



CONTACT FOR TOURING AND MORE INFORMATION:

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# PROJECT DETAILS

# SITE & FLOOR PLANS

## AVAILABLE OFFICE

- 2 Class A Office Buildings  
Totaling Over 280,00 SF  
Demisable to 3,000 SF
- 6-Stories with Approximately  
20,000 to 22,000 Leasable SF  
Per Story
- Floor to Ceiling Windows
- 14 to 16' Ceiling Heights (Drop/  
Open 1st Floor)
- 10-13' Ceiling Heights (Drop/Open  
2nd to 6th Floors)
- 2 Parking Garages with 650  
Approximately Stalls

## AVAILABLE RETAIL

- Premium Streetscape Amenities  
Including Opportunity for Outdoor  
Dining Space
- 6,800 SF of Retail/Restaurant on  
Main Floor of Each Building
- 9,500 SF of Retail/Restaurant in  
Each Parking Garage

## LEASING DETAILS

- ➡ \$40.00 TI PER SF
- ➡ 4/1,000 PARKING RATIO  
STRUCTURE/COVERED

**\$27.50 FULL SERVICE**

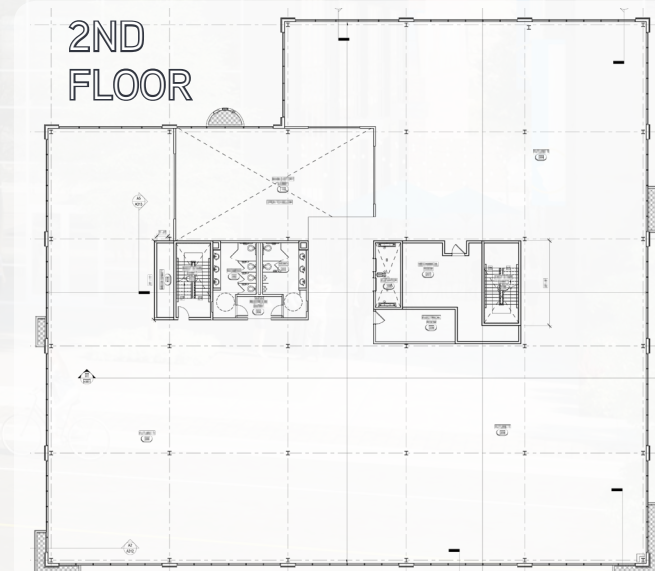
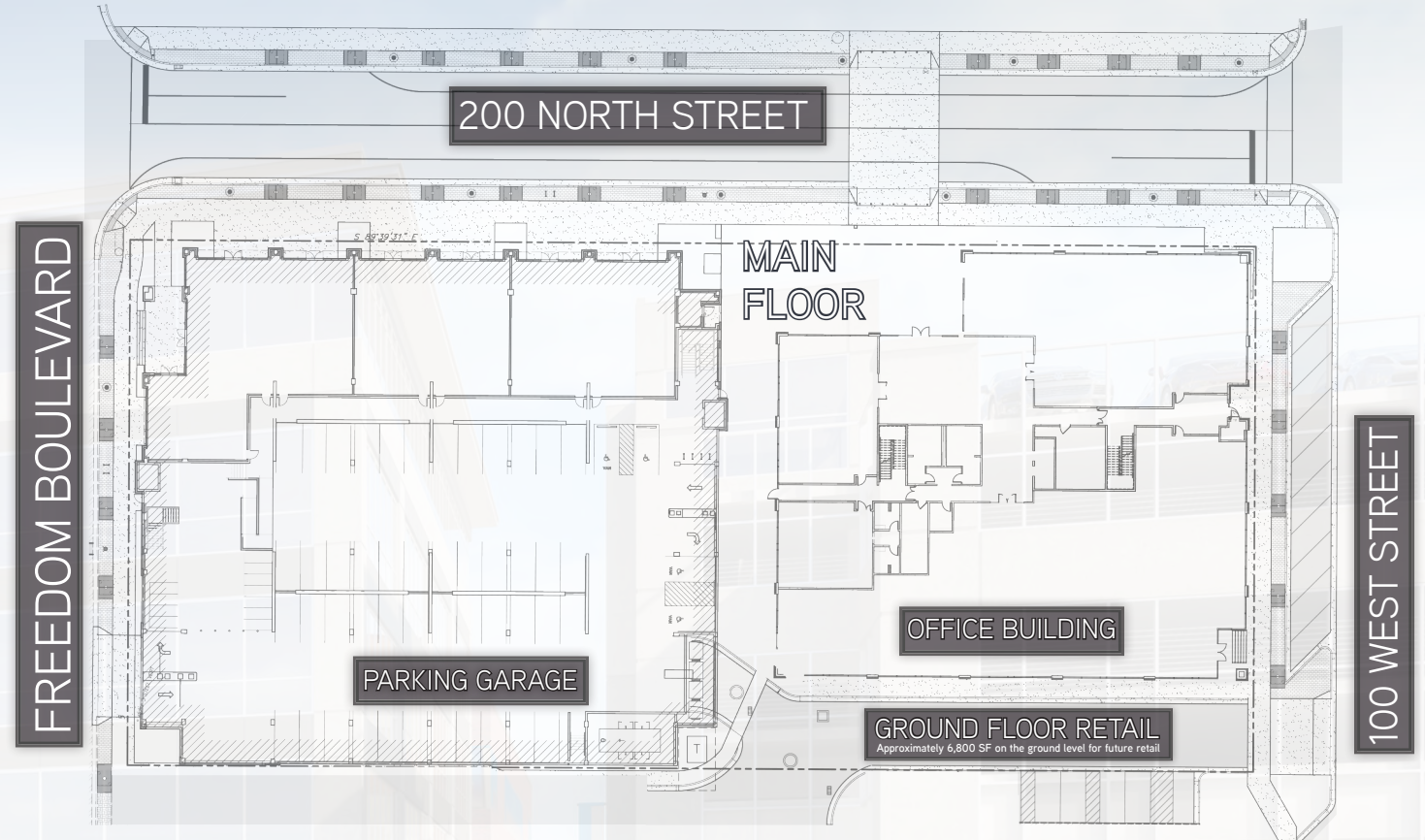
**LEASED | AVAILABLE**

FLOOR	TENANT
1st	1,200 and 5,500 SF Spaces
2nd	Fully Leased ..... PEG
3rd	Available 22,000 SF
4th	Available 22,000 SF
5th	Available 22,000 SF
6th	Available ± 13,500 SF ..... MERRILL LYNCH

## BUILDING AMENITIES

- Class A Lobby
- Innovative Fitness Center with  
Showers and Lockers
- On-Site Property Management
- 24 Hour Attended Security
- Full-Service Ground Level Retail
- Covered Parking

**OPPORTUNITY ZONE** Qualified Opportunity Zone Project



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## ADJACENT USERS

- The 85,000 SF Utah Valley Convention Center is a block away and hosts thousands of guests each month
- The 200-key Marriott Hotel and Conference Center is a block away
- The 136-key Hyatt Place Hotel is immediately adjacent to the property
- Approximately 16,000 Average Annual Daily Traffic on Freedom Boulevard (200 West)



ZIONS BANK  
FINANCIAL CENTER



FREEDOM  
COMMONS  
PHASE TWO

FREEDOM  
COMMONS  
PHASE ONE



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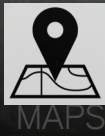
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# ACCESS

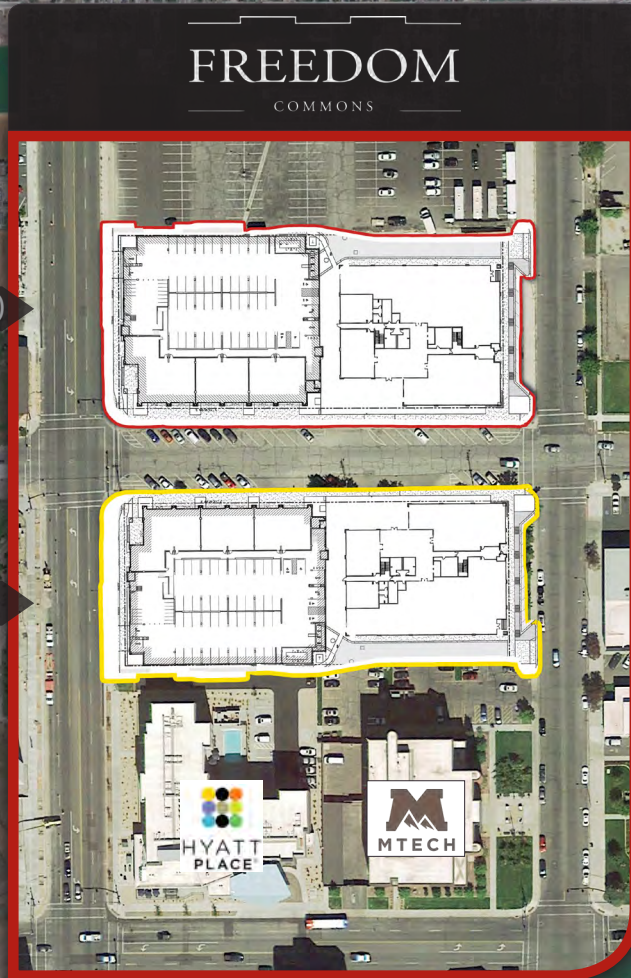


- Easy Access to I-15 (North and South Bound) from the Center Street Entrance
- UTA Bus Line 834 Makes a Stop at the Property
- The New UVX (Bus Rapid Transit ) line has a Stop Two Blocks Away to the Northeast
- Provo Blocks are 400' Square (Versus 660' Square in SLC) Which Makes the Downtown Very Walkable
- 2 Miles to BYU (Marriott Center)
- 5 Miles to UVU
- 21 Miles to Sundance Resort
- 48 Miles to Salt Lake City International Airport
- 50 Miles (+/-) to Cottonwood Canyons Ski Resorts



PHASE TWO

PHASE ONE



**FREEDOM**  
COMMONS



UTA FRONT RUNNER

**UTA Go Ride**  
BUS 834 STOPS AT SITE - SERVICE TO BYU, UNIVERSITY MALL & UVU

Provo Center ST  
Exit 265  
1.25 Miles

UTA FRONT RUNNER  
PROVO CENTRAL STATION - 1 Mile

UVX BRT LINE


University Ave  
Exit 263  
2 Miles

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# DEMOGRAPHICS



### Income

- \$45,040** Median Household Income
- \$19,141** Per Capita Income
- \$15,377** Median Net Worth
- \$38,095** Median Disposable Income



### Quick Facts

- 121,441** Population
- 23.6** Median Age
- 34,035** Households
- 258,123** Median Home Value
- 3.24** Average Household Size

### EDUCATION

- 8%** No High School Diploma
- 14%** High School Graduate
- 35%** Some College
- 43%** Bachelor's/Grad/Prof Degree

### ANNUAL HOUSEHOLD SPENDING

- \$1,802** Apparel & Services
- \$159** Computers & Hardware
- \$2,979** Eating Out
- \$4,032** Groceries
- \$4,075** Health Care

### BUSINESS

- 3,243** Total Businesses
- 131,776** Total Daytime Population
- 73,106** Daytime Population: Workers
- 58,670** Daytime Population: Residents

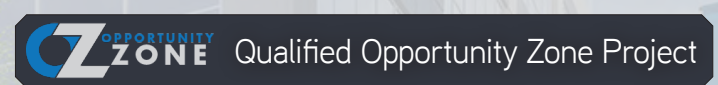
### Population Segments

Silent & Greatest Generation (Born 1945 or Earlier)	1.7%
Baby Boomer (Born 1946 to 1954)	4.5%
Generation X (Born 1965 to 1980)	10.8%
Millennials (Born 1981 to 1996)	48.1%
Generation Z (Born 1997 to 2016)	29.8%

# FUTURE PROJECT NOTES

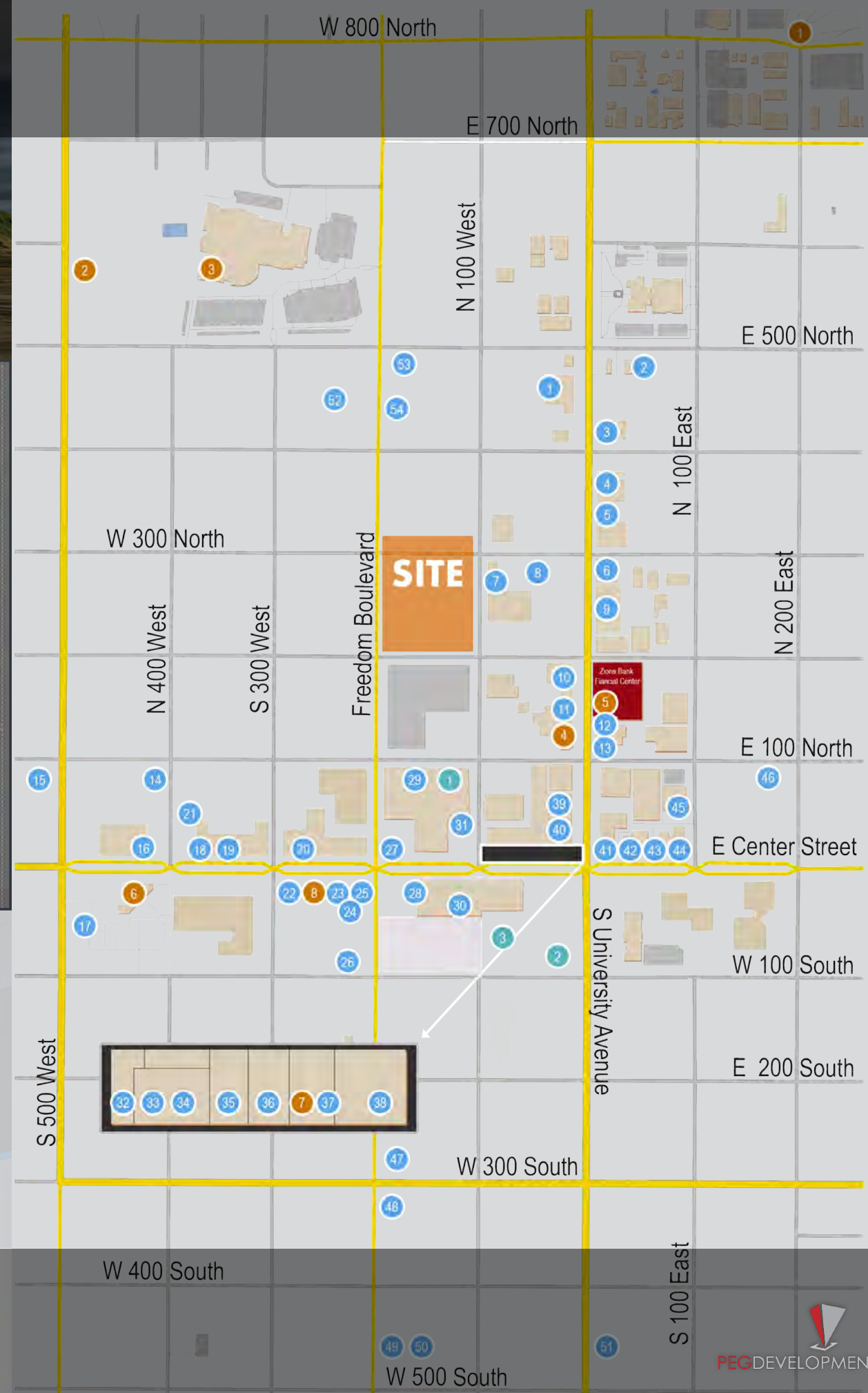
- PHASE II—a 149,000 SF Class A Office Building to be built across the street to the north (will also include an additional 650-stall parking garage to service Phase II).
- PHASE III—200-250 new apartments to be built between PHASE II and the Smith's grocery store
- HIGH-END town homes for sale (22 total), to be built one block to the Northeast. Construction will begin in May 2019.
- 10-Story building Utah State 4th District Courts opened in January 2019.
- M-TECH (A technical education school) will begin classes in the Fall 2019.

BEGIN construction of Phase ONE in 4th quarter of 2019 and to complete in the 1st quarter of 2021. Individual tenant improvements can be designed and built during construction of the parking garage and office building to expedite a tenant's move-in date.



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- ### Restaurants
- Bombay House
  - The Mighty Baker
  - Thai Village
  - Wild Ginger
  - El Galla Giro Mexican Grill
  - Red Deli
  - Taqueria El Vaquero
  - Chom Buger
  - Four Seasons Hot Pot
  - Noodle King
  - Cultura Bakery & Cafe
  - Cafe on Fire
  - Communal
  - Tommy's Burgers
  - Tacos CDMX
  - Hruska's Kolaches
  - Rocky Mountain Drive Inn
  - Se Llama Peru
  - El Salvador Restaurant
  - Rice King
  - Dominican Restaurant
  - Brake Eatery
  - China Garden
  - Oregano Italian Kitchen
  - Joe Vera's Mexican
  - Brasas Mexican Grill
  - ABG's Bar
  - Sensuous Sandwich Slate
  - The Spoon
  - Marley's Gourmet Sliders
  - India Place
  - Bianca's La Petite French Bakery
  - Two Jack's Pizza
  - PhoPlus
  - Osaka
  - Station 22 Cafe
  - The Sweet Tooth Factory
  - Rockwell Ice Cream
  - Black Sheep Cafe
  - Rocco's Big City Deli
  - Guru's Cafe
  - Roll with it Creamery
  - Los Hermanos Mexican
  - La Dolce Vita Ristorante
  - Provo Bakery
  - Nates Diner
  - Salvadorian Restaurant
  - Taqueria San Marcos
  - Rugged Grounds
  - Cafe 300
  - Five Sushi Brothers
  - Chip Cookies
  - Mi Lindo Guadalajara
- ### Entertainment / Attractions
- BYU Museum of Peoples & Culture
  - Pioneer Museum and Village
  - Provo Recreation Center & Pool
  - Venlaur Live Music Gallery
  - Sego Art Center
  - Center Street Theater
  - Comedy Sportz
  - Taylor Maid Beauty & Theatrical
- ### Notable Landmarks
- Marriot Hotel & Conference Center
  - Provo City Center Temple
  - NuSkin Headquarters