

NOW PRE-LEASING

TIMPANOGOS

MEDICAL OFFICE BUILDING II



Timpanogos MOB II is a **three-story, 51,000 SF outpatient center located on the esteemed Timpanogos Regional Hospital campus**, adjacent to a new 40,000 SF joint-venture ambulatory surgery center. These new facilities will allow for future campus growth and meet the needs of this thriving community.

FAVORABLE LOCATION

Highly visible site with easy access from I-15, US 89, and SR-52, enabling this location to easily service over 133,000 residents.

COMPREHENSIVE CAMPUS

Patients and providers will appreciate the convenience and accessibility to a broad range of services on campus.

OPTIMIZED MEDICAL OFFICE SPACE

Fully customized suites for modern and efficient medical space.

INVESTMENT OPPORTUNITY

Ownership investment opportunity available to qualified tenants.



LIMITED SPACE AVAILABLE

Exceptional Medical Services
& Access to Comprehensive
Healthcare

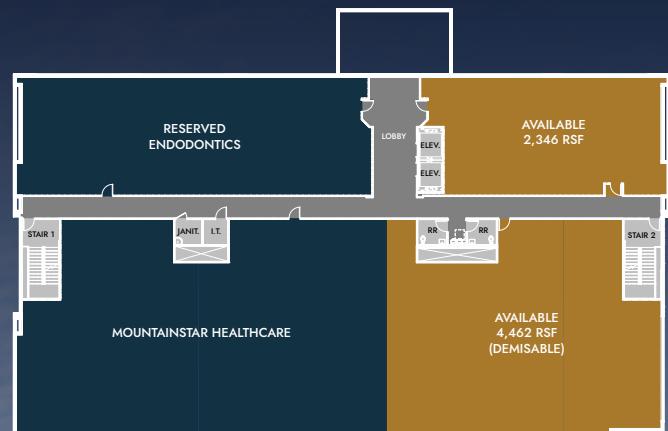
CONTACT US TO
RESERVE YOUR SPACE

385.498.1088

LEVEL ONE



LEVEL TWO



OCCUPIED/RESERVED SPACE

AVAILABLE SPACE

LEVEL THREE



MOB II

CUSC



 **TIMPANOOGOS CAMPUS**

650 W. 800 N, OREM, UT 84057

**RESERVE YOUR
SPACE TODAY**

385.498.1088