

**Sale Price \$4,333,470**

For  
**SALE**  
4th Floor

**Class A**

-7 Story Office & Mixed  
Use Building

-\$255 PSF Floor 4

-16,994 SF

-Year Built: 2005

-52,533 SF Rentable total

Covered 7 story parking garage

-Parking ratio: 4 per 1,000

500 Stalls 141,321 SF  
parking garage

- 100% leased (below mkt rents)

- Seller will provide 4.5%  
interest only financing- 4YRs

- 9.64% cash on cash return on  
\$1MM equity investment

-High speed elevators

-2nd story sky bridge from  
parking garage to office bld

-Individual tax ID for each floor

Corner Lot

Numerous restaurants within  
walking distance

## **Wells Fargo Office Building 86 N University Ave**



**Features Include:** Ample parking, owner user friendly, immediately available, good candidate for low down SBA financing



Offered by:  
**Harris Real  
Estate Group**

*Please call to arrange showing* Chuck Matheny, Sales Agent **602-697-7904**

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Wells Fargo Building (4th Floor) - Provo - Tenant Rent Roll with P&L Projections							
Tenant	Suite #	SF	Lease Exp	Monthly Rent & CAM	Annual Rent CAM	Notes	PSF Rate
Aristotle	425	4,291	Jan-25	\$6,257	\$75,079		17.50
State of Utah	450	4,078	Aug-27	\$6,950	\$83,400		20.45
Ray Quinney & Nebeker	420	4,718	Sep-24	\$10,671	\$128,051		27.14
Ride Off	400	3,327	Apr-26	\$7,961	\$95,531	includes some parking revenue	28.71
Parking Revenue (1/4 share)	parking garage		30 plus years out	\$1,350	\$16,200	long term leases via Provo City	
Totals		16,414		\$33,188	\$398,261		
Expense projections 2023	estimated @	9.25			\$151,830		
Projected NOI					\$246,431		

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