

THE PARK AT RIVERWOODS

SALE OR LEASE



360 WEST 4800 NORTH PROVO, UTAH

View video footage



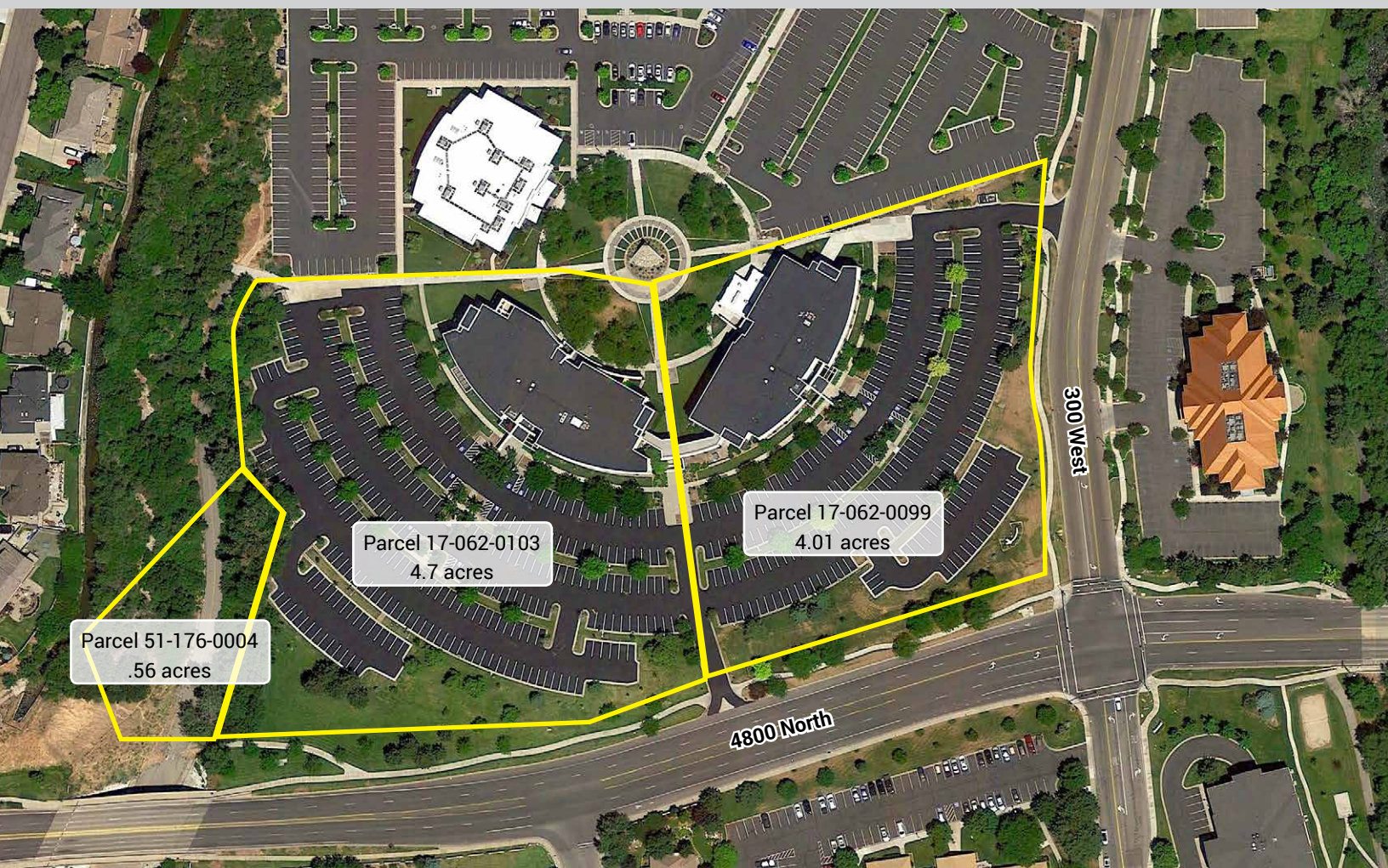
Exclusively Marketed by



HIGHLIGHTS & SITE PLAN

Campus Size	118,937 RSF
Previous Occupants	Franklin Covey; Ancestry.com (former HQ)
Land Size	9.26 acres
Parking Ratio	Ample parking
Price	\$15,900,000 (\$134/SF)
Lease Rate	\$22.00/SF full service (including all expenses)

- Ideal for owner occupant
- Class A office campus
- Multiple fiber optic provider connectivity
- Modern architecture with efficient, open floor plates
- Backup generation and infrastructure for redundant power systems
- Computer controlled, energy saving HVAC
- UPS backup for computer room
- The campus is next to The Riverwoods restaurants, retail shops, and easy access to nearby ski and recreational areas
- Motion controlled lighting
- Security card access
- Beautiful park landscaping
- Employee cafeteria
- Close proximity to two universities: BYU and UVU



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PROPERTY PHOTOS



THE PARK
AT RIVERWOODS



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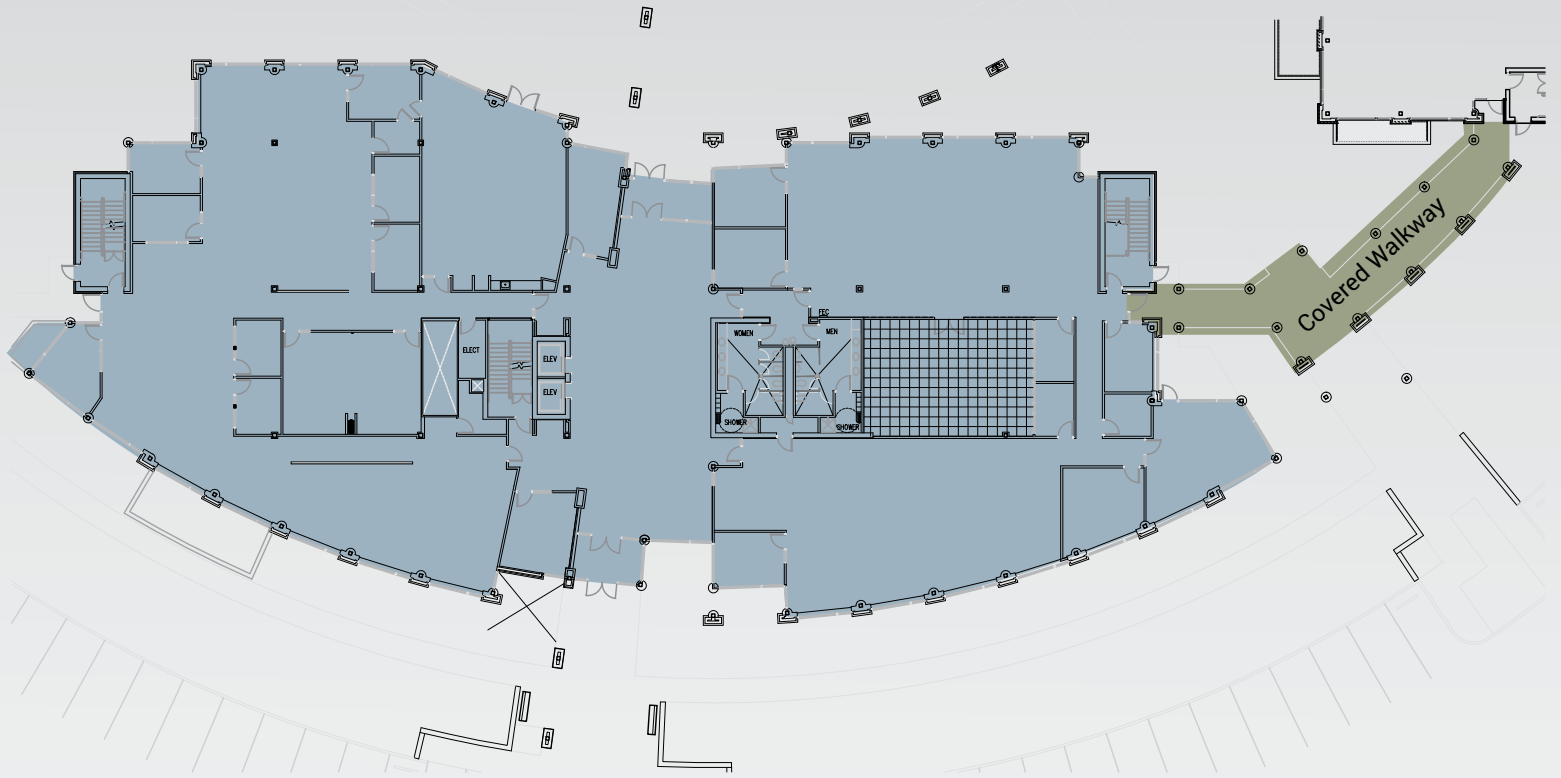
PROPERTY PHOTOS



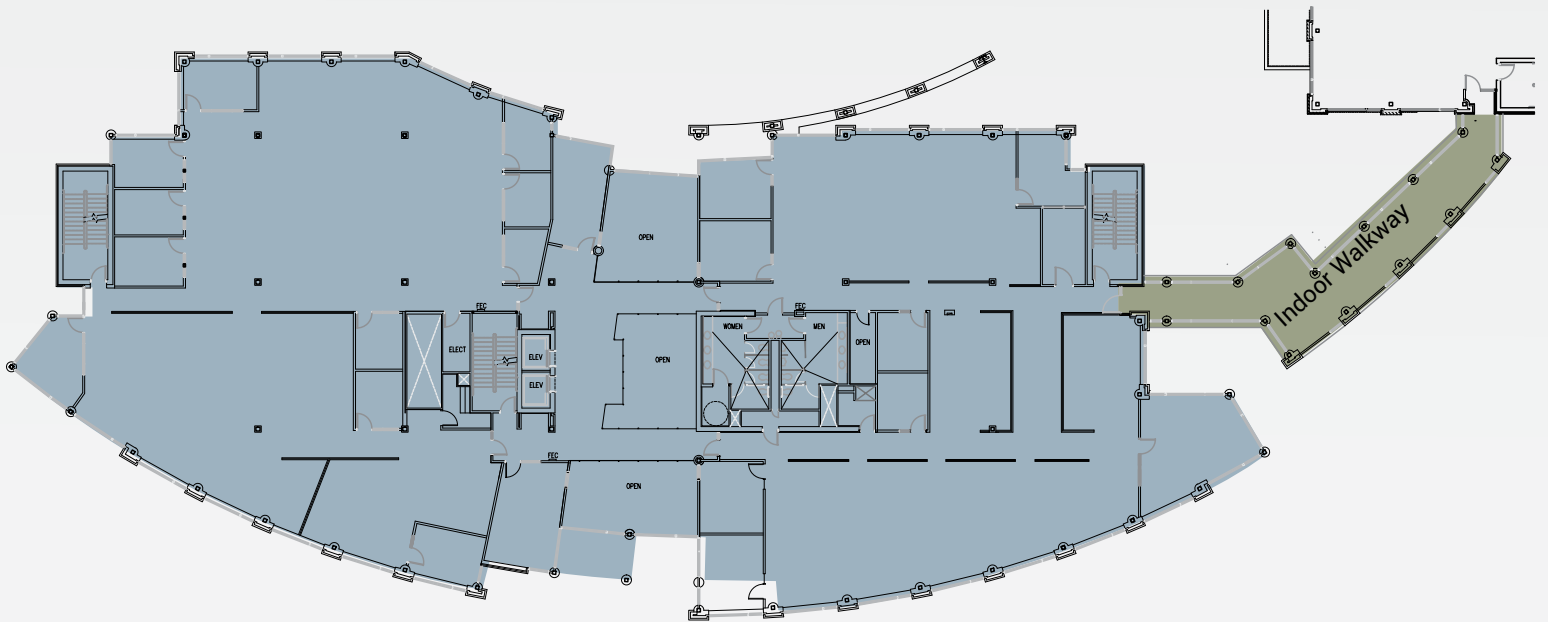
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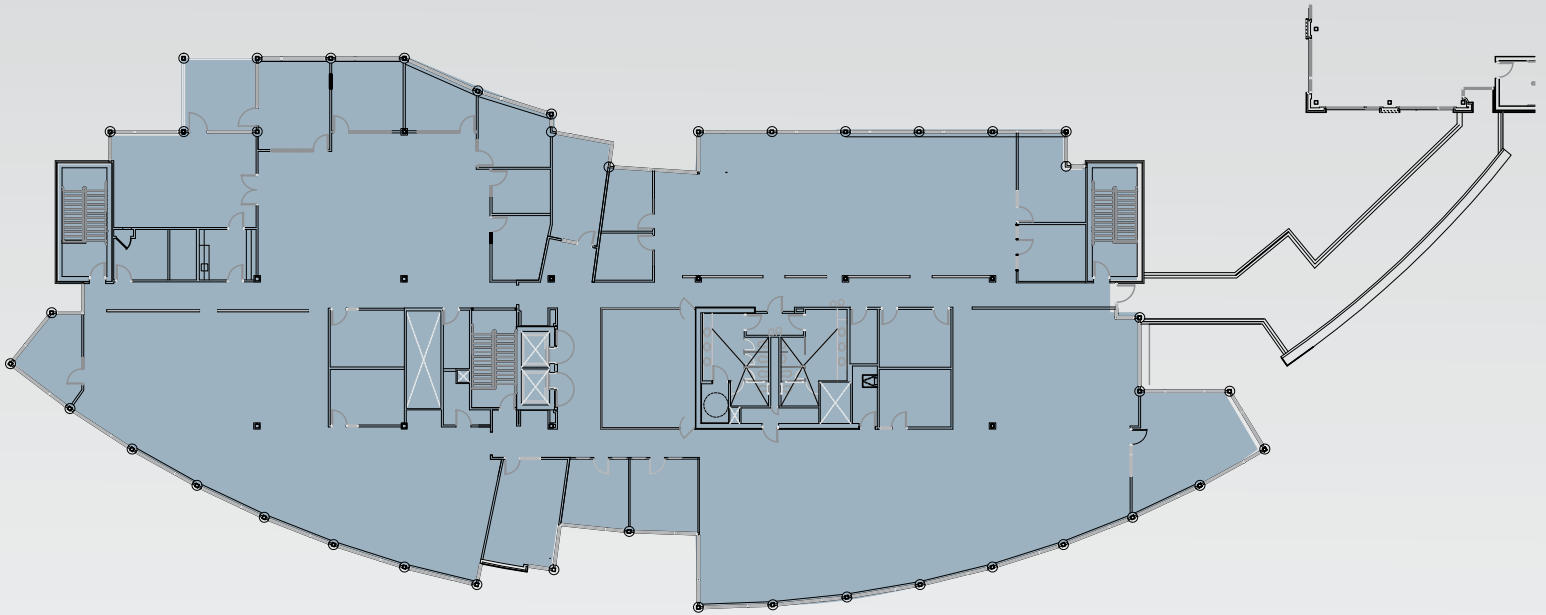
BUILDING 1 - 1ST FLOOR



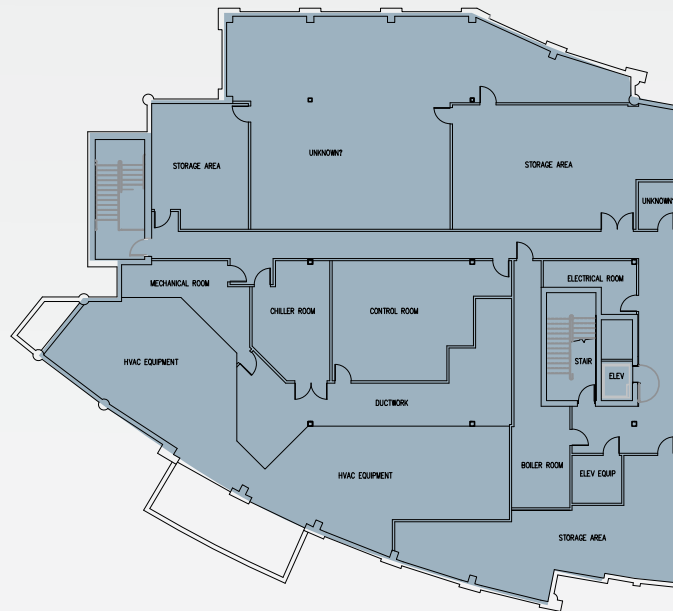
BUILDING 1 - 2ND FLOOR



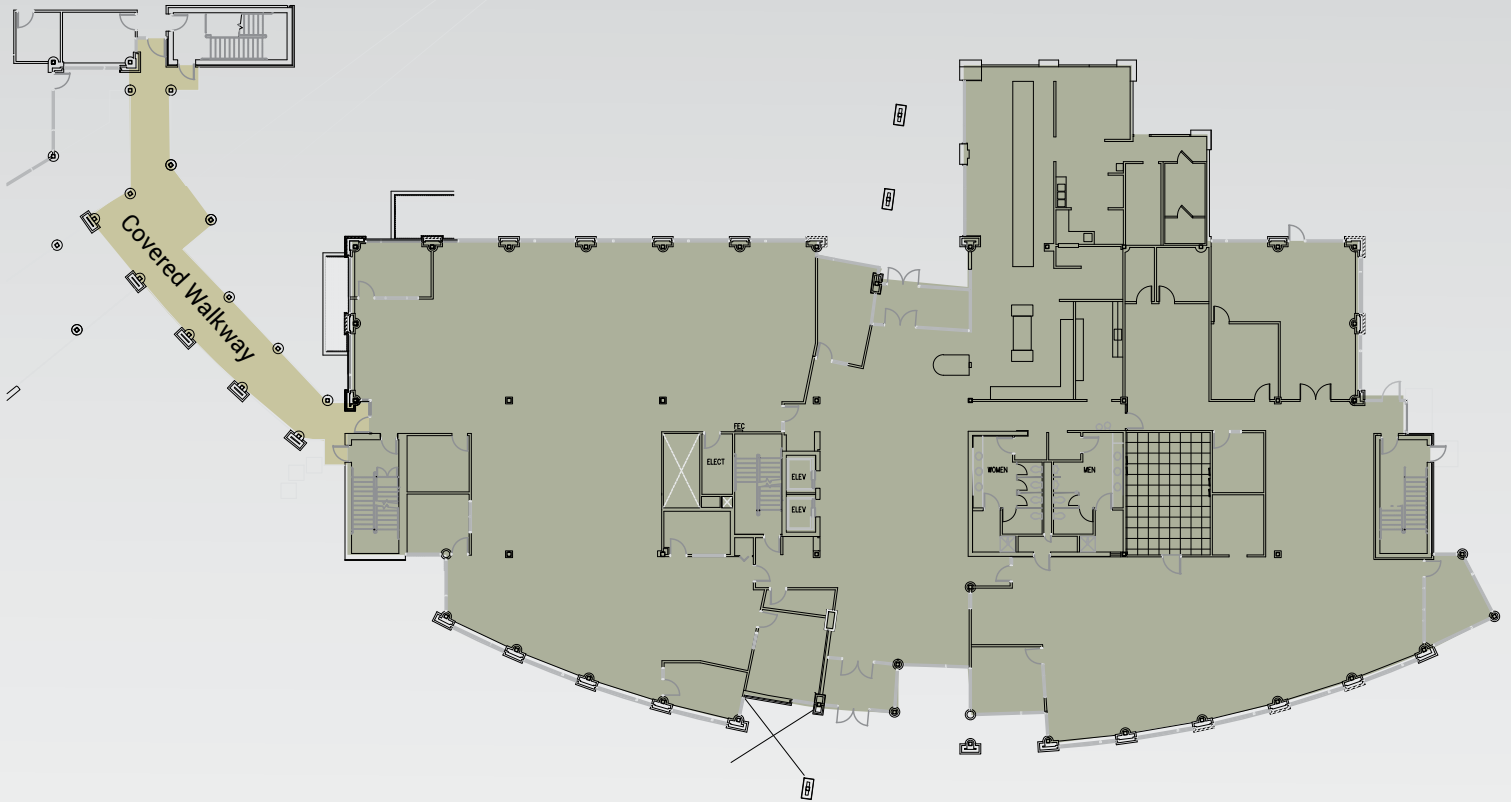
BUILDING 1 - 3RD FLOOR



BUILDING 1 - BASEMENT



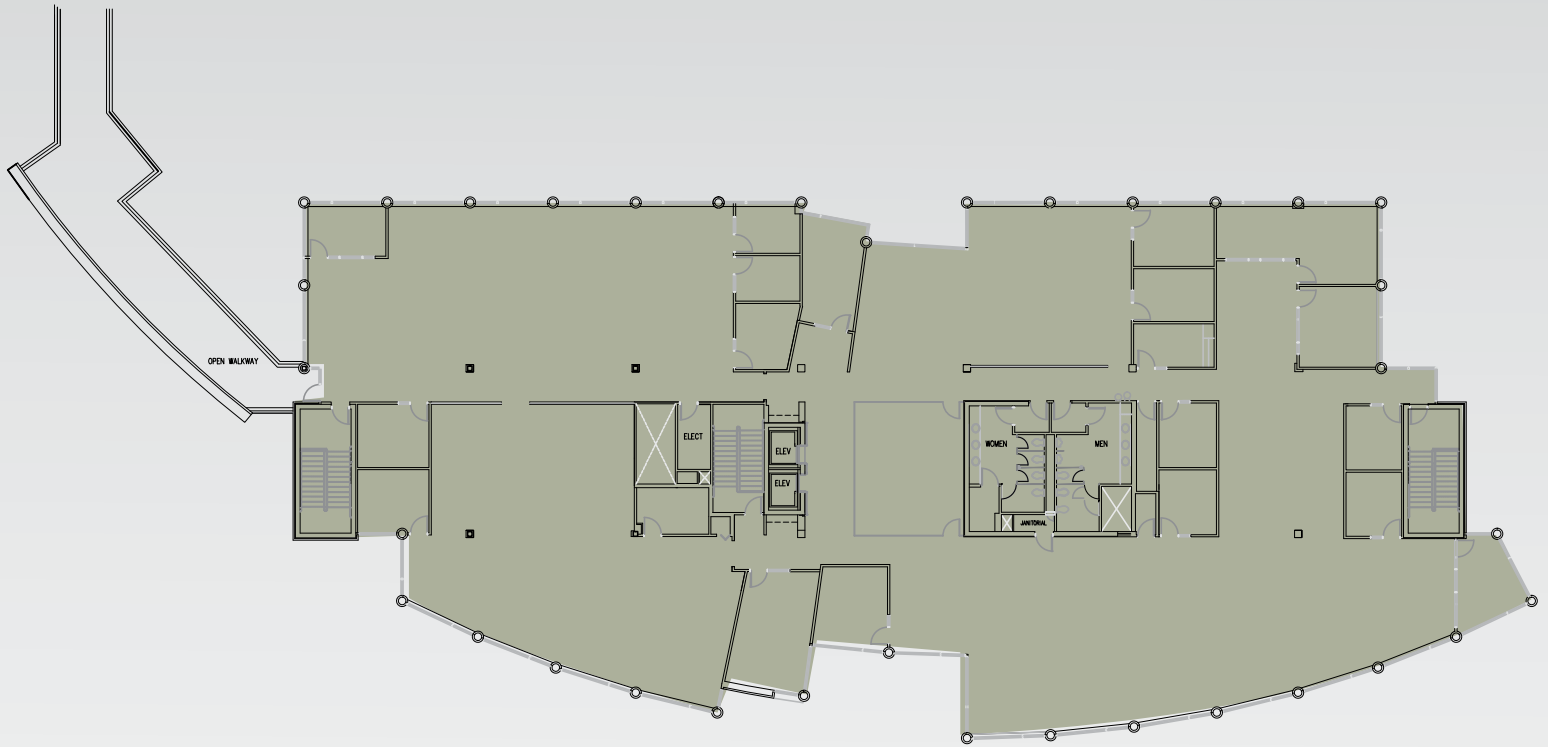
BUILDING 2 - 1ST FLOOR



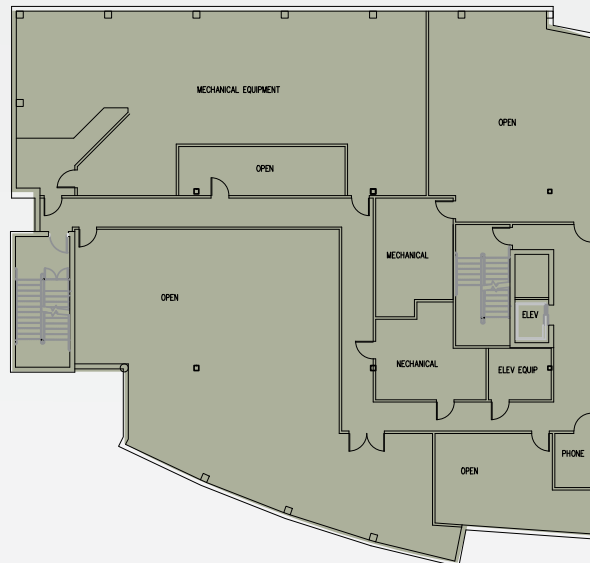
BUILDING 2 - 2ND FLOOR



BUILDING 2 - 3RD FLOOR



BUILDING 2 - BASEMENT LEVEL



LOCAL AMENITIES MAP



Population (5 mile)	196,093
Households	56,786
Average HH Income	\$64,227
Total Businesses	9,134
Total Employees	40,854



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LOCATION HIGHLIGHTS

The Park at Riverwoods offers the most commanding office campus in Provo, located at the entrance to the prestigious Riverwoods Business & Research Park. No other office headquarters location offers the stunning true park setting, lush landscaping and panoramic mountain views found at The Park.

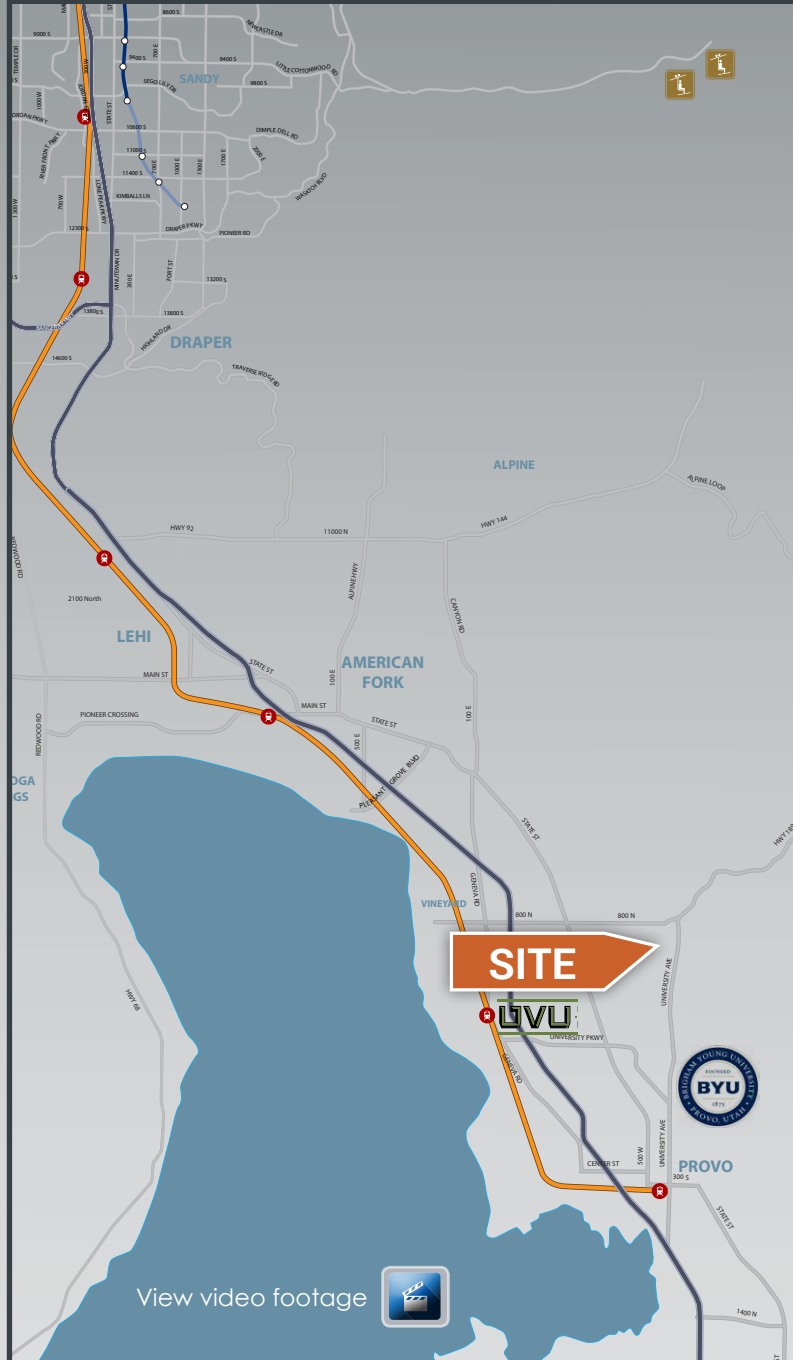
Located adjacent to the Shops at Riverwoods, the Park offers immediate access next door to 11 restaurants, including Rodizio Grill, La Jolla Groves, Happy Sumo, Bajio, Pier Café, Marley's, Kneaders, Malawi's Pizza and more.

Centrally located within minutes of world class institutions including Brigham Young University (BYU) and Utah Valley University (UVU), the campus features unmatched access to talent. In addition, the most prestigious residential developments in the market are located within a 2 minute radius, including Stonegate, Vintage on the River, Woods at Riverside and The Berkshires.

Designed by award-winning MHTN Architects, the campus was designed to be centered on a striking gardens area with elevated working sculptural sundial, juxtaposed over a grand compass. This also incorporates a cascading water feature.

In the impressive lobbies, the main vector walls radiate from the central campus garden. Materials in these grand yet efficient lobby areas include a combination of stainless steel, glass, painted gyp board, carpet, and wood. The large central wood wall that spans both floors of the lobby is a center of attention, combined with suspended ceiling panels accenting the high volume and collaborative nature of the space.

Neighboring companies in Riverwoods include the headquarters of Vivint, Qualtrics, Imagine Learning, Chatbooks, and ObservePoint, along with prestigious firms including Morgan Stanley and Northwestern Mutual Life.



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