls:	6
Total Parking Stalls:	196
ADA Compliant:	Yes
AADT:	37,117

Lease Term:	1-5 Years
Available Date:	Now

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ADDITIONAL PHOTOS



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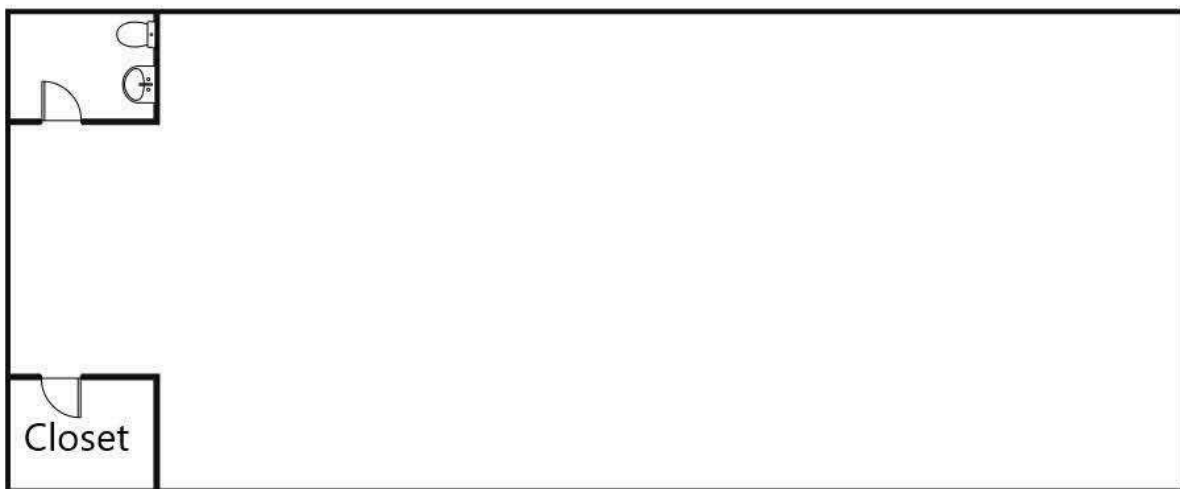
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ADDITIONAL PHOTOS

1700 N State St Suite 18 - 2,370 SF



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LOCATION MAP



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