

DOWNTOWN CENTER STREET COMMERCIAL OPPORTUNITY | PROVO, UT



Property Highlights

- 63 E Center St, Provo, UT 84606
- Prime Downtown Center Street Location
- Lease Rate: Contact Brokers
- Fully Equipped Turnkey Space
- ±5,035 SF | Divisible Space Available
- Flexible Layout: Retail, Restaurant & Upper-Level Use

This turnkey downtown Provo opportunity offers a flexible, divisible commercial layout suitable for retail, restaurant, boutique, café, office, and event uses. The property can be leased as a full building or configured into multiple spaces across the main and upper levels. Existing infrastructure includes a commercial hood, grease trap, and supporting improvements, allowing for a streamlined transition. Located on Center Street, the property benefits from strong visibility, high foot and vehicle traffic, ample nearby parking, and strong signage opportunities.

Please Contact:

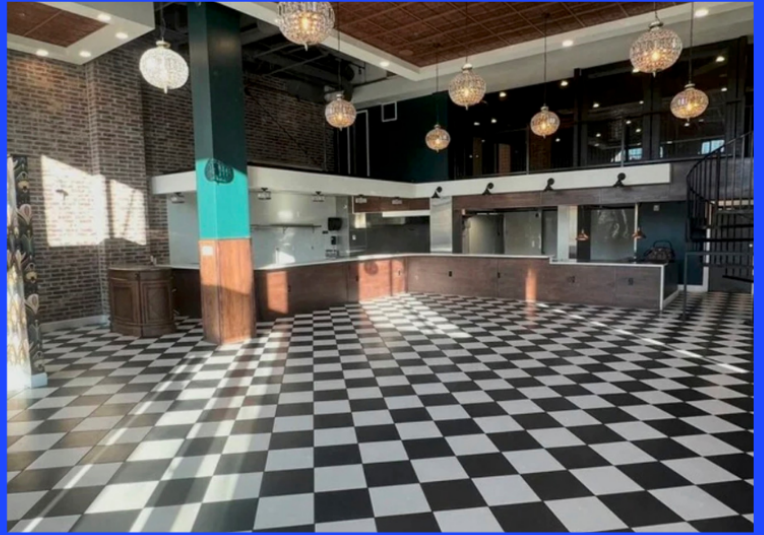
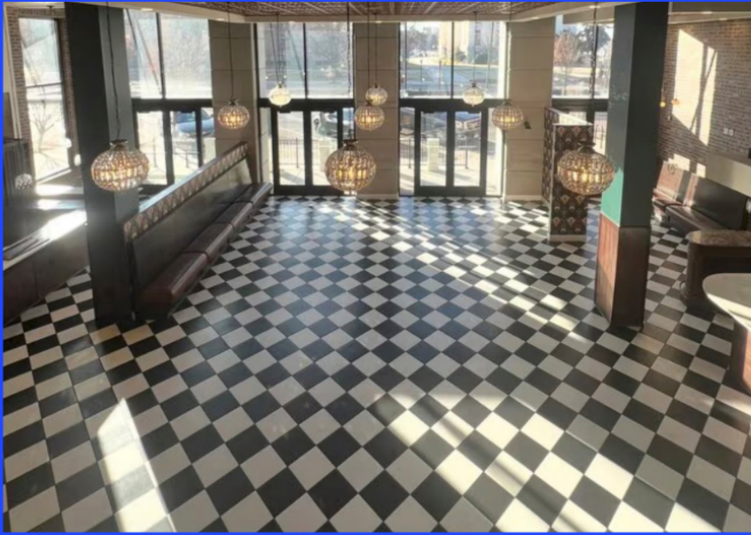
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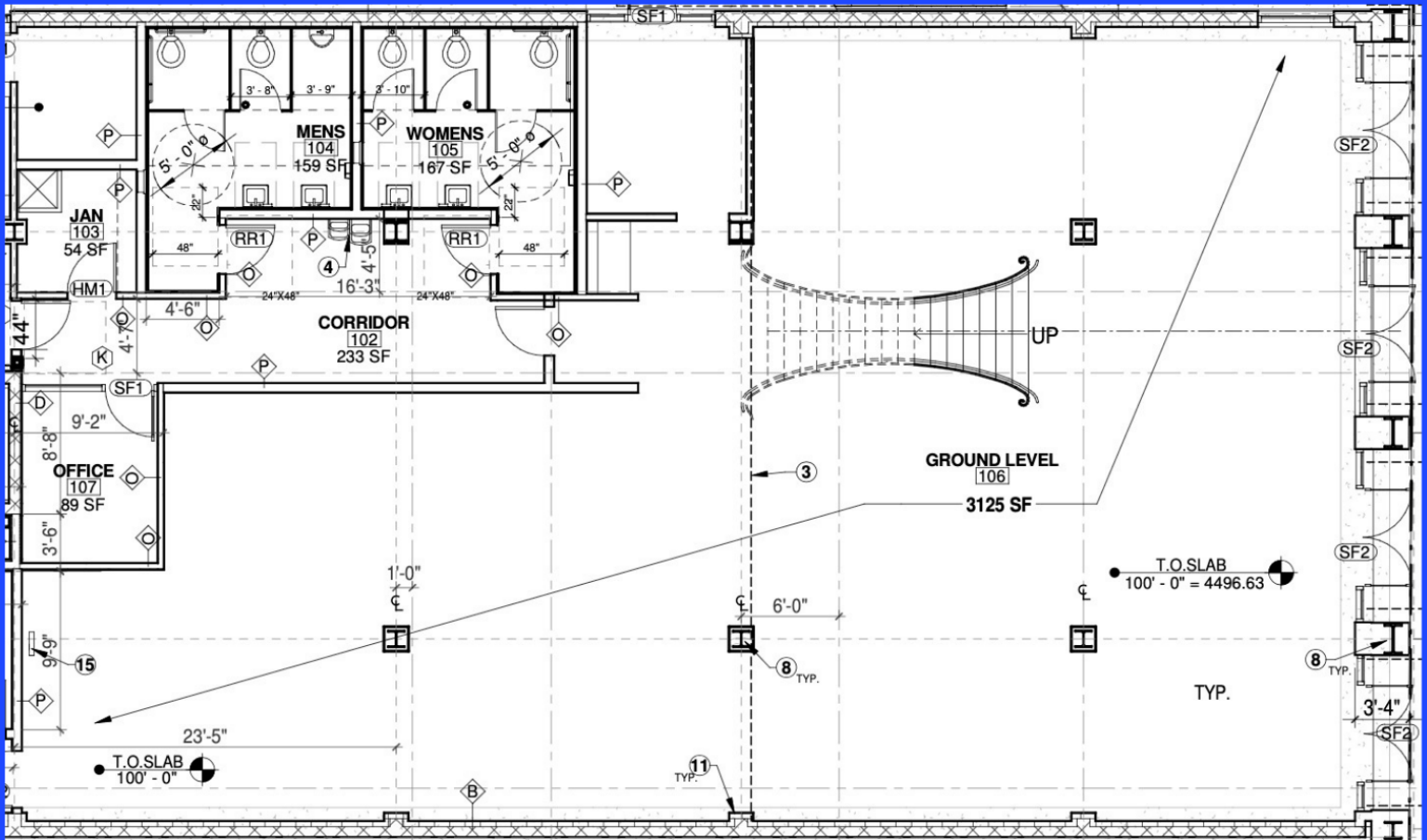
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This approximately 3,125 SF main-level space ($\pm 2,605$ SF restaurant area and ± 520 SF bar area) offers exceptional flexibility and can be utilized as a full-service restaurant or demised into multiple complementary concepts including a restaurant, bar, soda or beverage concept, dessert shop, café, or specialty retail use. The layout is well-suited for a variety of food and beverage operations, with existing infrastructure in place to support efficient buildout and use. When combined, the space functions as a cohesive hospitality environment, while the ability to separate areas allows for multiple tenant or concept opportunities. Located directly on Center Street in downtown Provo, the property benefits from strong visibility, consistent foot and vehicle traffic, and prominent signage opportunities.

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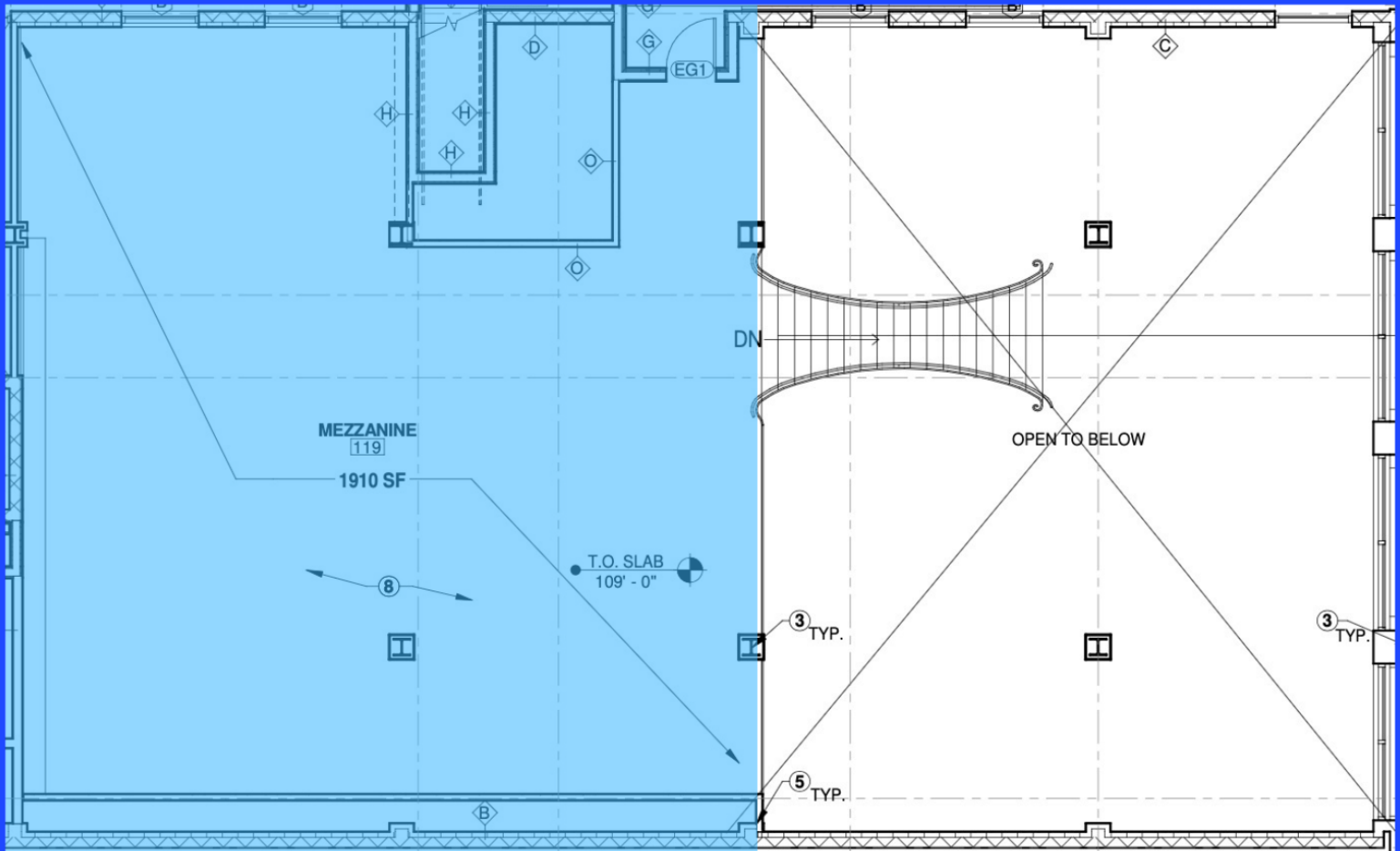
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This approximately 1,910 SF upper-level mezzanine offers flexible commercial space suitable for retail, boutique, showroom, office, gallery, or event use. The space benefits from dual access, including a dedicated exterior stair entrance from Center Street as well as interior access through the main building. A butler elevator provides convenient access for deliveries and ADA accessibility between levels. Shared restroom facilities are available for tenant use. The open layout allows for a variety of configurations and can function as a standalone suite or as an extension of the lower level. Its separation from the main floor provides privacy and the ability to establish a distinct tenant identity while remaining connected within the overall building.

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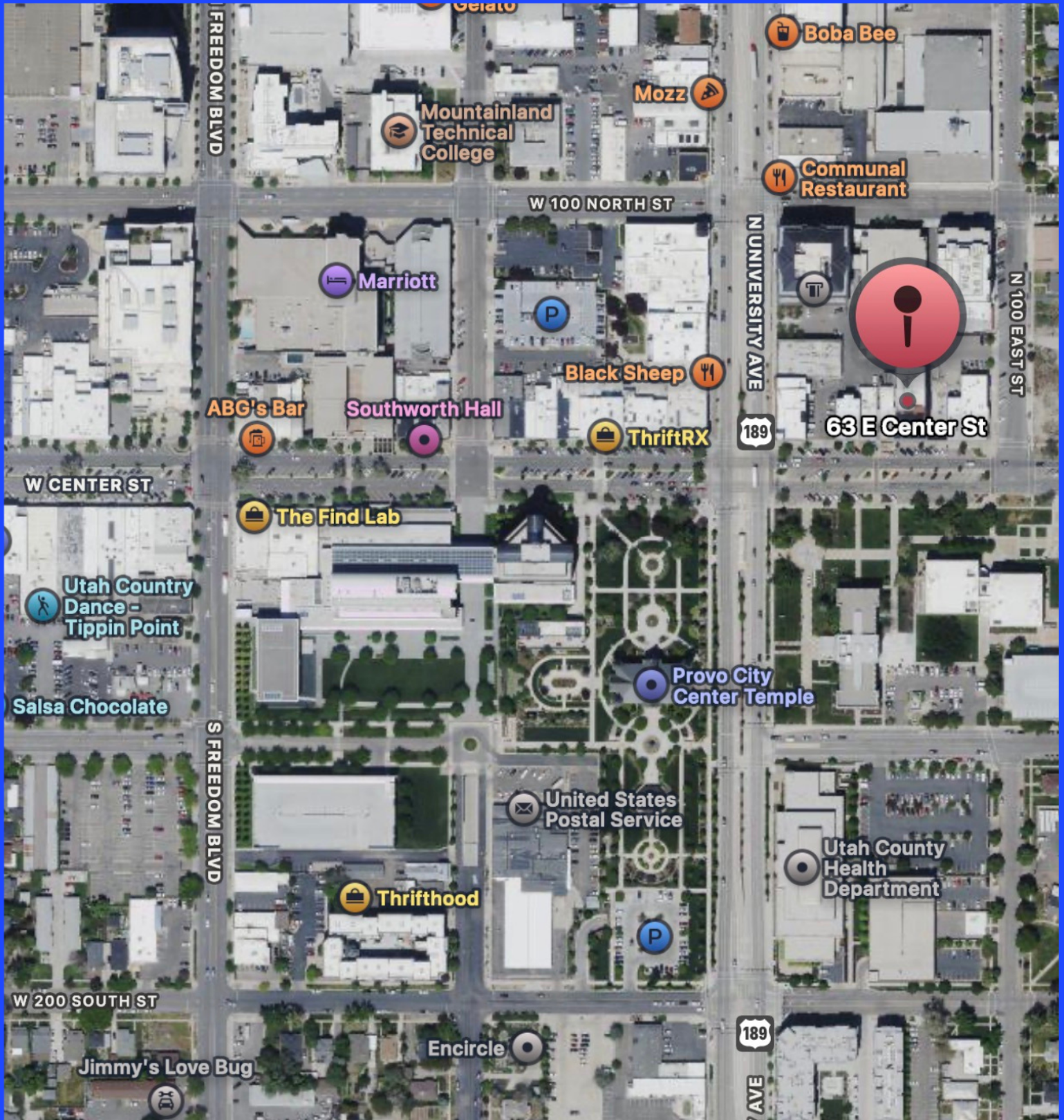
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