

FOR SALE



Sawtooth Complex

3210 N. CANYON ROAD | PROVO, UT 84604

Presented By:

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SAWTOOTH COMPLEX

3210 N. CANYON RD.
PROVO, UT 84604

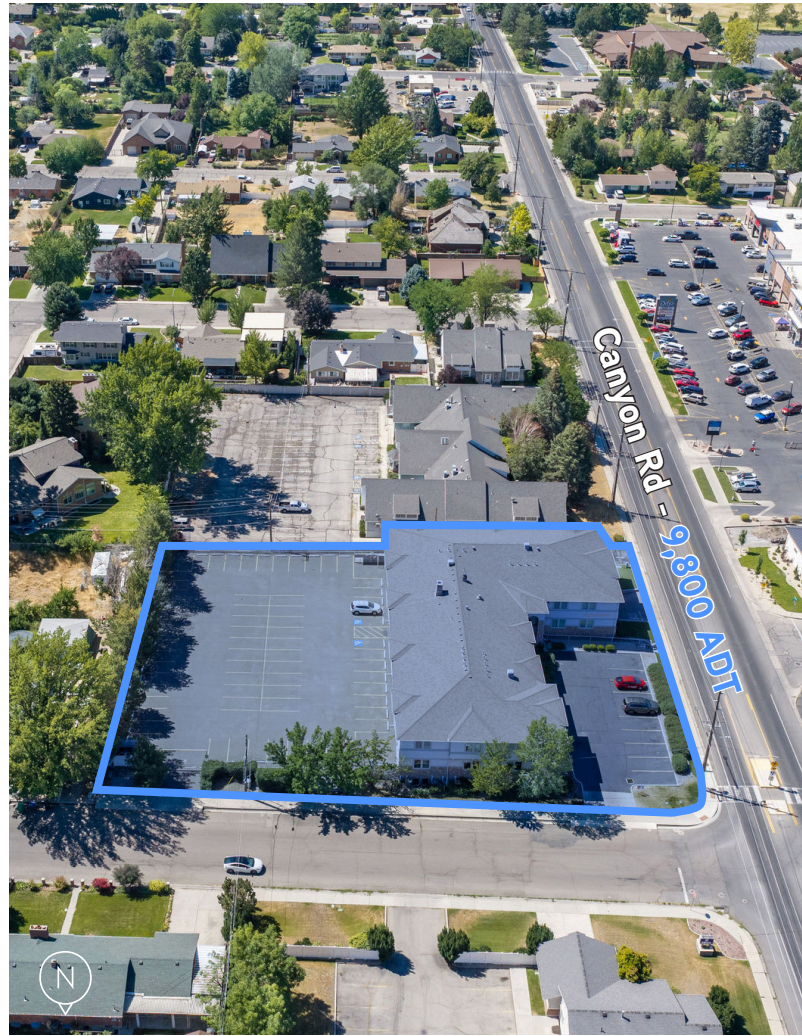
FOR SALE

\$4,750,000

Building Size: 26,743 RSF | Lot Size: 1.074 AC

Parcel # 20-030-0128

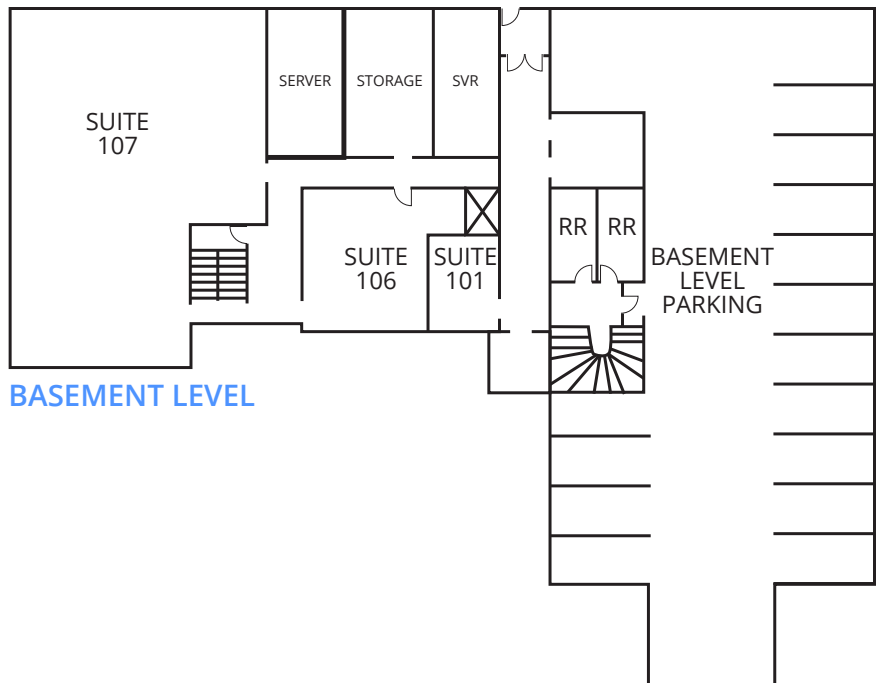
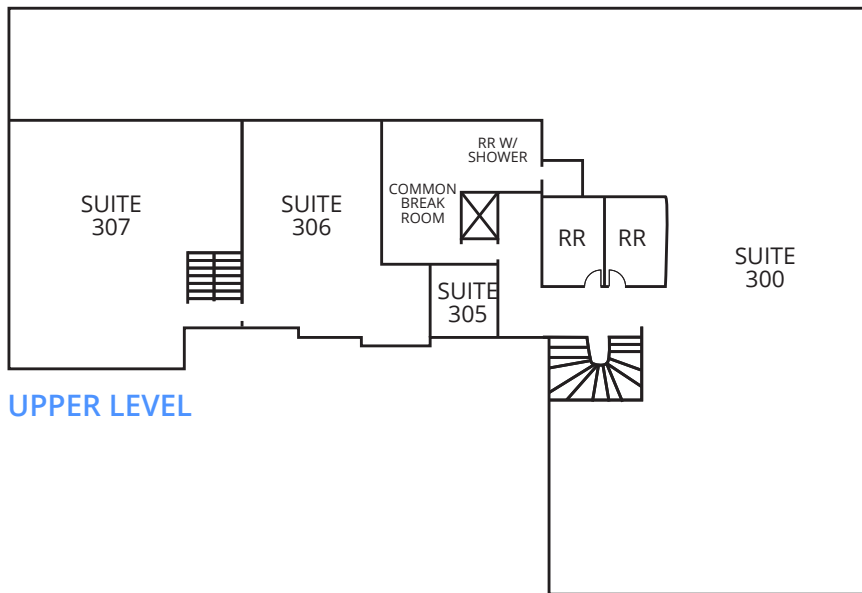
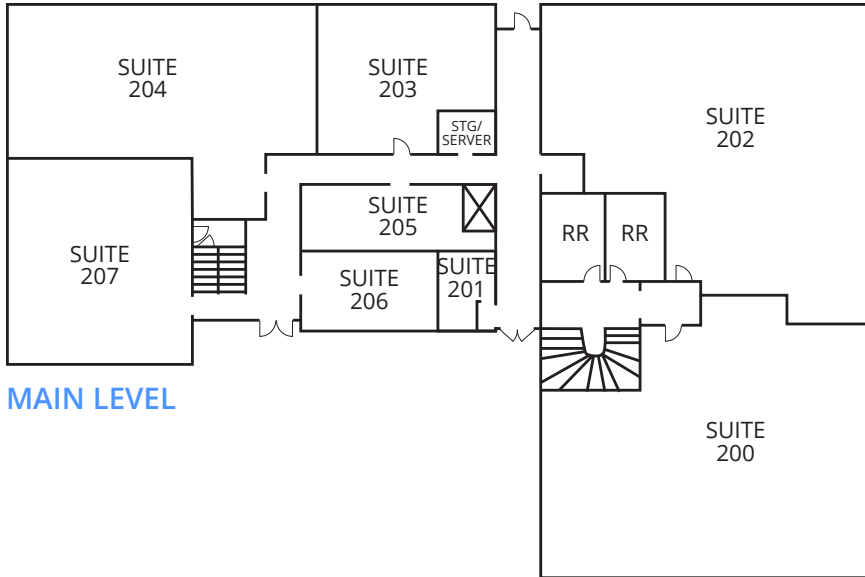
- 100% leased multi-tenant office investment
- Multiple suites providing a diversified income stream
- Established office property with strong tenant appeal



Property Highlights

- Large, open suites
- In-office kitchen/break room
- Strong 5.5/1,000 parking ratio, covered and uncovered
- Underground parking garage
- Additional surface and street parking
- Desirable North Provo location
- Conveniently located near BYU and UVU
- Close to restaurants and Day's Market
- 24/7 keycard access
- Google Fiber and Comcast available



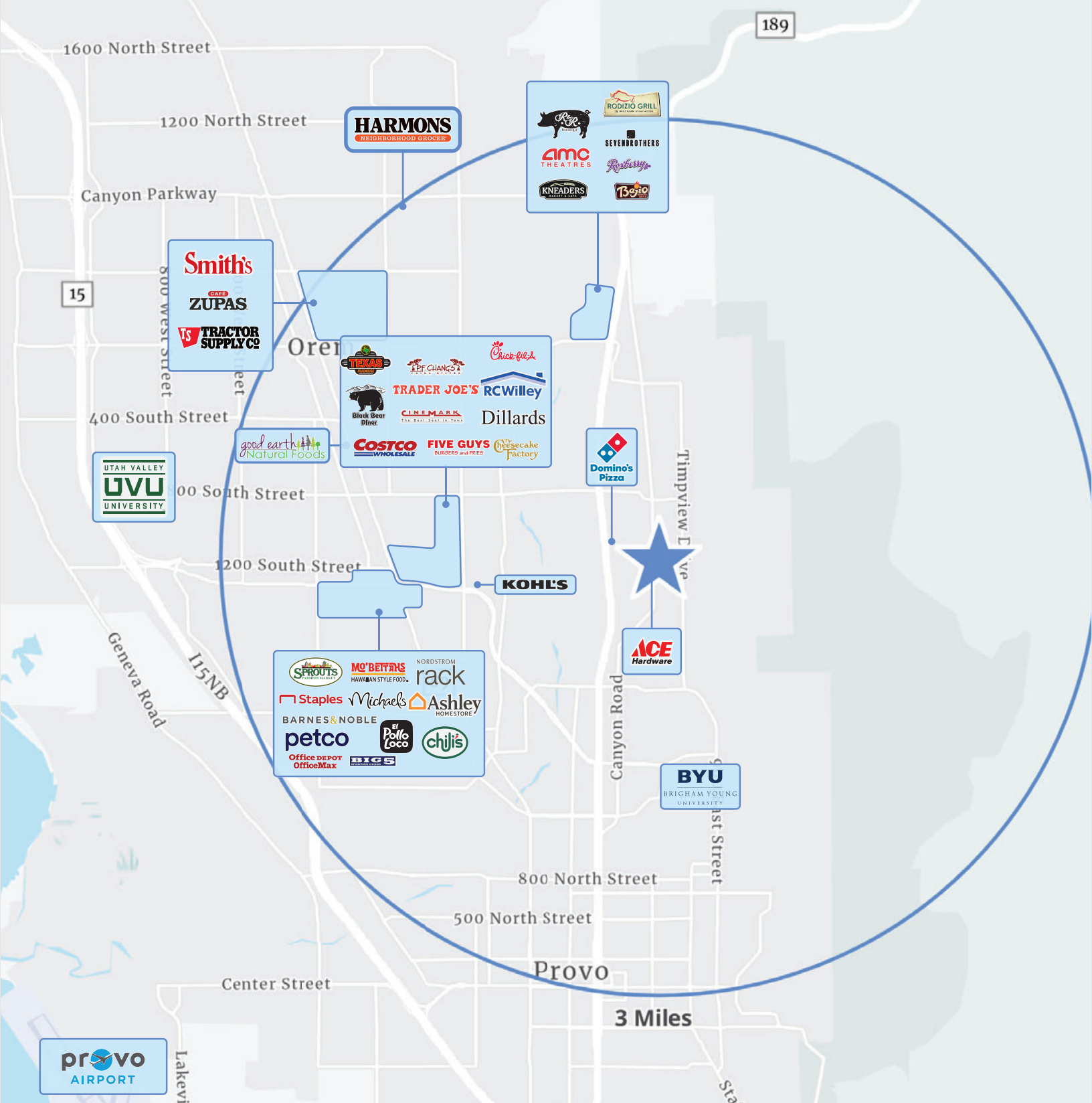


Building Photos



Building Photos





2026 DEMOGRAPHICS within 3 miles



Population

115,317



2029 Projected Population

117,501



Median Household Income

\$72,454



Average Household Income

\$104,586



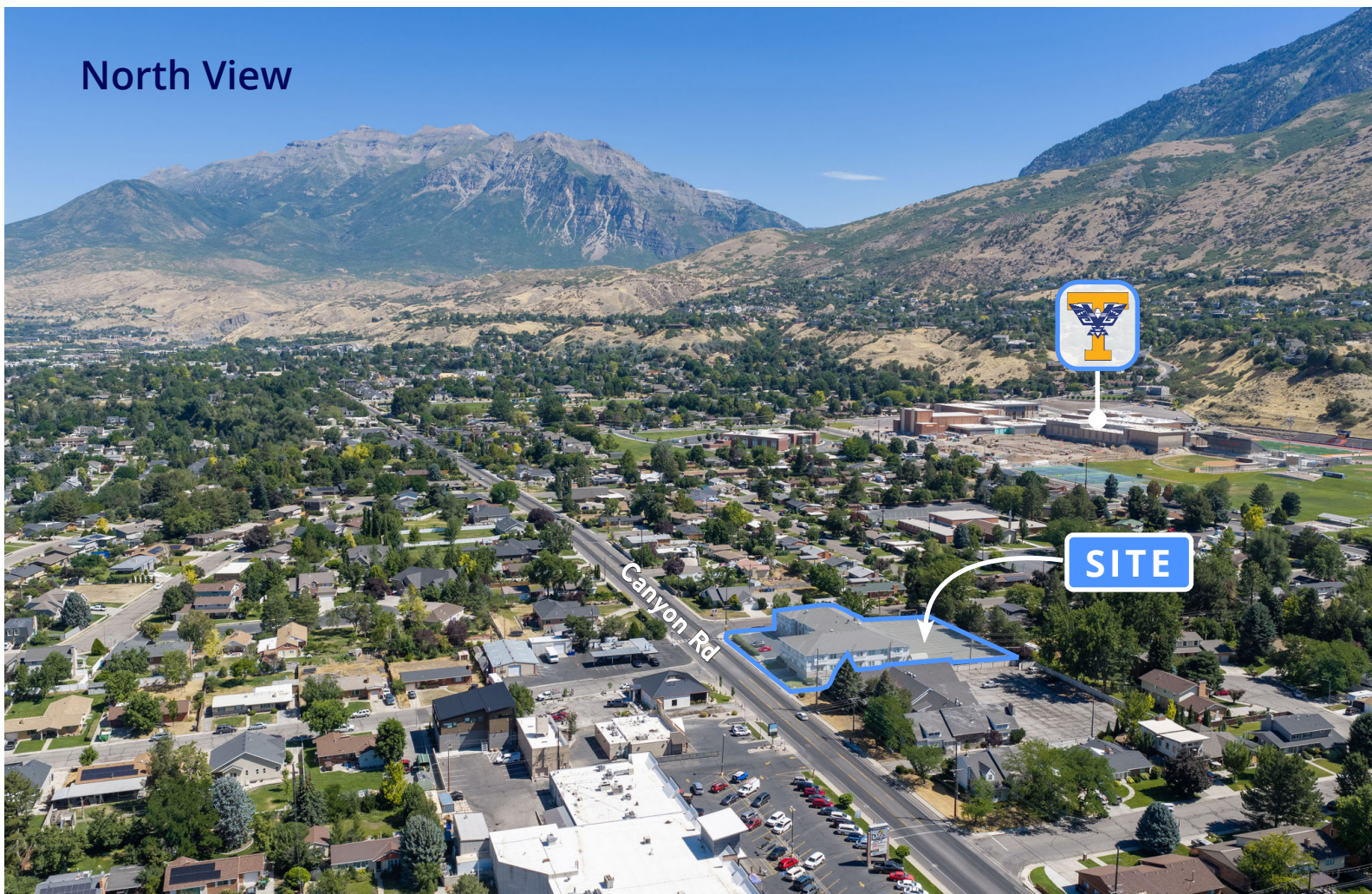
Median Age

24.5

South View



North View





For more information, contact:

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