

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 Range: \$5,628,975 - \$17,934,675 (\$275 PSF)
 - » First Floor: \$5,628,975 (20,469 RSF)
 - » Second Floor: \$5,854,750 (21,290 RSF)
 - » Third Floor: \$6,259,550 (22,762 RSF)
- Lease Price: \$24.50 PSF / Full Service
- Suites Available For lease:
 - » Suite 110: 8,395 square feet available 5/31/2027. DO NOT DISTURB TENANT.
- 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
- Owner/Agent

Surrounding Tenants



CODY BLACK

cody@summitutahacre.com

direct: 801.687.0094

office: 801.435.5005

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FULL SERVICE COMMERCIAL REAL ESTATE 1875 S State St. Suite 1000, P.O. Box 970432, Orem, UT 84097

2025 DEMOS

EST. POPULATION

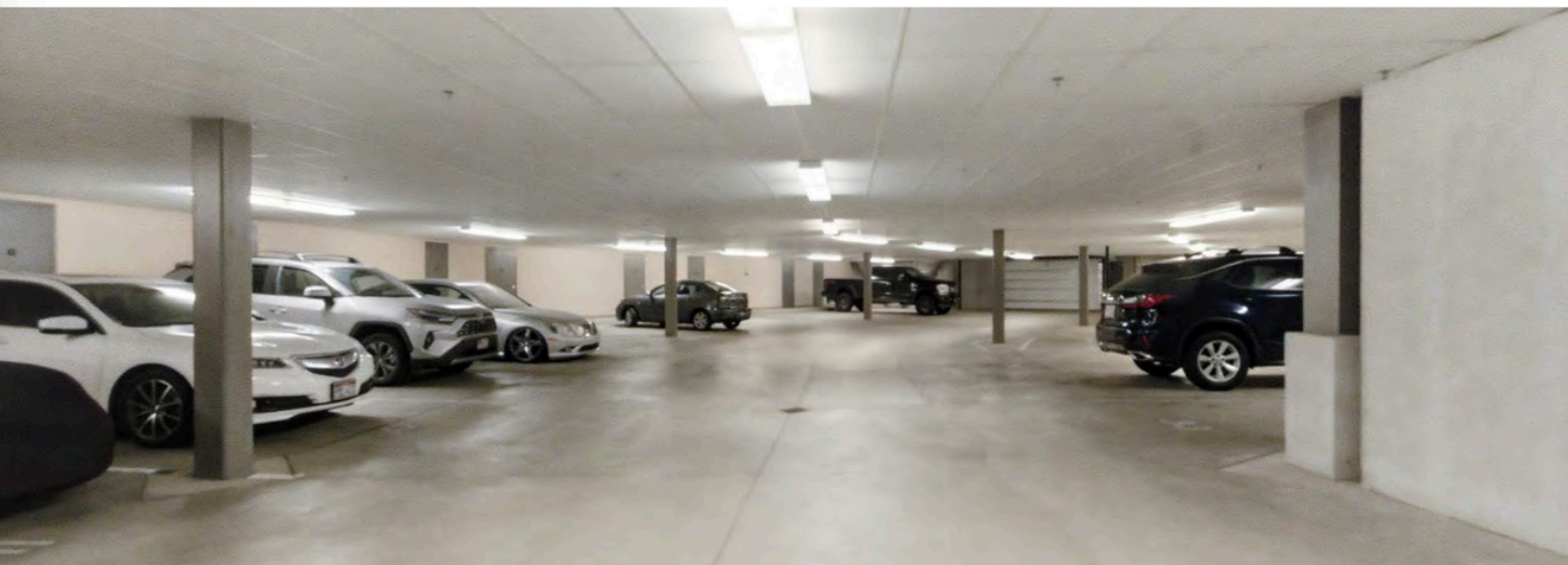
- 1 MILE » 8,958
- 3 MILE » 90,533
- 5 MILE » 219,524

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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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.



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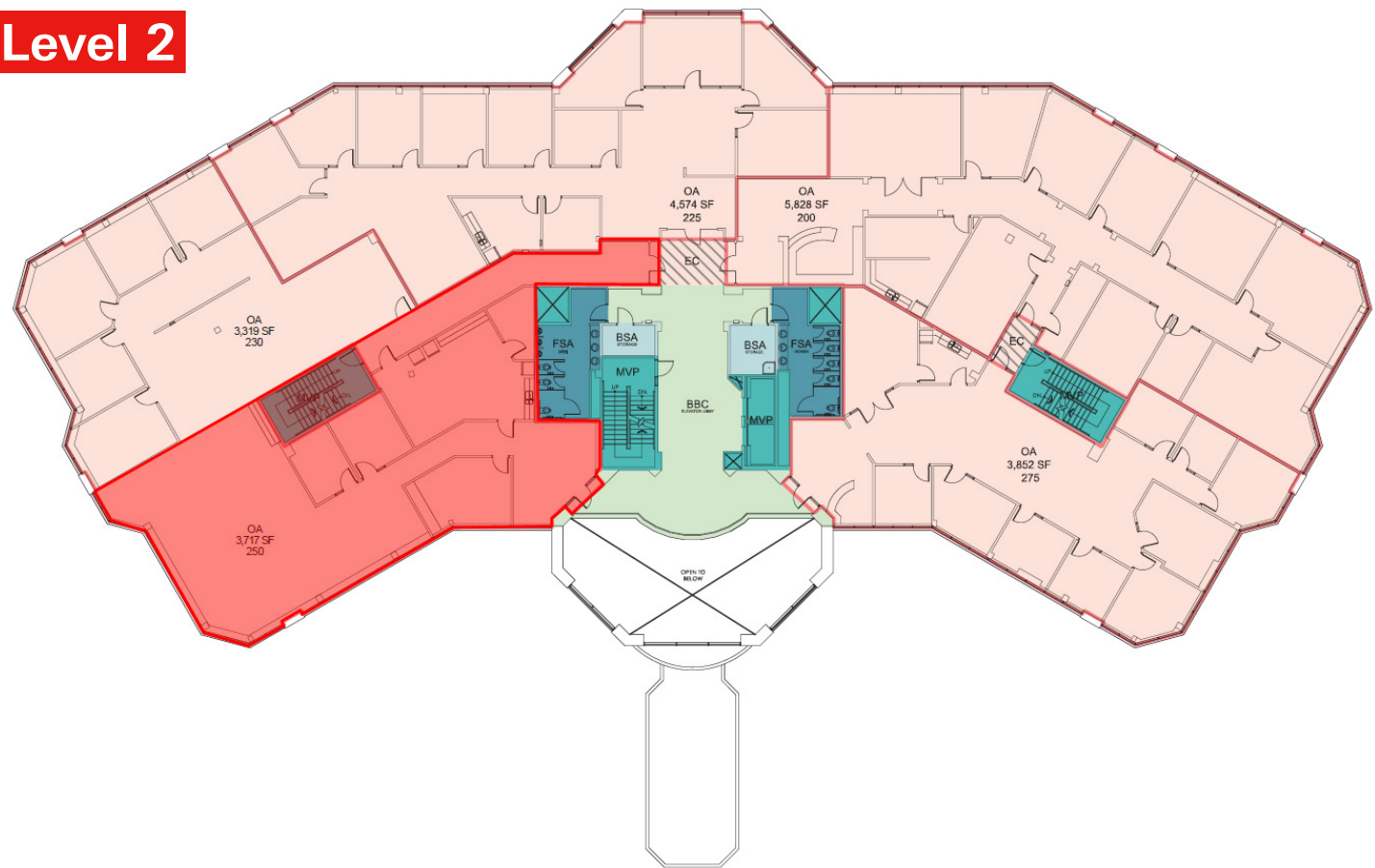
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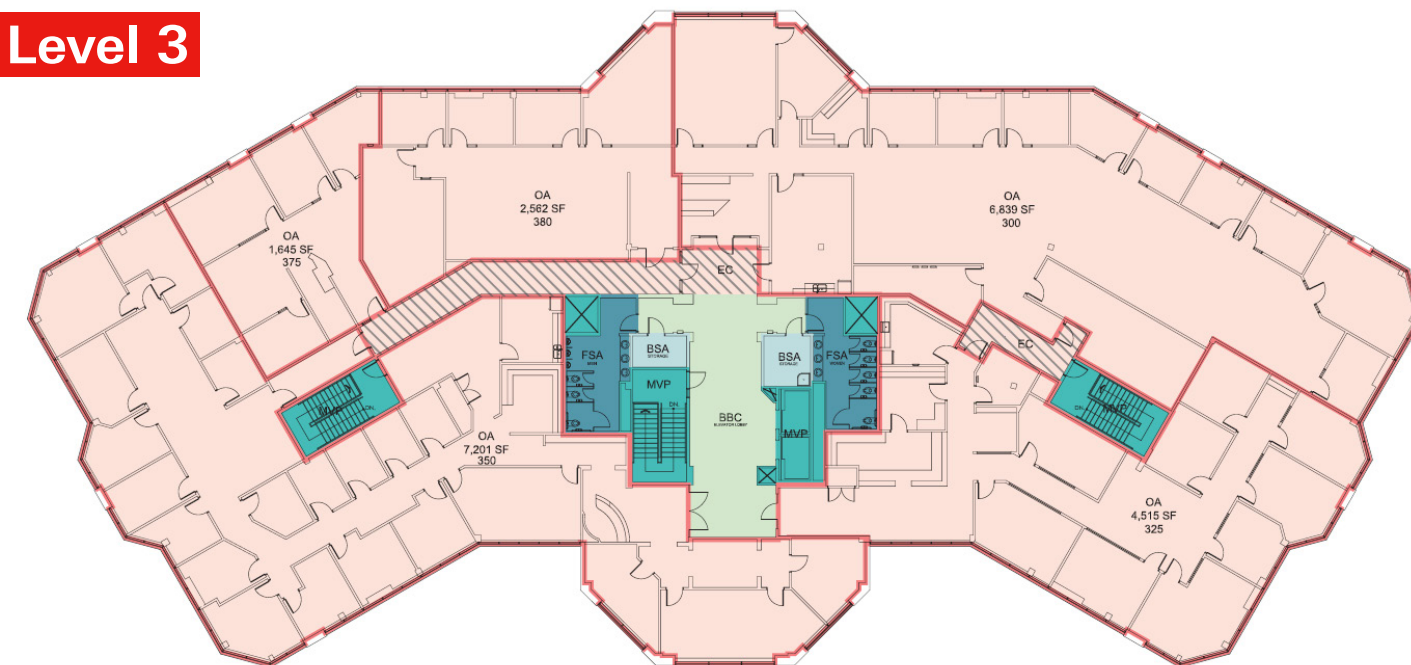
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5255 N EDGEWOOD DRIVE

Level 2



Level 3



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