

OFFICE CONDO FOR SALE

OPPORTUNITY TO OWN OFFICE SUITE ON 800 NORTH IN OREM AT PINEHURST OFFICE PARK



568 W 800 N Suite 204 Orem Utah

PINEHURST OFFICE CONDO

Check out this opportunity to own your own office space in Pinehurst Office Park. The space has building signage visible on 800 North. While this space would suite any general office user, Pinehurst is located adjacent to Timpanogos Hospital, which could create a prime opportunity for a medical user. You will own your suite entirely – not just equity ownership like the new development to the west is offering. The suite has multiple offices, conference rooms, and open work space. Reach out to schedule your private tour.



PROPERTY HIGHLIGHTS



- > **Pricing: \$1,545,000 (225 PSF)**
- > **6,867 Square Feet**
- > **Second Floor Space**
- > **Next to Timpanogos Hospital**
- > **Prime location for general office or medical user**
- > **Signage rights on building visible on 800 North Corridor**
- > **1 Minute Off I-15**
- > **Year Built: 2006**
- > **Includes 6 reserved underground parking spaces**
- > **Owner/User Space**

LAYOUT

- **9 Medium Offices**
- **1 Large Private office with restroom**
- **Large Storage Room**
- **2 Conference Rooms**
- **2 Large additional meeting rooms**
- **Large open space for collaborative work**
- **Break Room**



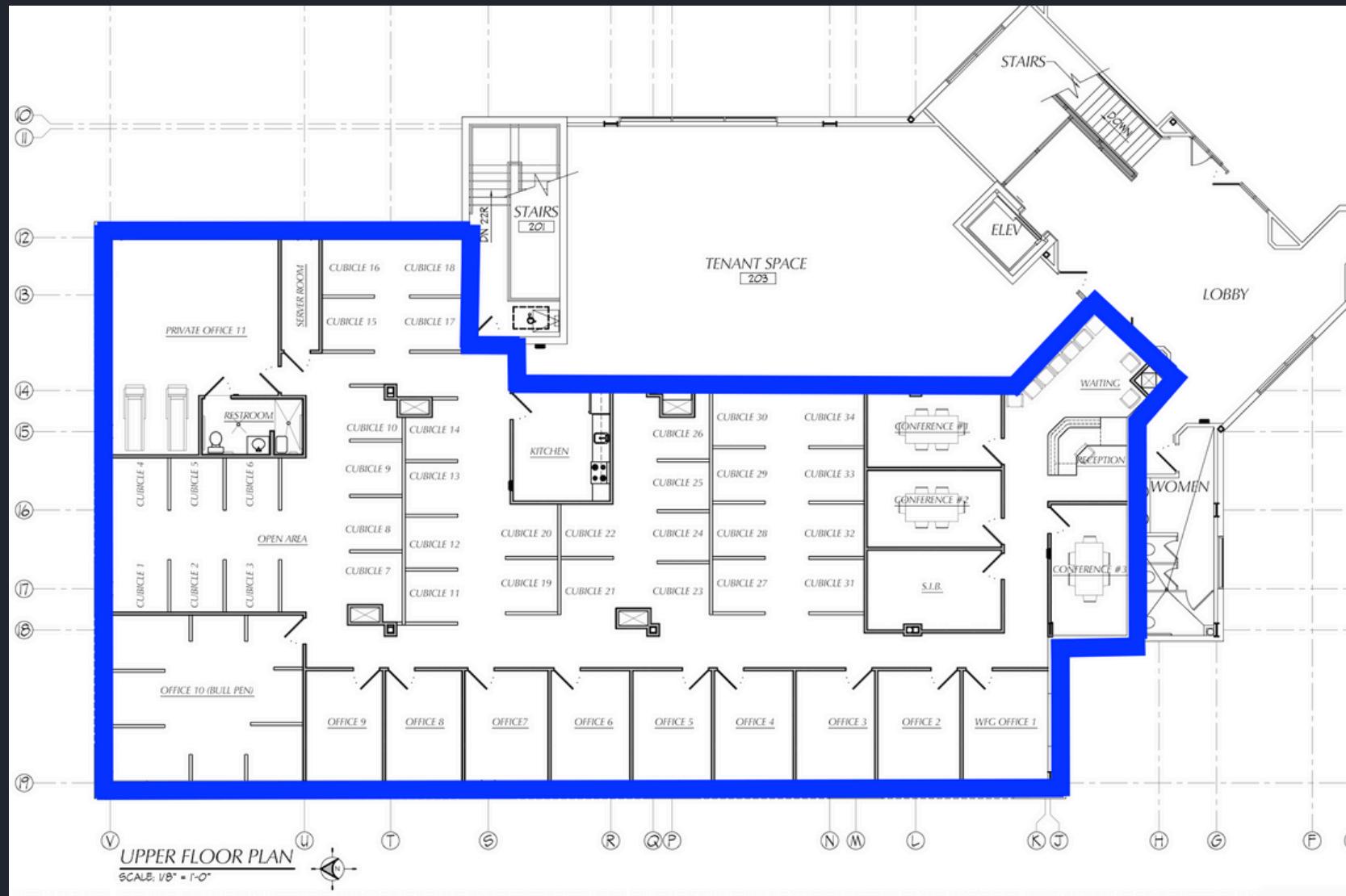






FLOORPLAN

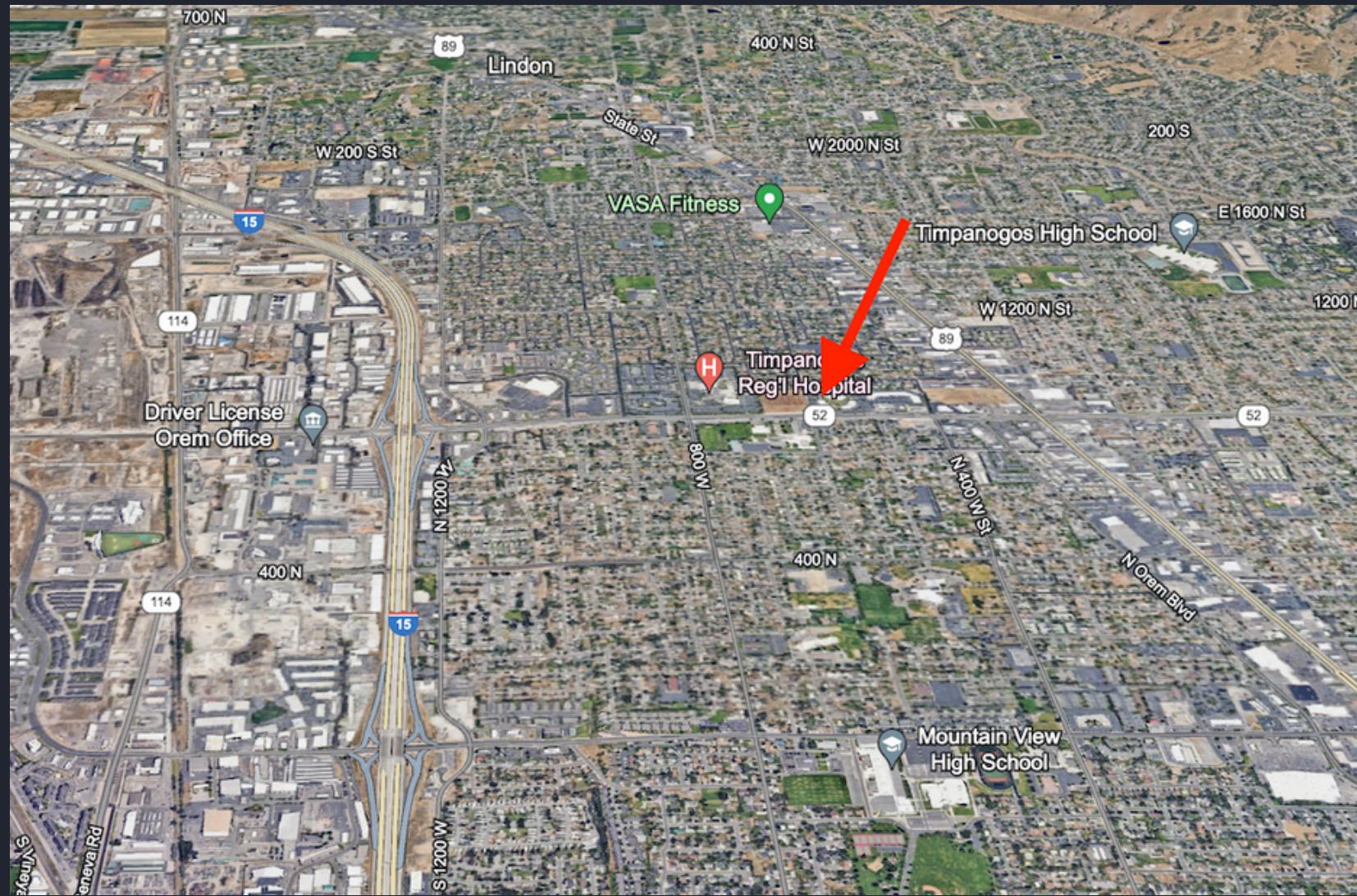
***ACTUAL FINISHED LAYOUT DIFFERS SLIGHTLY FROM FLOORPLAN BELOW**



AERIAL VIEW



AERIAL VIEW



CONTACT US TODAY FOR A PRIVATE TOUR!

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