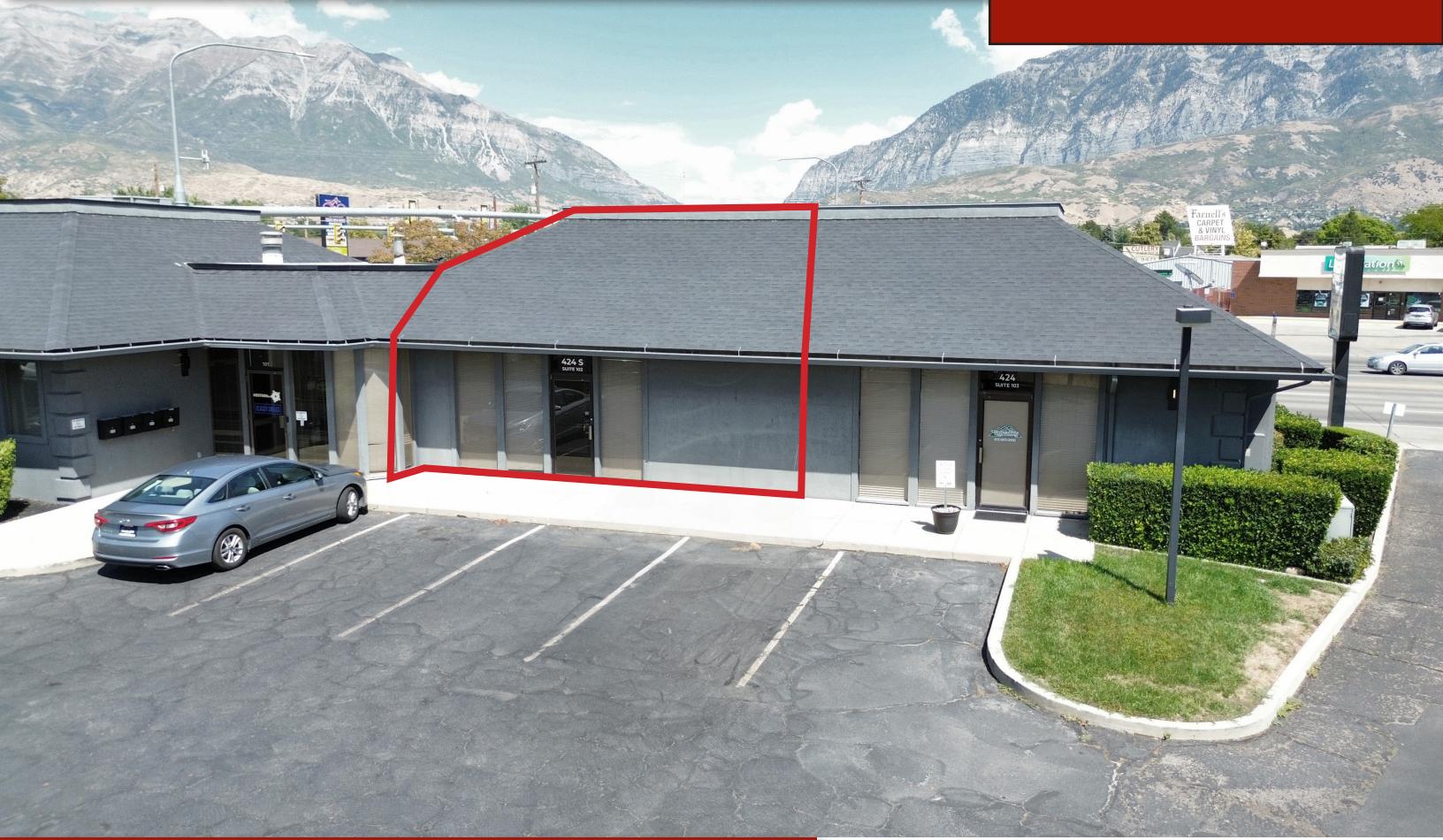


# Orem Office Space

424 S State St | Orem, UT

FOR LEASE



## PROPERTY HIGHLIGHTS

- Rent + NNN's = \$2,200/Month
- ± 1,301 Sq Ft
- Four Large Private Offices
- Reception Area with Built in Desk
- State Street Signage Available

LEASE RATE:  
**\$17.30/SF NNN**



3768 N University Ave. Suite 204  
Provo, Utah 84604  
[www.andersoncrg.com](http://www.andersoncrg.com)

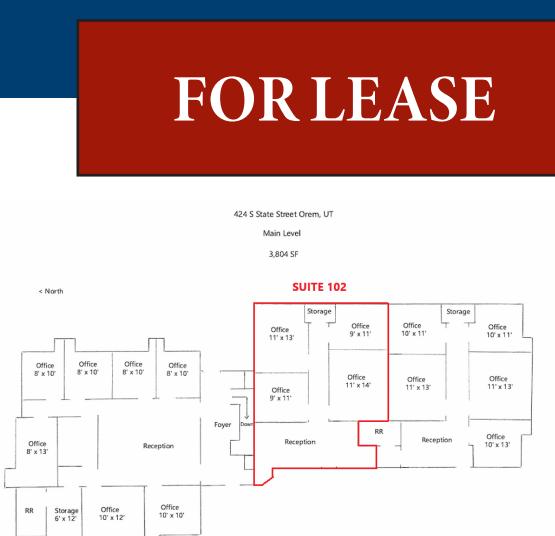
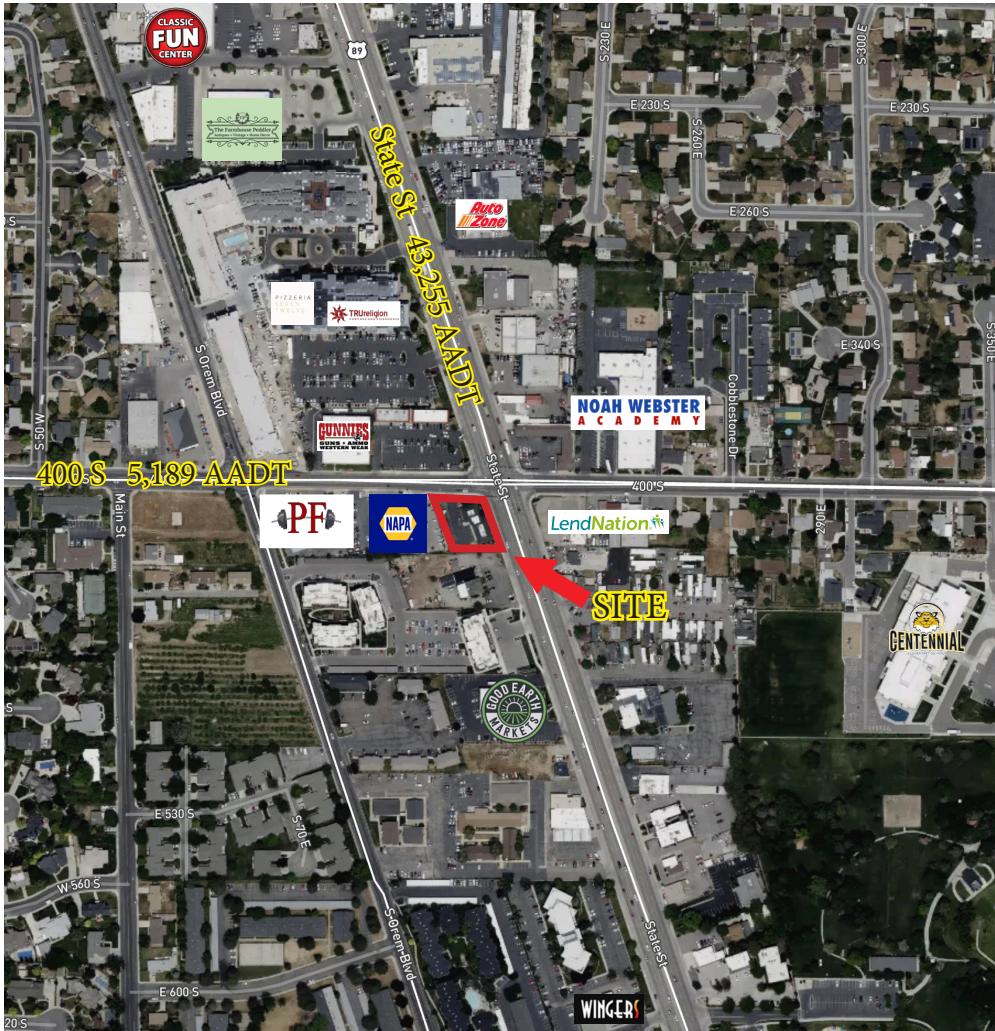
**Caden Bryan**  
Agent  
[Caden@andersoncrg.com](mailto:Caden@andersoncrg.com)  
**(435) 881-7294**

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

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\*Note: Hand drawn. For illustrative purposes only. Measurements are approximate



## DEMOGRAPHICS

1 MILE    3 MILE    5 MILE

	1 MILE	3 MILE	5 MILE
Population			
2023	21,875	132,522	228,263
Households			
2023	7,527	41,388	69,952
Income			
2023 Median	\$74,029	\$81,748	\$74,725

## Nearby Retailers



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**Caden Bryan**

Agent

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