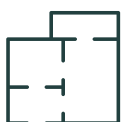


UCAS BUILDING

2121 NORTH 550 WEST, PROVO, UTAH 84604



The UCAS Building presents a rare opportunity to acquire a fully improved corporate, educational, or institutional facility in one of Utah County's strongest commercial corridors. The building offers exceptional accessibility, extensive amenities, and significant existing improvements that would be costly to replicate in today's construction environment.



50,120
TOTAL SQ. FT



200
PARKING SPACES



2 STORIES



**PRIME LOCATION
OFF UNIVERSITY
PARKWAY**

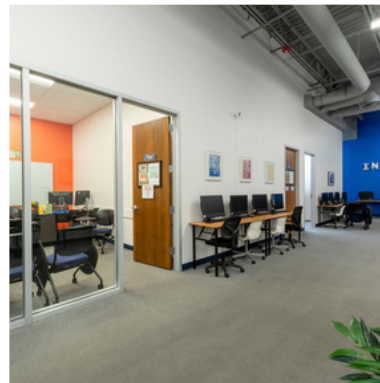
THE PROPERTY



A FACILITY BUILT FOR PRODUCTIVITY AND FLEXIBILITY

The UCAS Building features a functional layout with high-quality improvements, ready for immediate occupancy and adaptable to a wide range of owner-user needs.

- Security Camera System
- Multiple Classrooms and Conference Rooms
- Commercial Kitchen and Cafeteria
- Large Dining Hall and Breakroom
- Executive Offices and Open Areas
- Elevator Access
- Modern Restrooms Throughout
- Ample Parking Approx. 200 Spaces
- Within Walking Distance of Retail, Dining, and Services
- Part of the Parkway Village Shopping Center Planned - Unit Development



IDEAL FOR A WIDE RANGE OF USERS



Corporate
Headquarters



Technology
Company



Medical/
Healthcare



Education/
Training



Gov/
Nonprofit



Call Center



Professional
Services



Religious
Organizations



University
Campus



Trade/
Tech
School

LOCATION ADVANTAGES



AT THE CENTER OF UTAH COUNTY'S COMMERCIAL GROWTH

Located just off University Parkway and minutes from I-15, the property offers outstanding accessibility and is surrounded by major employers, top educational institutions, retail, and amenities.

KEY DESTINATIONS

University Place	2 Min
Brigham Young University	5 Min
Utah Valley University	5 Min
Utah Valley Hospital	6 Min
Provo Airport	8 Min
I-15	3 Min
Downtown Provo	7 Min

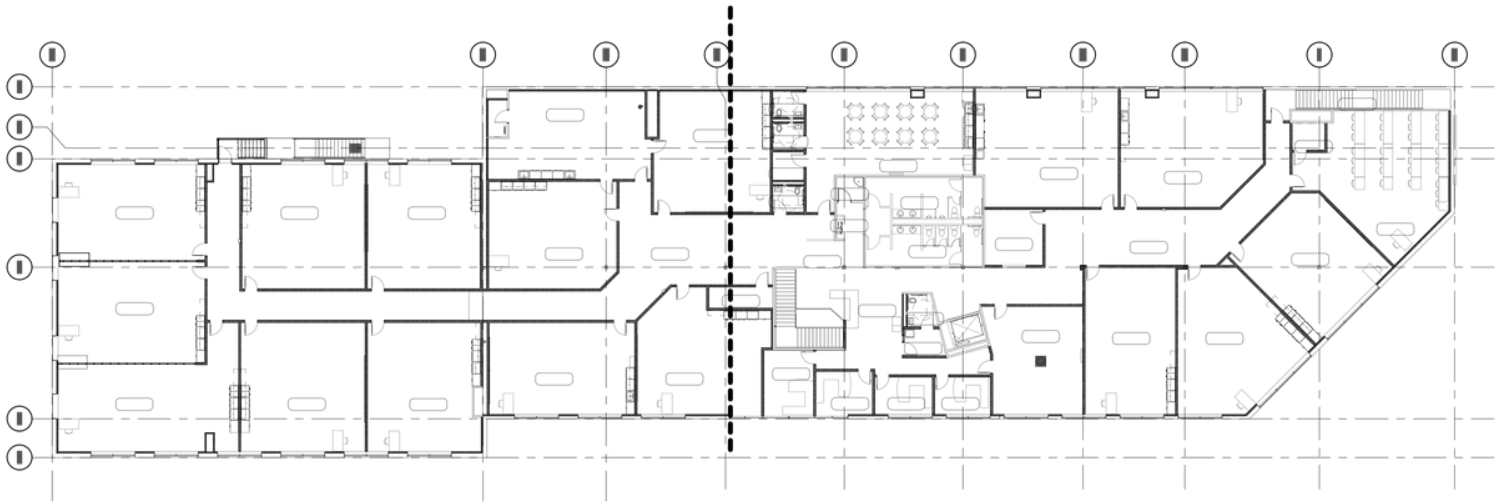


STRONG WORKFORCE

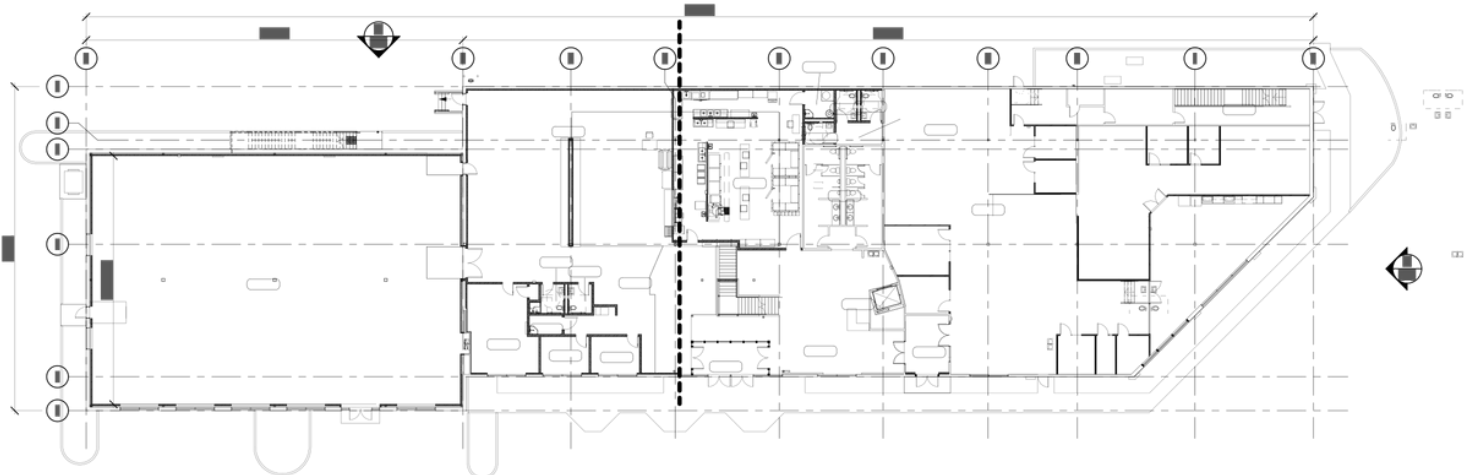


Access to one of Utah's most educated labor pools with more than 250,000 employees in Utah County and a highly skilled graduate pipeline from BYU, UVU, and MTECH

SECOND LEVEL



MAIN LEVEL



FLEXIBLE LAYOUT WITH MULTIPLE POSSIBILITIES

The building's efficient floor plan and multiple classrooms, offices, and open areas allow for easy adaptation to meet a variety of operational needs

PROPERTY INFORMATION



PROPERTY INFORMATION

Building Size: 50,120 SF
Sale Price: Contact Agent For Pricing
Stories: Two (2)
Year Built: 1984
Renovation: Full Building Remodel In 2019
Parking: 200 Stalls
Zoning: PUD (Parkway Village)
Lot Size: 2.5 Acres
Internet: Fiber Available

Lease Info: The subject property includes a leased unit. Tenant would like to renew their lease, but Landlord has kept the lease month-to-month for new buyer to either occupy or renew lease.



Tenant: Internexus Provo, LLC
Lease Start Date: January 1, 2021
LED: Month-to-Month
Leased Space: 7,171 Sq. Ft
Rent: \$10,087.94 NNN
Renewed: Tenant would like to renew lease

WHY THE UCAS BUILDING?

Owning the UCAS Building allows your organization to avoid rising lease rates, build long term equity, and create a customized environment that supports your growth and culture.

- ✓ Immediate occupancy with existing improvements
- ✓ Significant cost savings compared to new construction
- ✓ Build long term equity in a prime location
- ✓ Control future occupancy and operating costs
- ✓ Flexible layout to adapt as your organization grows
- ✓ Ample parking for employees and visitors
- ✓ Exceptional access to transportation and amenities

A STRATEGIC INVESTMENT

The UCAS Building offers an exceptional combination of location, improvements, and flexibility, providing a long term solution for organizations seeking a high-quality facility in a thriving market

- 📍 Prime location in the heart of Utah County
- 🛒 Surrounded by retail, dining, and services
- 🏢 Proximity to top universities and major employers
- 🚗 Abundant parking and easy access
- 👥 A facility built for today, adaptable for tomorrow