



OFFICE BUILDING FOR SALE

1055 N 300 W #104

Provo, UT 84604



### Property Description

Great opportunity to own or lease space in the Physician's Plaza in Provo. Suite 104 is a fully built out 5,878 RSF unit that was previously used as a Interventional Vascular and Vein Center. Space includes pre and post op area, twin procedure rooms as well as clinic space. Come take a look! Space is in great condition and ready for immediate occupancy.

### Property Highlights

- 5,878 RSF
- Pre and Post Op Area
- Two Procedure Rooms
- High End Finishes
- Lease or Sale options available!

### Offering Summary

Sale Price	\$2,350,000
Unit SF	5878 RSF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	9,803	38,347	57,849
Total Population	33,572	125,075	188,398
Average HH Income	\$60,686	\$87,190	\$93,007

ANDY EVANS

801.518.9819

andyevansre@gmail.com





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Property Type	Office
Property Subtype	Office Building
APN	190720021
Building Size	107,840 SF
Lot Size	42,573 SF
Building Class	C
Year Built	1985
Year Last Renovated	2020
Number of Floors	5
Average Floor Size	20,000 SF
Number of Buildings	1

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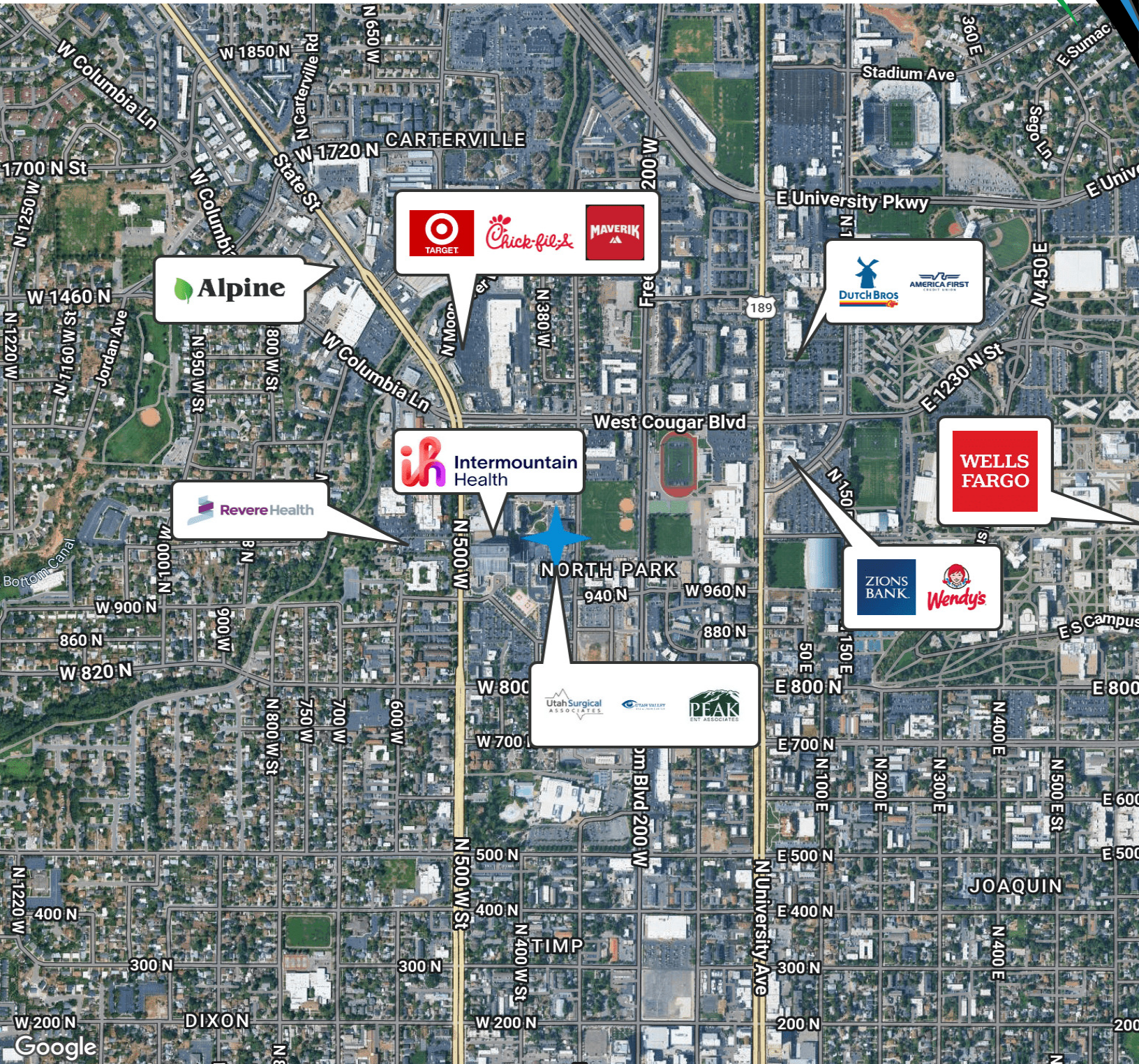
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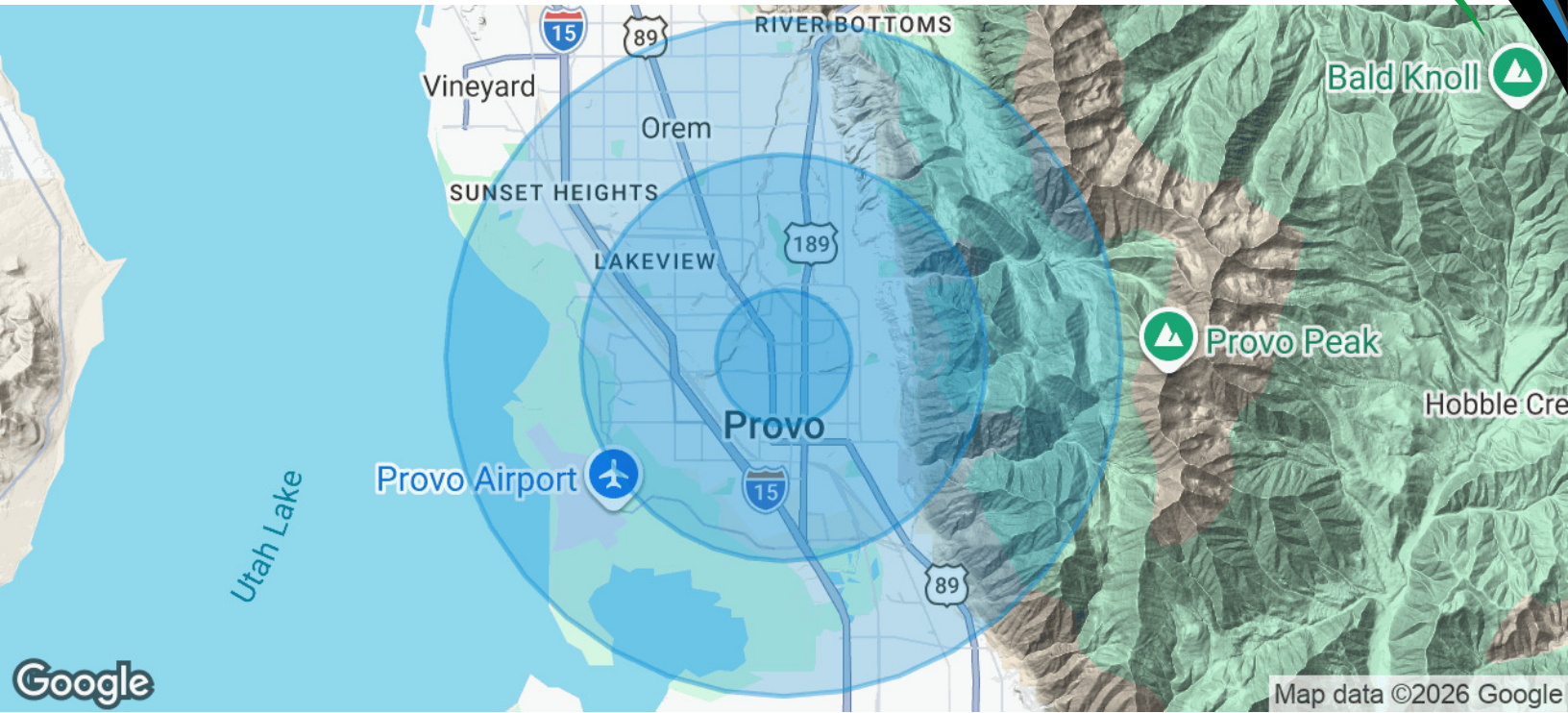




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**Population**

	1 Mile	3 Miles	5 Miles
Total Population	33,572	125,075	188,398
Average Age	23.6	26.2	26.9
Average Age (Male)	24.2	26.0	26.6
Average Age (Female)	23.5	26.6	27.6

**Households & Income**

	1 Mile	3 Miles	5 Miles
Total Households	9,803	38,347	57,849
# of Persons per HH	3.4	3.3	3.3
Average HH Income	\$60,686	\$87,190	\$93,007
Average House Value	\$369,647	\$450,428	\$448,027

2023 American Community Survey (ACS)

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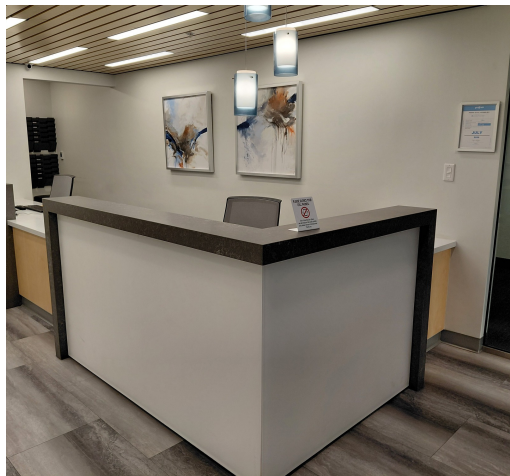




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