

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



## PRIME OFFICE & RETAIL SPACE IN PROVO FOR LEASE

**PRICE IMPROVEMENT!**

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061

**\$16-22 PSF / MG**

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

**TODD MCLACHLAN**  
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**CHELSEA WALL**  
(435) 671-3541  
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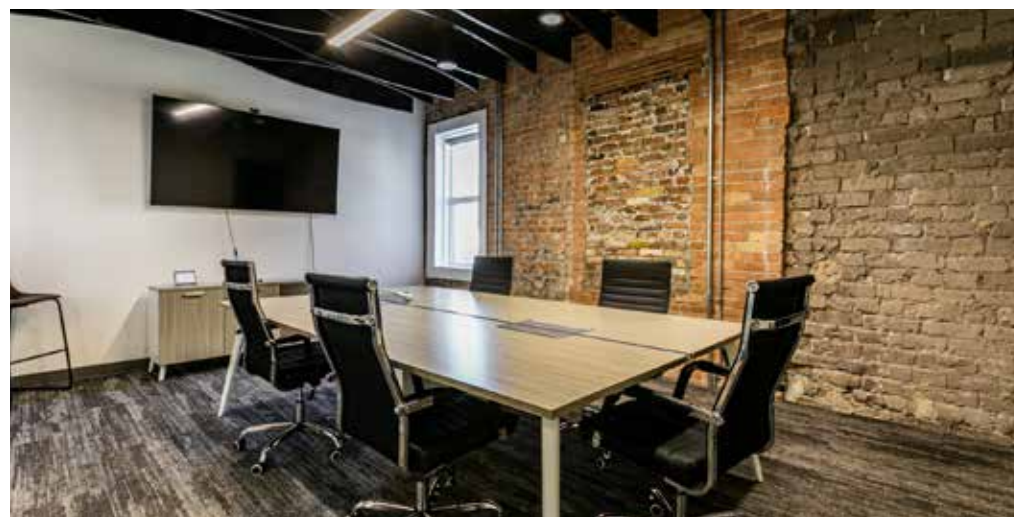
**BERKSHIRE HATHAWAY** | UTAH PROPERTIES  
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COMMERCIAL DIVISION

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# PROPERTY PHOTOS

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



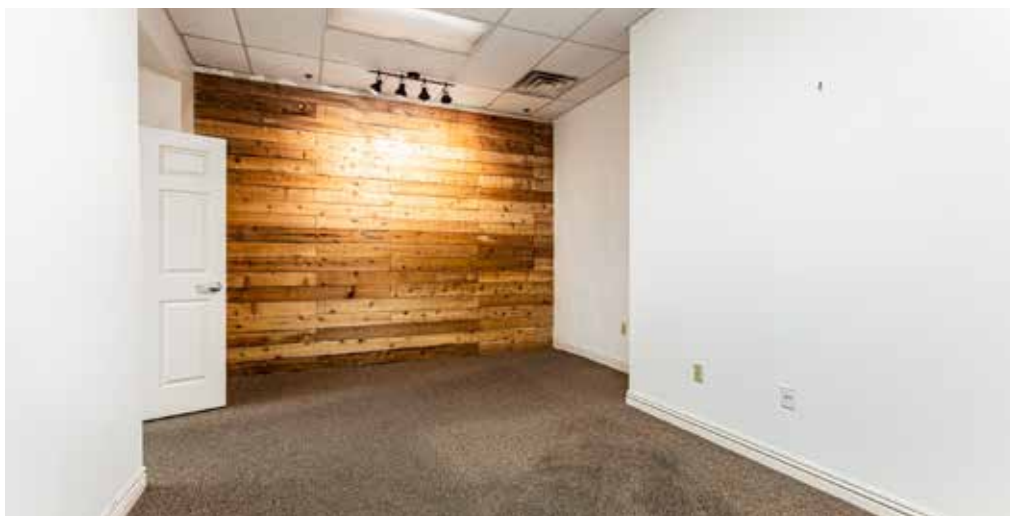
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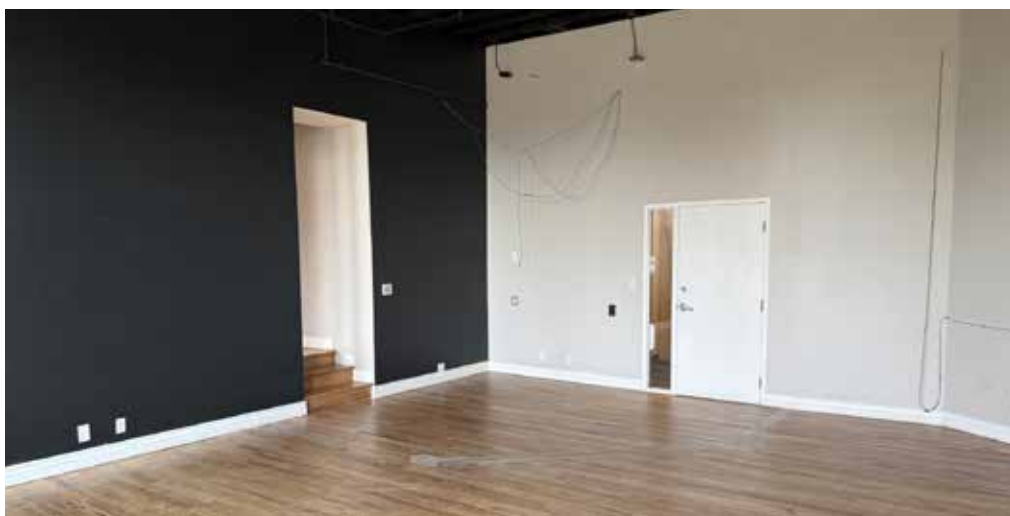
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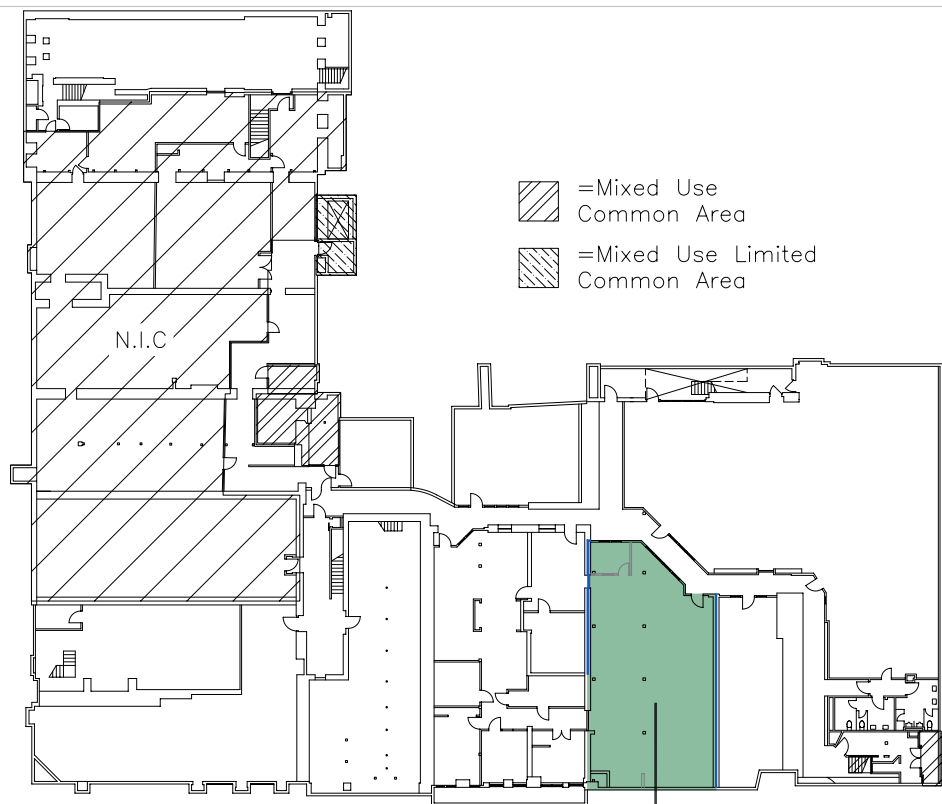
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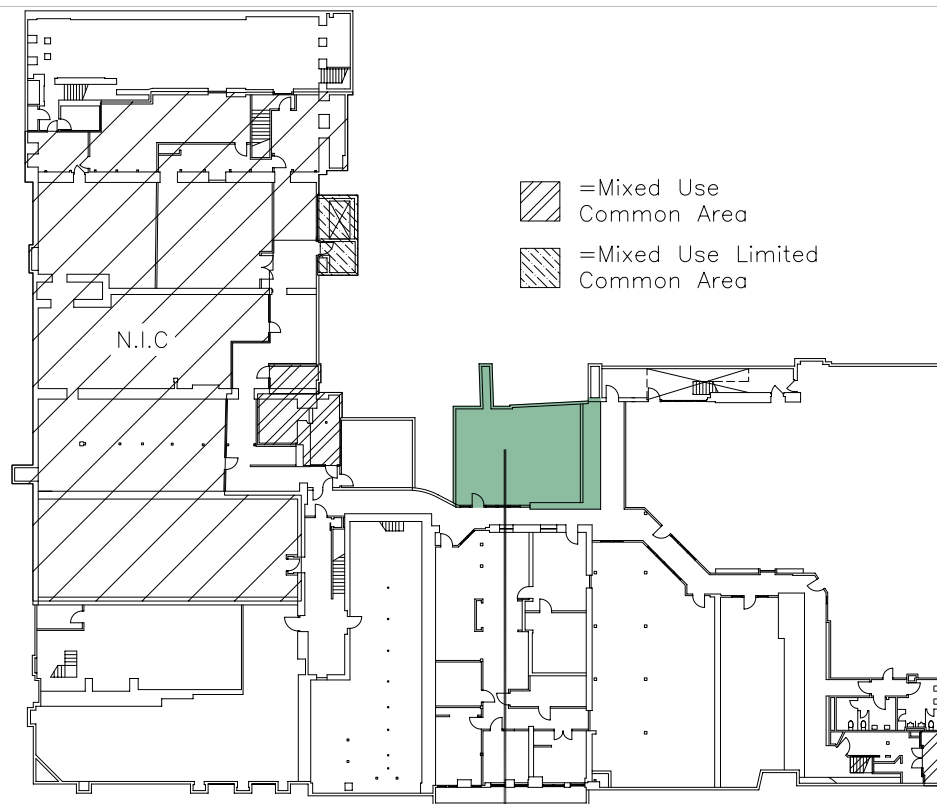


# FLOOR PLAN | LOWER LEVEL RETAIL

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



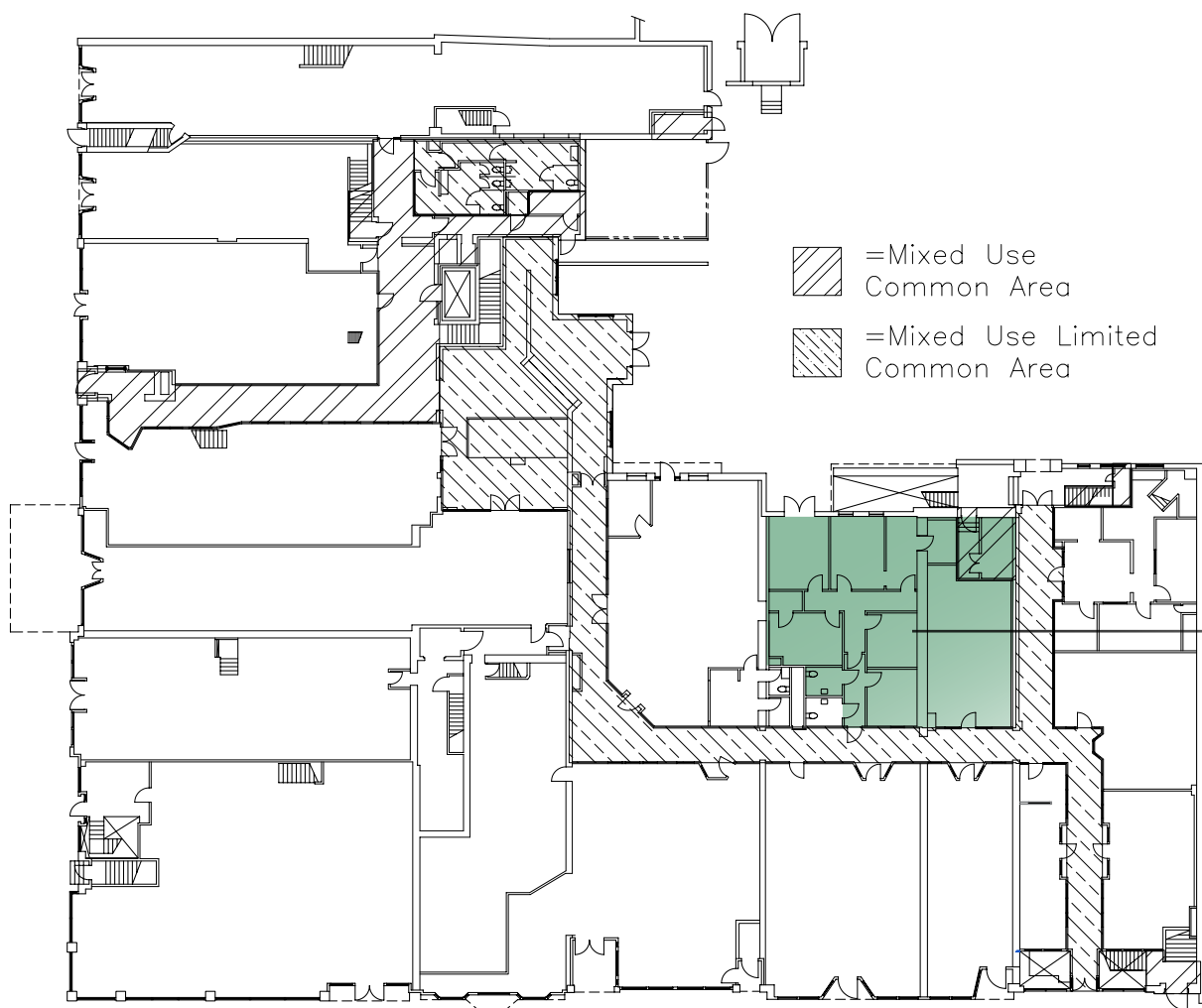
**Suite 4** – 2,306 RSF | \$16 PSF/MG



**Suite 6** – 1,249 RSF | \$16 PSF/MG

# FLOOR PLAN | MAIN LEVEL RETAIL

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



**Suite 145-150 – 2,045 RSF | \$22 PSF/MG**

# FLOOR PLAN | EXECUTIVE SUITES

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061

**224A** - 58 SF | \$500/month

**224B** - 58 SF | \$500/month

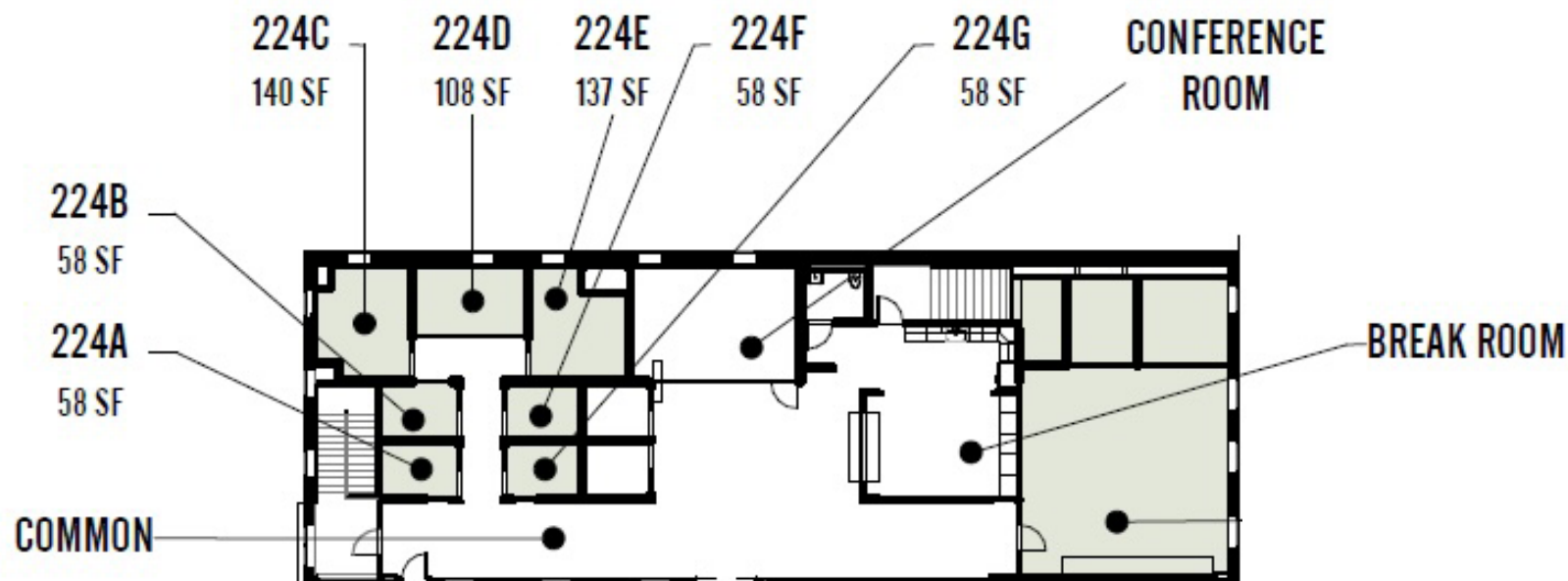
**224C** - 140 SF | \$750/month

**224D** - 108 SF | \$600/month

**224E** - 137 SF | \$700/month

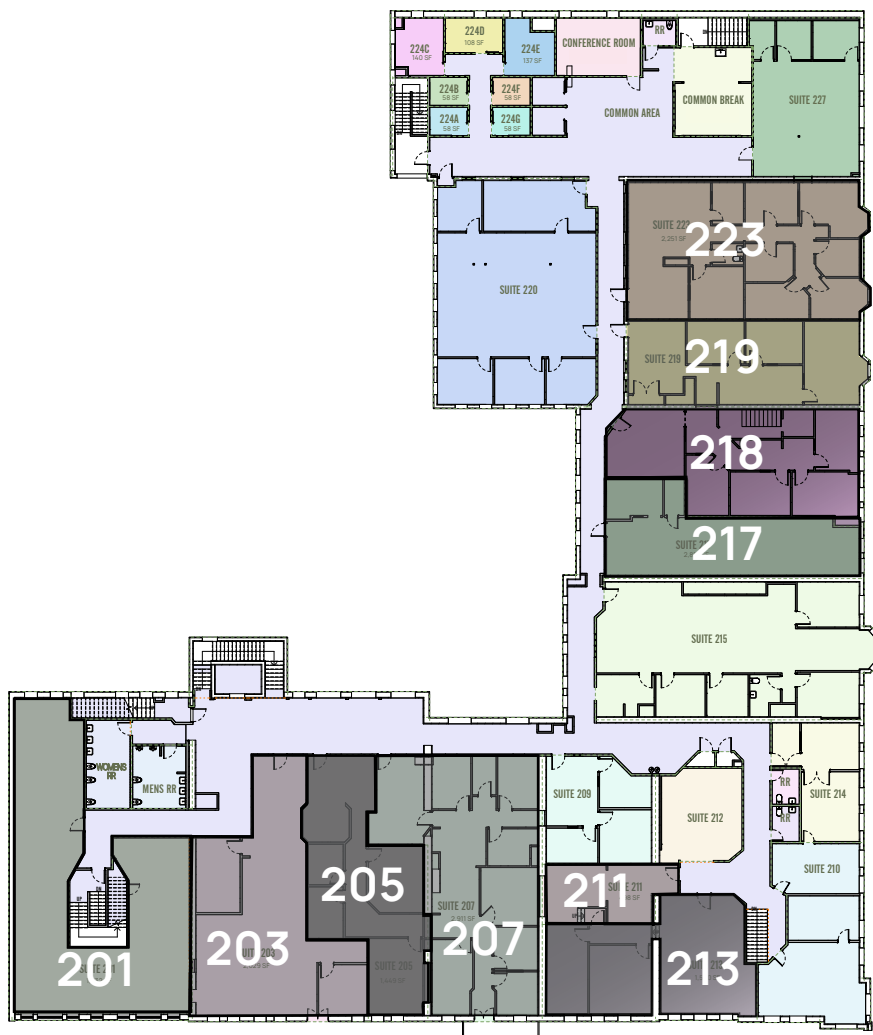
**224F** - 58 SF | \$500/month

**224G** - 58 SF | \$500/month



# FLOOR PLAN | SECOND FLOOR

PROVO 55 N UNIVERSITY AVENUE | PROVO, UT 84061



**\$20 PSF / MG**

- Suite 201** - 1,832 SF
- Suite 203** - 2,029 SF
- Suite 205** - 1,449 SF
- Suite 207** - 2,911 SF
- Suite 211** - 498 SF
- Suite 213** - 1,500 SF
- Suite 217** - 1,292 SF
- Suite 218** - 1,731 SF
- Suite 219** - 1,387 SF
- Suite 223** - 2,251 SF

# 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**

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[BHHSUTAH.COM](http://BHHSUTAH.COM)

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