

**INCENTIVE
OFFERED!**
Ask agents for more details!



PRIME OFFICE SPACE IN PROVO FOR LEASE

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061

\$23-24 / SF MG

JILL SNYDER
(435) 671-0793
jill@wswcommercial.com

TODD McLACHLAN
(801) 520-9005
toddm@bhhsutah.com

CHELSEA WALL
(435) 671-3541
chelsea@wswcommercial.com

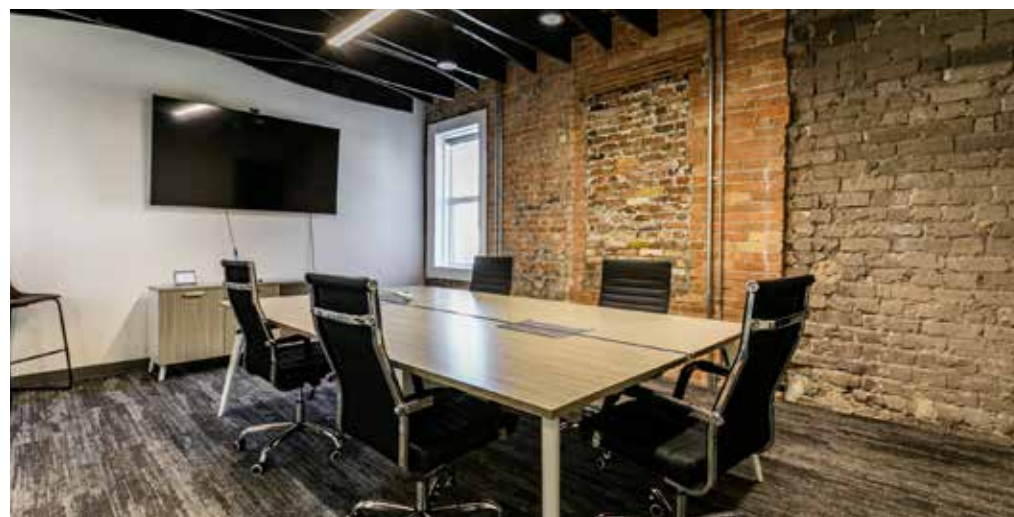
**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES PROPERTIES

COMMERCIAL DIVISION

© 2025 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed. Berkshire Hathaway HomeServices and/or its representatives do not warrant or guarantee this information. Information herein was provided by Owner/Seller. Lessee/Purchaser is responsible to confirm any information considered a factor in a decision to lease or purchase.

PROPERTY PHOTOS

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



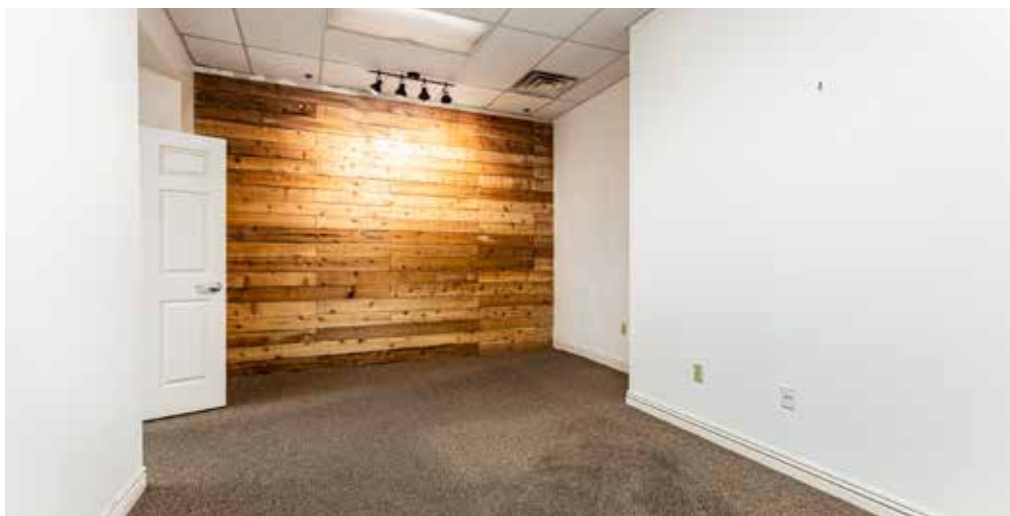
PROPERTY PHOTOS

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



PROPERTY PHOTOS

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



PROPERTY PHOTOS

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



PROPERTY PHOTOS

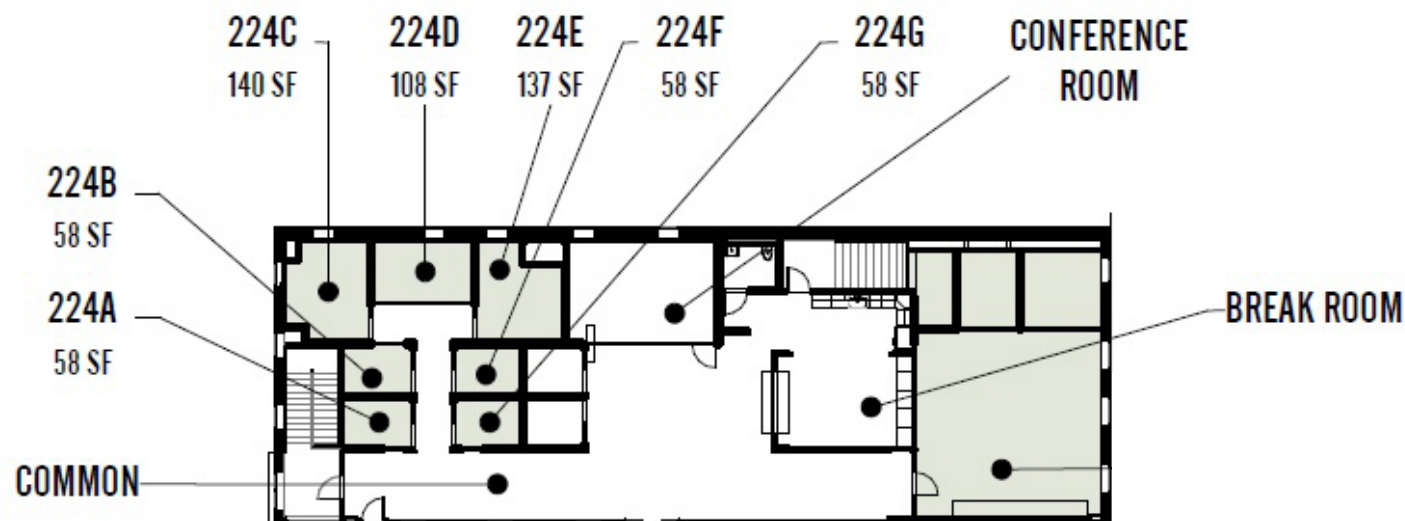
PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



FLOOR PLAN I EXECUTIVE SUITES

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061

224A - 58 SF - \$700/month
224B - 58 SF - \$700/month
224C - 140 SF - \$925/month
224D - 108 SF - \$800/month
224E - 137 SF - \$900/month
224F - 58 SF - \$700/month
224G - 58 SF - \$700/month



FLOOR PLAN I SECOND FLOOR

PROVO 55 N UNIVERSITY AVENUE I PROVO, UT 84061



Suite 201- 1,832 SF
\$24 PSF/MG

Suite 203- 2,029 SF
\$24 PSF/MG

Suite 205- 1,449 SF
\$24 PSF/MG

Suite 207- 2,911 SF
\$23 PSF/ MG

Suite 211- 498 SF
\$23 PSF/ MG

Suite 213- 1,500 SF
\$23 PSF/ MG

Suite 217- 2,818 SF
\$23 PSF/MG

Suite 223- 2,251 SF
\$24 PSF/ MG

LOCATION

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



55 N UNIVERSITY AVE



55 N UNIVERSITY AVENUE
PROVO, UT 84061

- **Historic Elegance:** Charming, architecturally significant building with preserved vintage details.
- **Prime Location:** Centrally located in downtown Provo with excellent visibility and easy access to major roads and public transportation.
- **Flexible Office Spaces:** A range of office configurations to suit diverse business needs.
- **Modern Amenities:** Equipped with high-speed internet, contemporary HVAC systems, and updated facilities.
- **Professional Environment:** Prestigious address enhancing your company's image.
- **Convenient Parking:** Ample on-site 3-level parking structure available for tenants and visitors, ensuring hassle-free access.
- **Community Integration:** Close proximity to local dining, shopping, and cultural attractions.
- **Recently Remodeled**
- **Across from NuSkin and LDS Temple**

i

[BHHSUTAH.COM](https://bhhsutah.com)

JILL SNYDER
(435) 671-0793
jill@wswcommercial.com

TODD McLACHLAN
(801) 520-9005
toddm@bhhsutah.com

CHELSEA WALL
(435) 671-3541
chelsea@wswcommercial.com

**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES PROPERTIES

COMMERCIAL DIVISION

© 2024 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed. Berkshire Hathaway HomeServices and/or its representatives do not warrant or guarantee this information. Information herein was provided by Owner/Seller. Lessee/Purchaser is responsible to confirm any information considered a factor in a decision to lease or purchase.