

FOR SALE OR LEASE PREMIER FLEX/EVENT FACILITY – PRIME PROVO LOCATION NEAR BYU

OPPORTUNITY TO OWN A HIGH-END CORPORATE HEADQUARTERS / EVENTS CENTER

CORE UTAH
REAL ESTATE

EXPERIENCE
EVENT CENTER

1440 N Moon River Drive, Provo UT

PROPERTY HIGHLIGHTS



Offered at: \$3,995,000

For Lease: \$19.50 NNN

****Owner willing to do lease with option to purchase!**

Terms TBD

Building Size: 15,761 SF

Parking: 225 Stalls

This is a rare opportunity to acquire a fully remodeled, high-end commercial facility in one of Provo's most desirable and high-traffic locations, just minutes from Brigham Young University. Originally transformed by a well-known influencer brand, the property underwent an extensive 2018 renovation, effectively creating a like-new building with top-tier finishes throughout.

Property Highlights:

- Turnkey, high-quality construction with premium finishes across all areas
- Large-capacity venue:
- Ballroom seating up to 350
- Total building capacity up to 600
- Owner has held events with up to 1,000 people present
- 225 parking spaces - a rare and valuable amenity for this size and location
- Designed and utilized for high-profile events, with strong historical demand from third-party users



Flexible Use Potential (Highest & Best Use Optionality)

While previously operated as an event center, the property offers exceptional adaptability for a wide range of commercial uses, including:

- Event / Wedding Venue
- Church or Religious Facility
- Corporate Headquarters
- Summer Sales Company Hub
- Private School or Training Facility
- Theatre / Performance Space
- Furniture Showroom or Retail Concept
- Current owner has held at the venue: Political Events, Quinceaneras, Expos, Conventions, Conferences, Boxing Matches, Poker Nights, Movie Nights, Video Game Expose, Weddings, etc.

SC2 - Community Shopping Zone (Many uses permitted here
- see Provo City for specifics)



Please Note: The property has not been actively used for events in over 6 months, allowing a new owner to reposition, rebrand, or re-tenant based on their preferred strategy.

Built-In Income Opportunity

A highly attractive feature is the separately demised ~3,000 SF section of the building:

- Private entrance and fully segregated from main event space
- Ideal for long-term office or retail tenant
- Estimated rental potential: ~\$72,000/year
- Provides immediate, stable supplemental income alongside any primary use

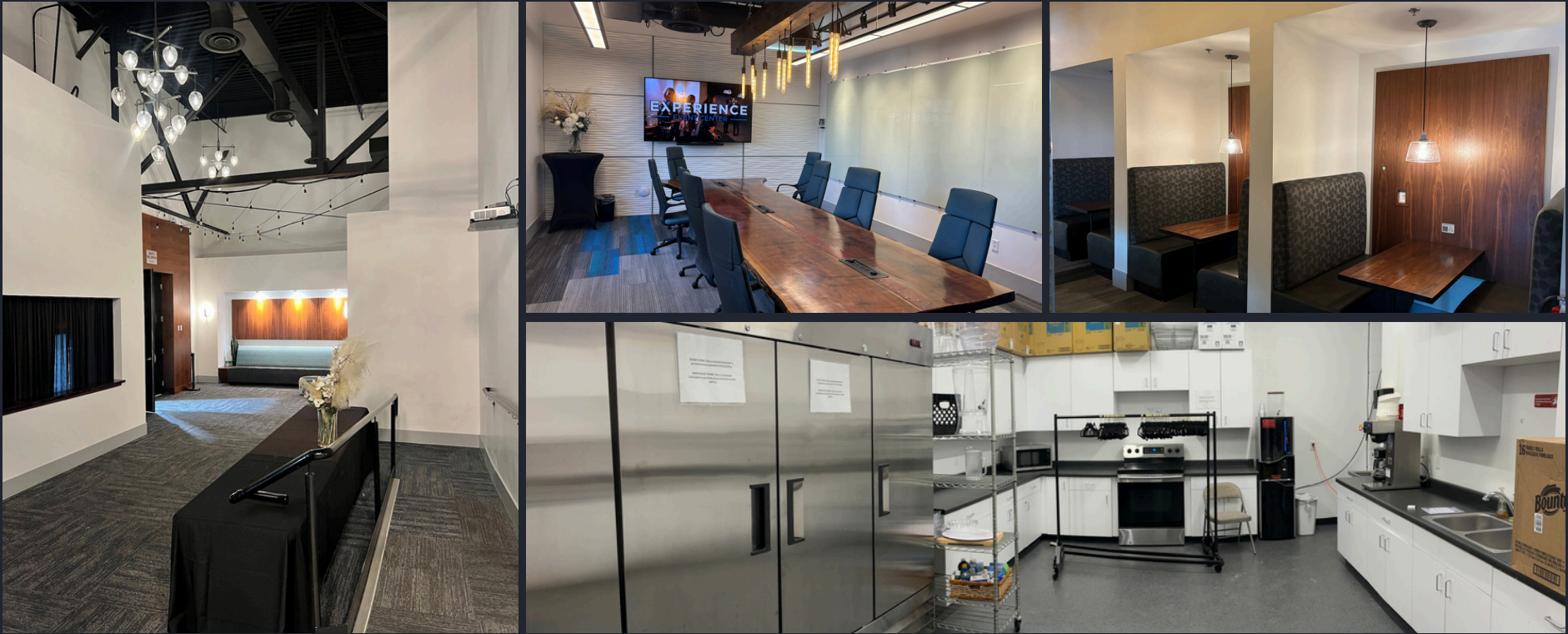
This creates a compelling opportunity to offset operating costs while maximizing the value of the main facility.





Interior Layout & Features

- Expansive main ballroom / event space
- Dedicated catering & prep kitchen
- Conference rooms and private offices
- Multiple lounge and gathering areas
- Breakroom and corporate kitchen
- Significant storage / warehouse / racking space
- Efficient layout supporting both public-facing and operational needs









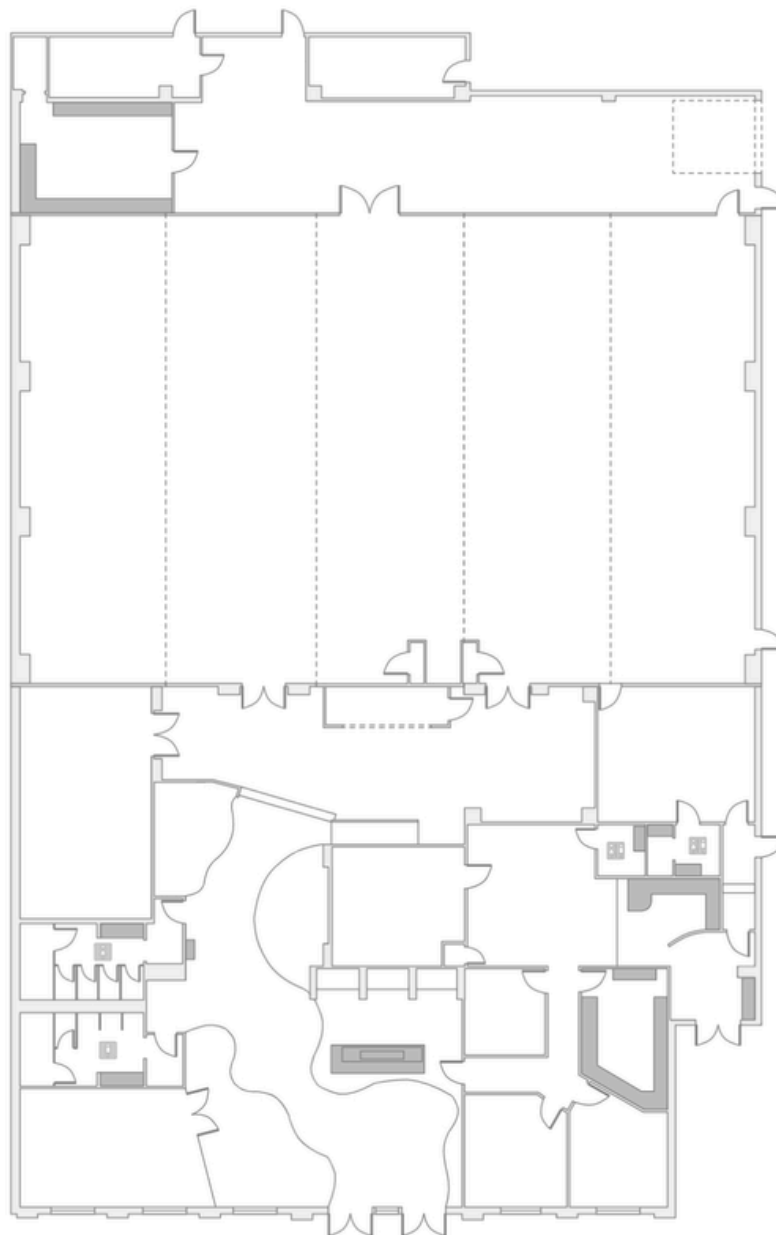
FF&E Opportunity

The seller is open to including high-end furniture, fixtures, and equipment (FF&E) at a substantial discount or as part of a negotiated purchase price, including:

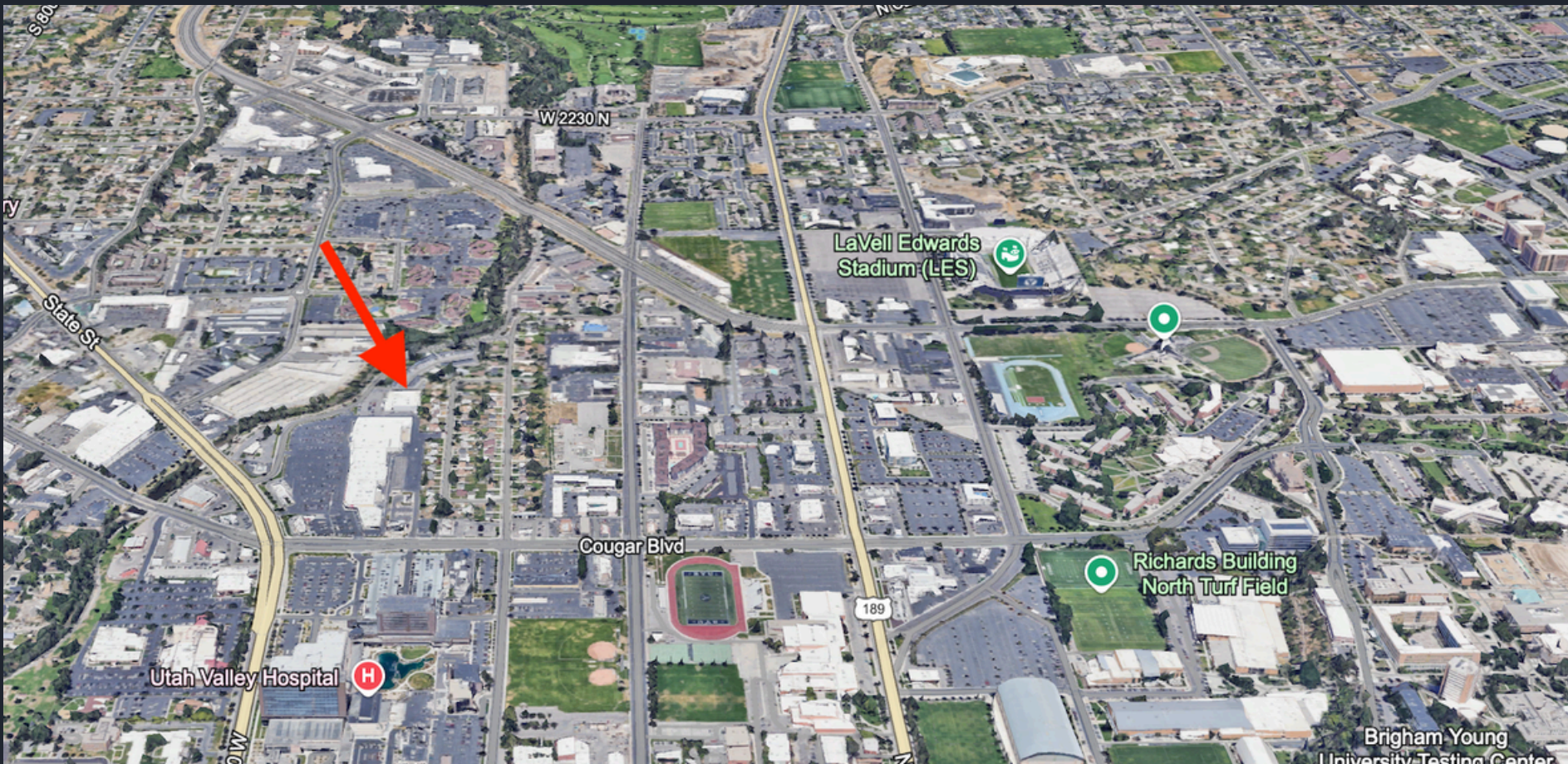
- Professional-grade audio/visual systems
- Event furnishings and seating
- Catering and kitchen equipment
- Storage and racking infrastructure

Buyers may submit offers inclusive of any desired FF&E for a true turnkey acquisition.

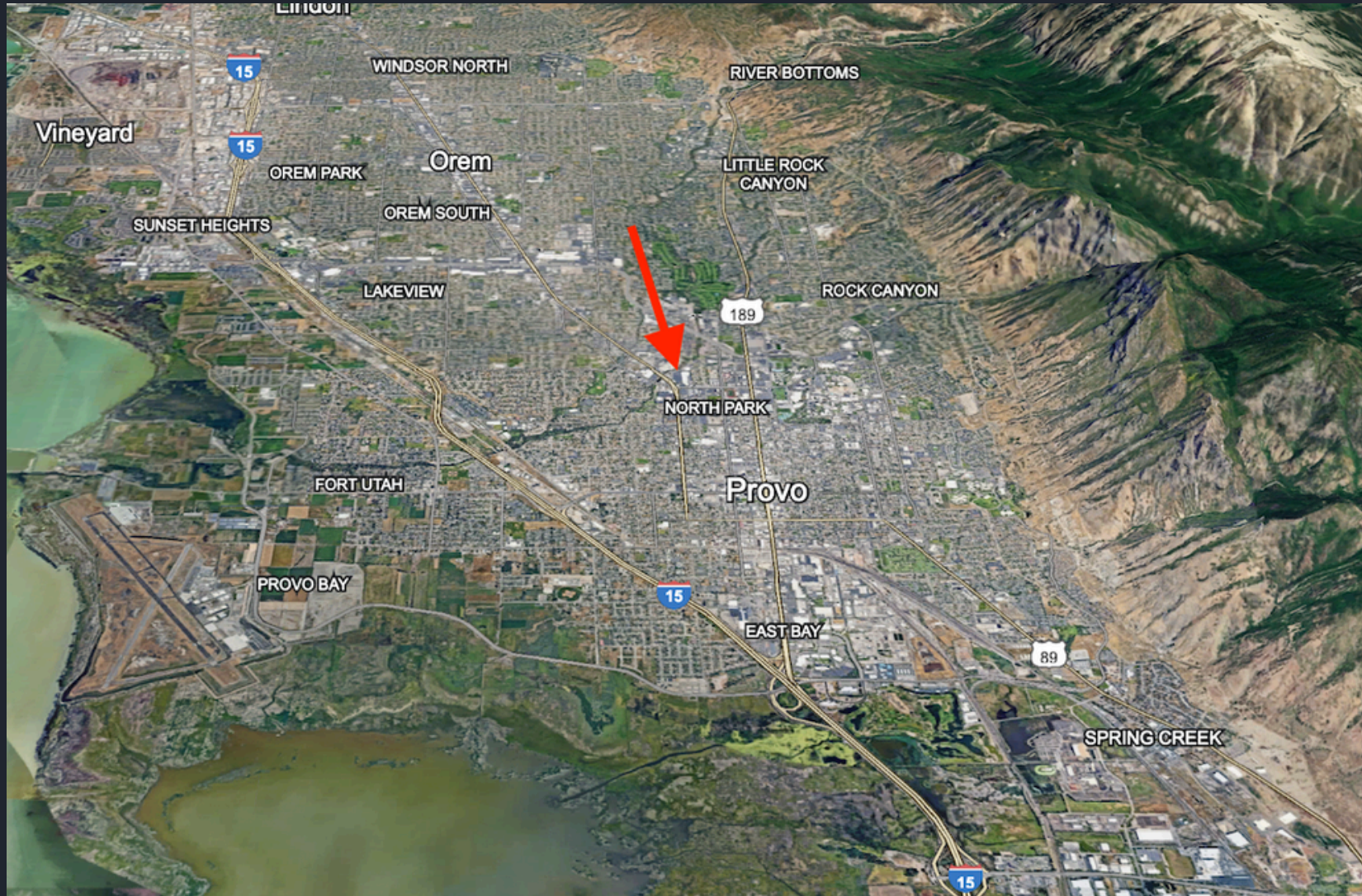
FLOORPLAN



AERIAL VIEW



AERIAL VIEW



CONTACT US TODAY FOR A PRIVATE TOUR!

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