

OREM OFFICE/RETAIL AVAILABLE FOR LEASE

1178 SOUTH STATE STREET, OREM, UTAH 84097

2 MONTHS FREE RENT AVAILABLE!



Property Information

- 6,000 SF Second Level Office/Retail
- Divisible to 3,000 SF
- Common Area with Elevator Access
- Pylon Signage Available
- Site Size: 0.87 Acres
- State Street Frontage
- Ample Parking: 55+ Parking Stalls
- Across from University Place Mall
- Nearby Access to I-15

Demographics

	1 Mile	3 Mile	5 Mile
Population	18,427	151,529	244,320
Households	6,023	46,486	75,330
Avg. Household Income	\$92,821	\$91,323	\$92,166

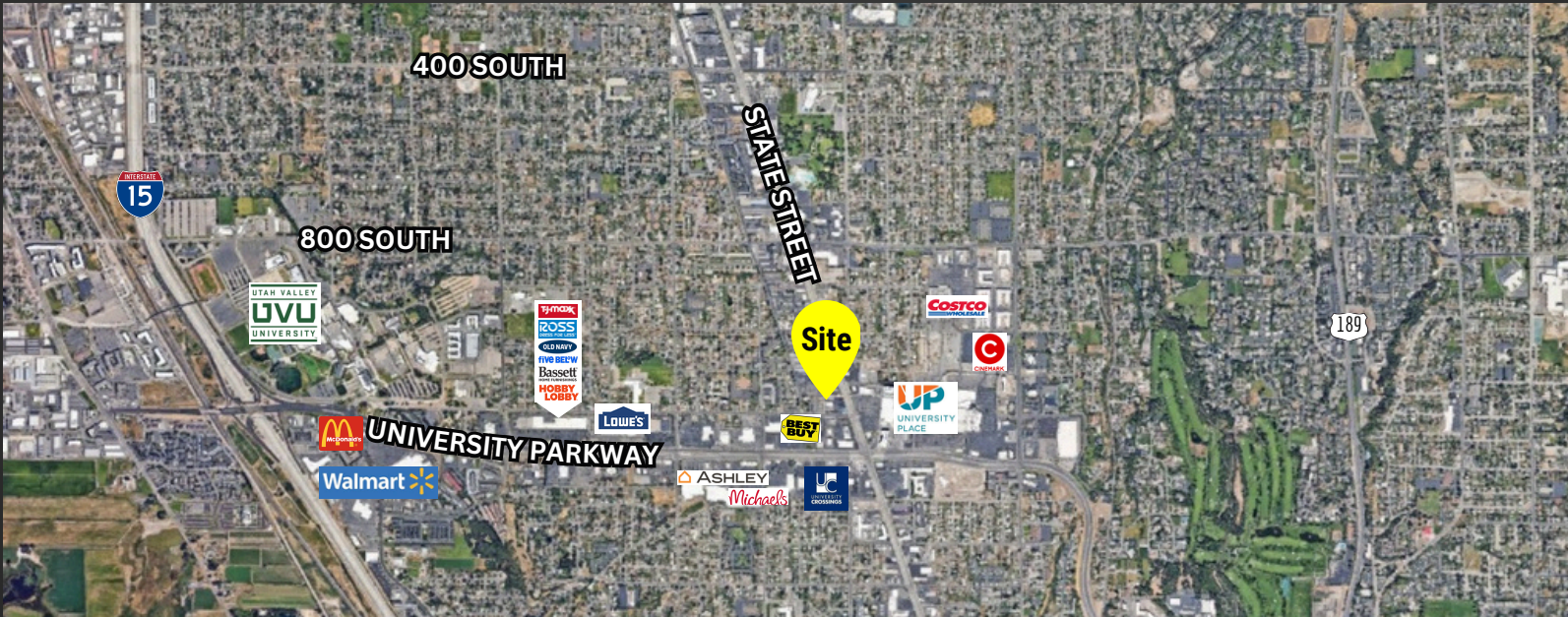
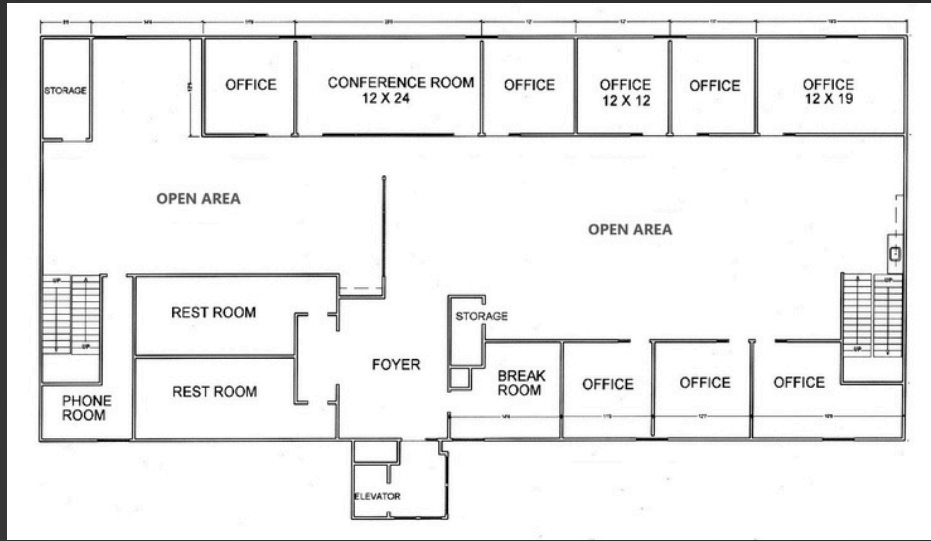
Traffic Counts

State Street.: 55,2119 Annual Average Daily Traffic
1300 South: 43,301 Annual Average Daily Traffic

LEASE RATE: \$13.00/SF YEAR MODIFIED GROSS - FREE RENT AVAILABLE!

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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.