

OFFICE SPACE FOR LEASE

CARILLON SQUARE 1253 SOUTH STATE STREET, OREM, UT 84097

SITE DETAILS

- Over 108,000 AADT
- Minutes from I-15
- National Tenants
- High Growth Area
- High Visibility Signage
- Minutes from BYU
- Minutes from UVU
- High Parking Ratios
- High Area Population



Available	Space (SF)	Pro-Rated Common Area (SF)	GLA (SF)
Suite 201	2,182	299	2,481
Suite 202	1,787	243	2,031
Max	3,969	543	4,512

LOCATED IN THE HEART OF OREM'S COMMERCIAL DISTRICT



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UNIVERSITY PKWY SIGNAGE AVAILABLE



STATE STREET SIGNAGE AVAILABLE



DEMOGRAPHIC INFORMATION

EST. Population

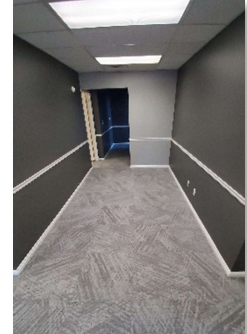
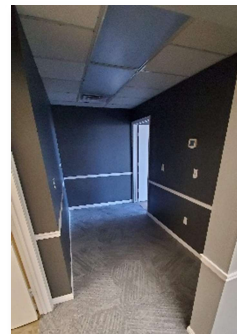
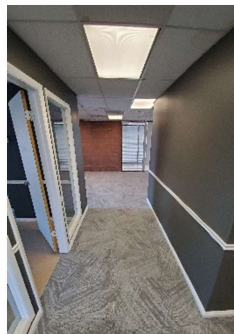
1 MILE - 18,650
3 MILE - 159,260
5 MILE - 243,000

EST. HOUSEHOLDS

1 MILE - 6,200
3 MILE - 48,000
5 MILE - 74,100

EST. AVERAGE HH INCOME

1 MILE - \$116,950
3 MILE - \$98,975
5 MILE - \$102,285



CONTACT FOR RATES AND ADDITIONAL INFORMATION



*Owner/Investor

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