

FOR LEASE > OFFICE SPACE

Wells Fargo Center

86 NORTH UNIVERSITY AVENUE PROVO, UTAH

Colliers
INTERNATIONAL



Property Information

- > Lease Rate: \$19.75 PSF Full Service
- > Available - 4,491, 4,600 & 3,327 SF Suites
- > Fiber Optic Connectivity
- > Class "A" Office Space with Covered Parking, in the Heart of Provo
- > An Abundance of Downtown Amenities within Walking Distance
- > Parking Garage with Sky Bridge



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SUITE 110 - 4,600 SF

- 7 offices, 2 open office areas, breakroom and restrooms in the suite.



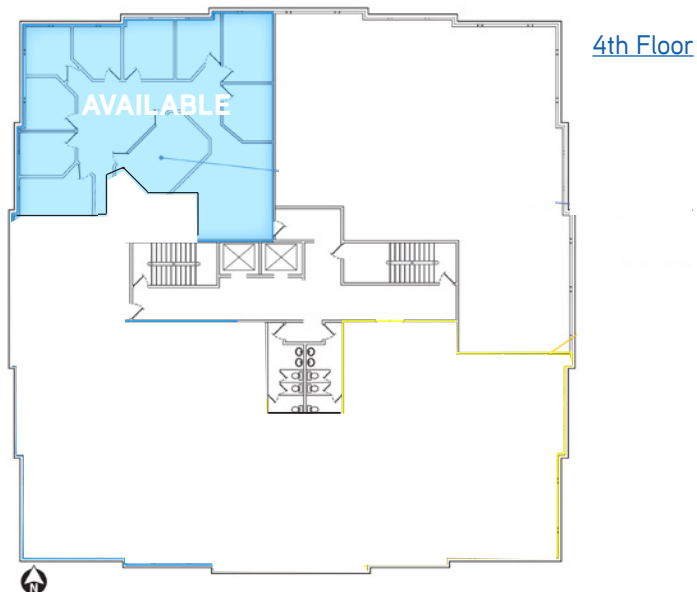
SUITE 225 - 4,491 SF

- Open Office Space



SUITE 400 - 3,327 SF

- Impressive Entrance/ Reception area.
- Built out with hard wall offices one large conference / training room.



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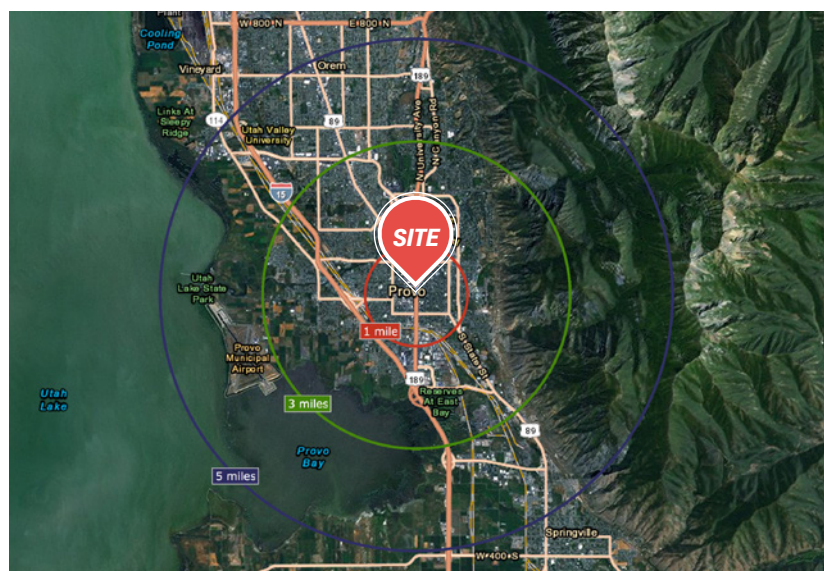
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2015 Estimated	34,250	115,417	164,694
2020 Projected	35,568	120,172	171,821
Households			
2015 Estimated	11,144	32,925	47,678
2020 Projected	11,665	34,641	50,294
Income			
2015 Median HHI	\$27,411	\$39,246	\$44,370
2015 Average HHI	\$35,466	\$51,794	\$59,972
2015 Per Capita	\$12,094	\$16,431	\$18,665

Information provided by ESRI Business Analyst



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