

Class A Office

3000 SIERRA VISTA WAY

3000 South Sierra Vista Way
Provo, UT 84606



For more information

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ADAM PARK

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Price: \$28.50 Full Service

Property Highlights

3000 Sierra Vista is a Class B Industrial space with Class A Office space.
Close proximity to Springville and Provo.
Easy access to I-15.
Fully Furnished
Space Features Conference Room, Cubicles, multiple offices, reception area, boardroom, kitchenette, and break room.
Excellent Internet and Wireless Services
On-site maintenance and cleaning.

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Property Summary

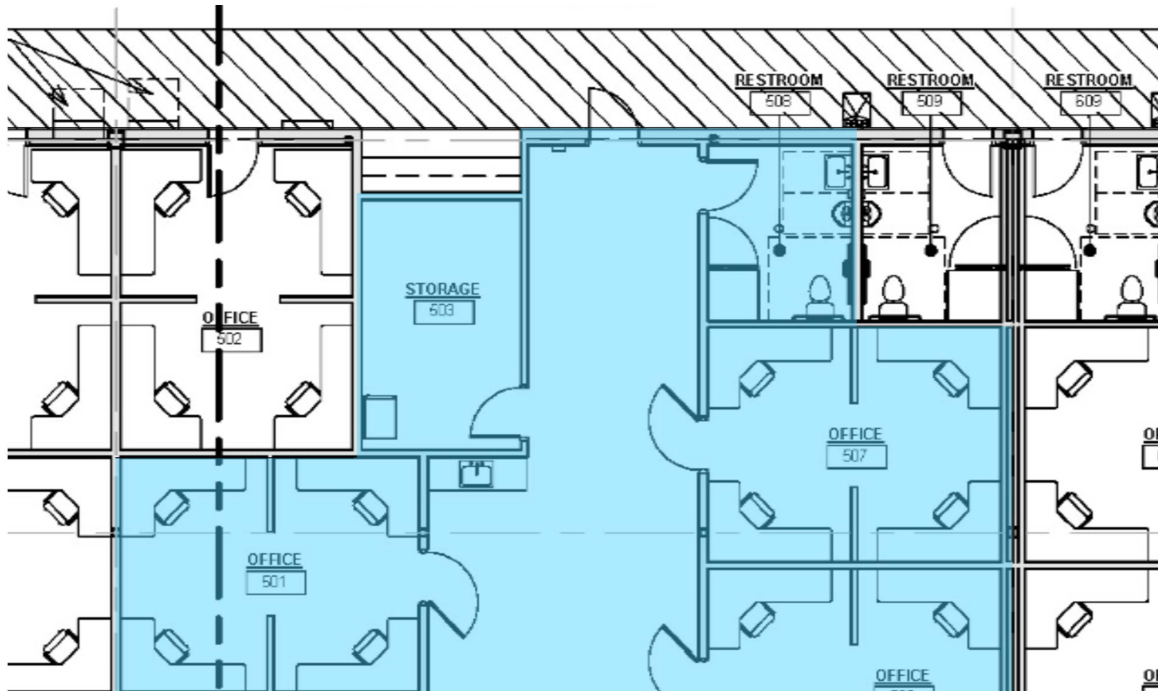
Lease Rate: \$28.50 Full Service

Property Overview

3000 Sierra Vista is a Class B Industrial space with Class A Office space
 Move-Ready, Fully Furnished
 Large Reception Area
 Conference Room
 Executive Office
 Multiple Office configurations options
 Excellent Internet and Wireless Service
 On-site maintenance and cleaning

Location Overview

Easy Access to I-15
 Close Proximity to Provo and Springville

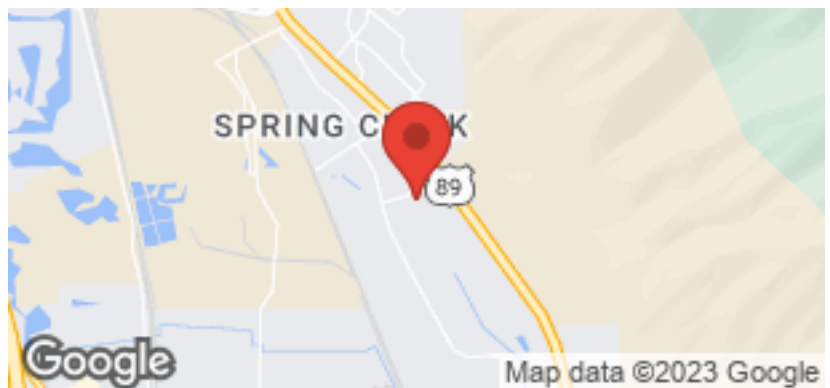


OFFERING SUMMARY

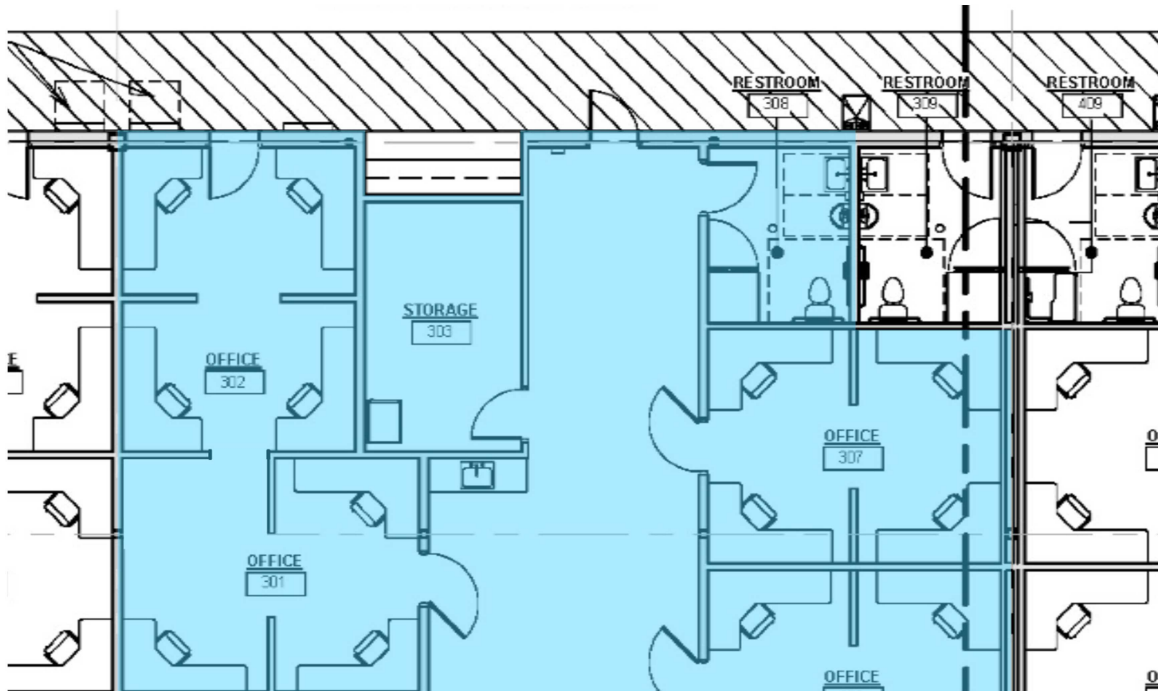
LEASE RATE:	\$28.50 Full Service
LEASE TERM:	1 Year
BUILDING SF:	20,736
AVAILABLE SF:	2,525
YEAR BUILT:	2017
BUILDING CLASS:	Class A
HVAC:	Yes
LIGHTING:	LED
PARKING RATIO:	3.42

PROPERTY OVERVIEW

- Suite 3: 2,525 SF
- Move-Ready, Fully Furnished
- Large Reception Area
- Conference Room
- Executive Office
- Multiple Office configurations options
- Shared Warehouse space is optional



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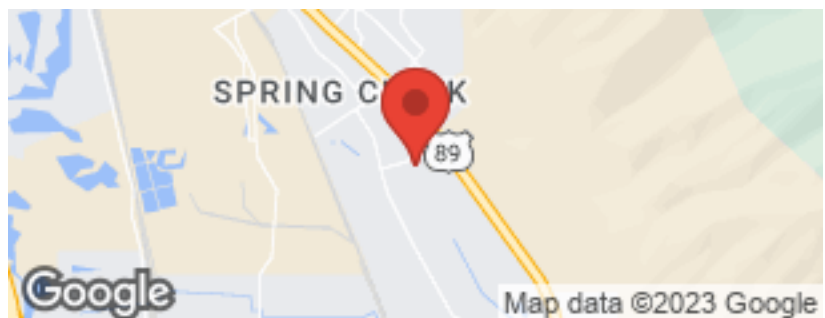


OFFERING SUMMARY

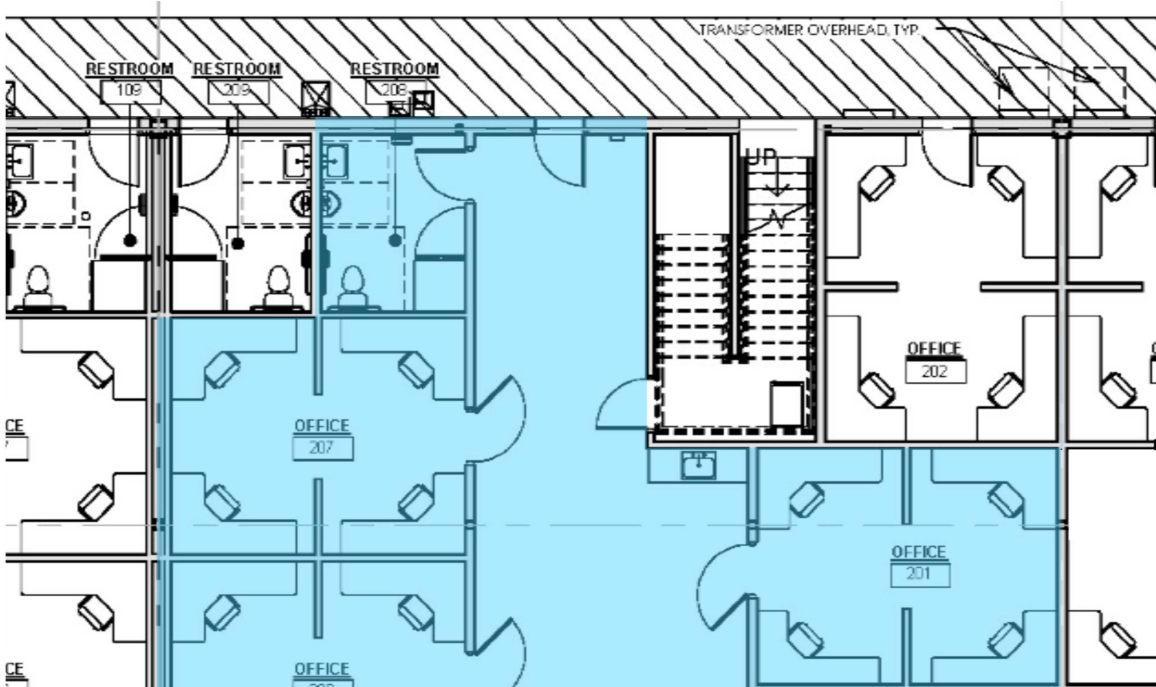
LEASE RATE:	\$28.50 Full Service
LEASE TERM:	1 Year
BUILDING SF:	20,736
AVAILABLE SF:	2,810
YEAR BUILT:	2017
BUILDING CLASS:	Class A
HVAC:	Yes
LIGHTING:	LED
PARKING RATIO:	3.42

PROPERTY OVERVIEW

- Suite 5: 2,810 SF
- Move-Ready, Fully Furnished
- Large Reception Area
- Conference Room
- Executive Office
- Multiple Office configurations options
- Shared Warehouse space is optional



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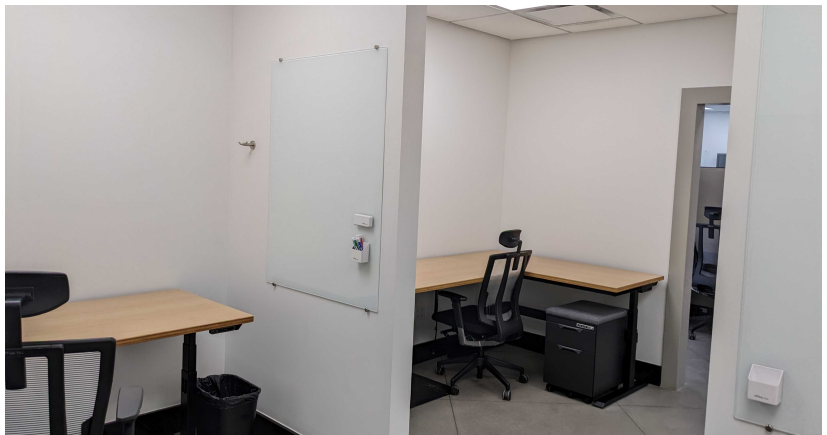


OFFERING SUMMARY

LEASE RATE:	\$28.50 Full Service
LEASE TERM:	1 Year
BUILDING SF:	20,736
AVAILABLE SF:	2,360
YEAR BUILT:	2017
BUILDING CLASS:	Class A
HVAC:	Yes
LIGHTING:	LED
PARKING RATIO:	3.42

PROPERTY OVERVIEW

- Suite 6: 2,360 SF
- Move-Ready, Fully Furnished
- Large Reception Area
- Conference Room
- Executive Office
- Multiple Office configurations options
- Shared Warehouse space is optional

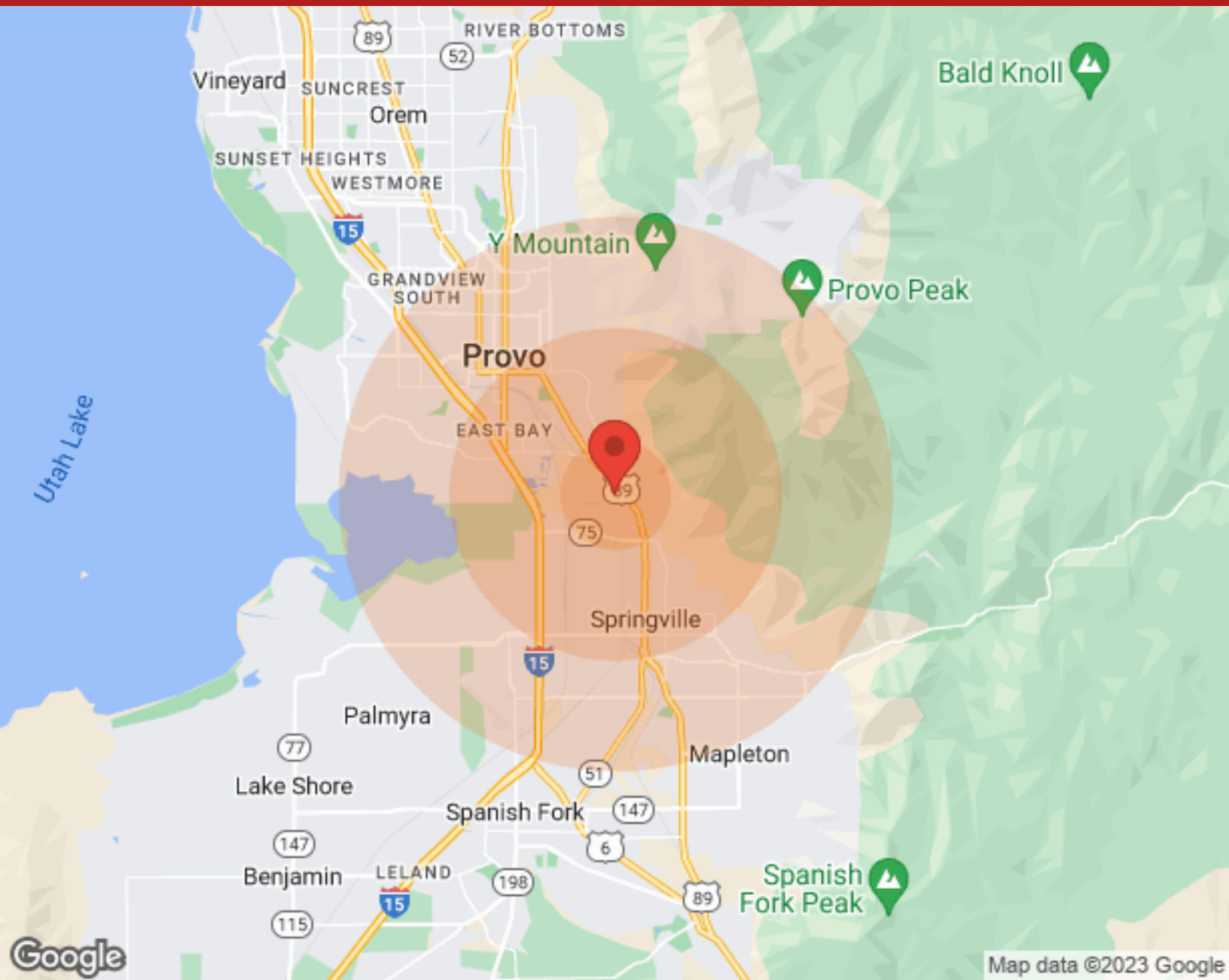


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Population	1 Mile	3 Miles	5 Miles
Male	1,042	20,194	67,186
Female	1,035	20,224	71,245
Total Population	2,077	40,418	138,431
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	751	12,032	37,120
Ages 15-24	328	6,154	18,512
Ages 55-64	99	2,498	6,937
Ages 65+	78	2,754	9,025
Race	1 Mile	3 Miles	5 Miles
White	1,793	35,292	122,111
Black	1	79	284
Am In/AK Nat	11	187	454
Hawaiian	10	159	632
Hispanic	500	7,989	21,806
Multi-Racial	462	9,008	25,980

Income	1 Mile	3 Miles	5 Miles
Median	\$99,588	\$44,859	\$39,322
< \$15,000	29	1,564	5,997
\$15,000-\$24,999	N/A	1,415	5,602
\$25,000-\$34,999	143	1,869	5,543
\$35,000-\$49,999	99	2,244	6,111
\$50,000-\$74,999	151	2,799	7,845
\$75,000-\$99,999	21	1,114	3,584
\$10,000-\$149,999	76	957	2,919
\$150,000-\$199,999	N/A	205	707
> \$200,000	7	115	540
Housing	1 Mile	3 Miles	5 Miles
Total Units	586	13,870	40,700
Occupied	557	13,188	38,768
Owner Occupied	309	7,354	18,735
Renter Occupied	248	5,834	20,033
Vacant	29	682	1,932

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