

# Orem Office Building

560 S State St | Orem, UT

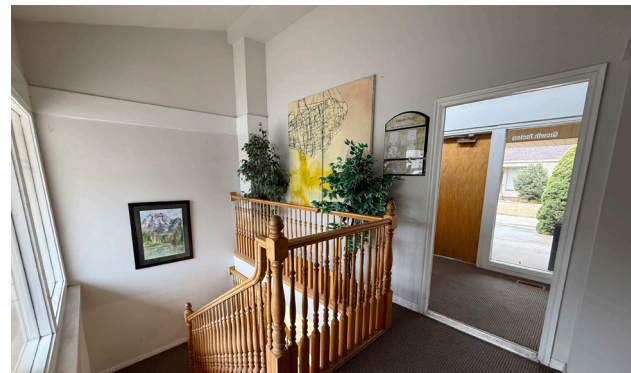
**FOR SALE**



## PROPERTY HIGHLIGHTS

- 4,521 SF Building
- 8 Suites
  - 6 Upstairs
  - 2 Downstairs
- 98% Leased
- Below Market Rents In Place
- Great Value Add Opportunity

**PURCHASE PRICE:  
\$625,000 (\$138/SF)**



3768 N University Ave. Suite 204  
Provo, Utah 84604  
www.andersoncrg.com

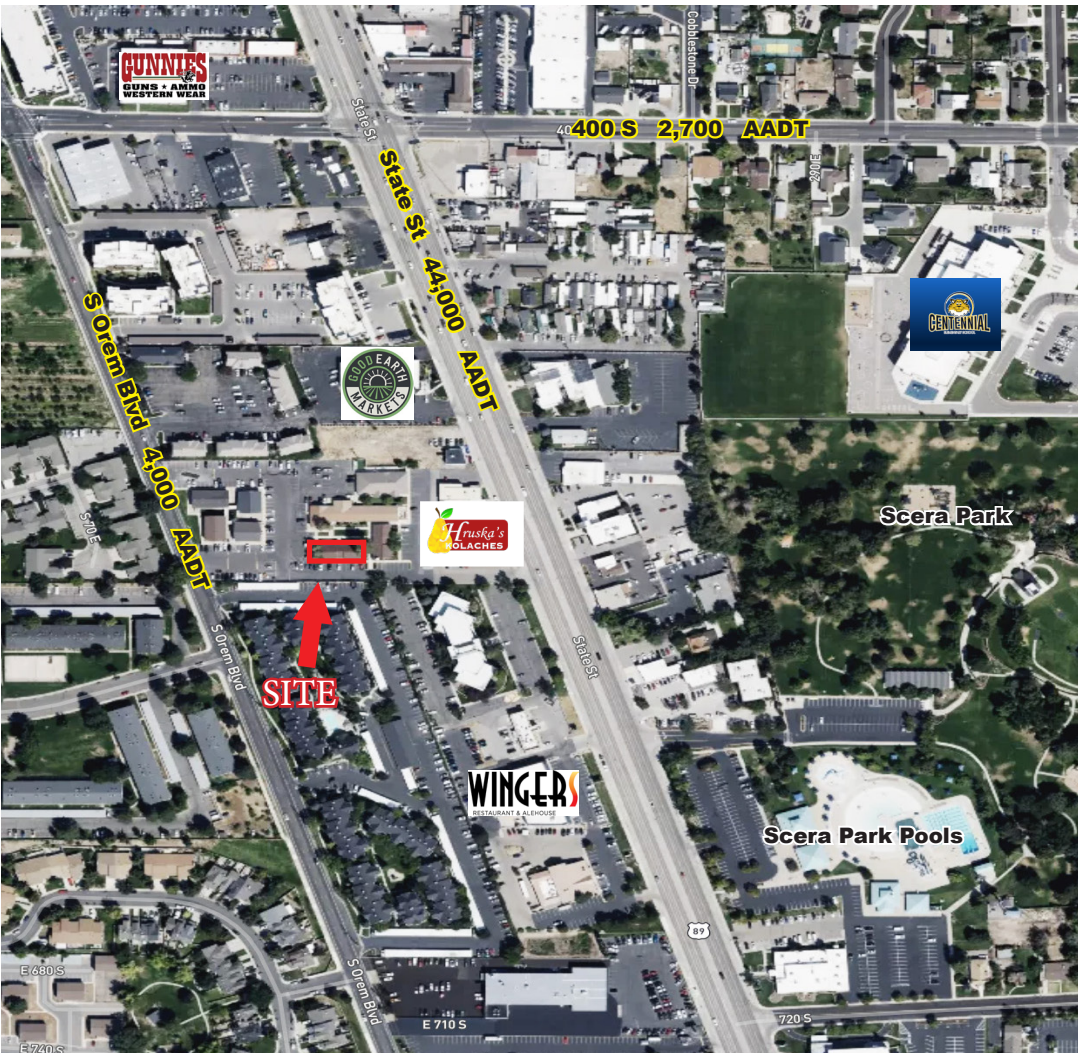
**Jon Anderson**  
President/ Principal Broker  
jon@andersoncrg.com  
**(801) 472-1000**

**Chase Bryan**  
Vice President  
chase@andersoncrg.com  
**(801) 425-3655**

# Orem Office Building

560 S State St | Orem, UT

**FOR SALE**



DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population			
2023	17,727	131,813	227,914
Households			
2023	5,952	41,086	69,827
Income			
2023 Median	\$78,984	\$81,190	\$74,217



3768 N University Ave. Suite 204  
Provo, Utah 84604  
www.andersoncrg.com

**Jon Anderson**  
President/ Principal Broker  
jon@andersoncrg.com  
**(801) 472-1000**

**Chase Bryan**  
Vice President  
chase@andersoncrg.com  
**(801) 425-3655**

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 of 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.