

1358 W. BUSINESS PARK DR.

FOR SALE OR LEASE



*Price Reduced!*

## PROPERTY DETAILS

1358 W. Business Park Dr., Orem, UT 84058

SALES PRICE: \$4,200,000.00 (\$247/SF)

- Ideal for an owner-user
- Building can be vacated

LEASE RATE: \$21.00/SF/FS

- Multiple leasing options
- 17,000 total square feet
- Space includes:
  - » 15 private offices
  - » Large open workspace
  - » Kitchen and spacious breakroom
  - » Glass lined conference room
  - » Office furniture included with lease
  - » Access to building gym facilities
  - » Natural lighting throughout
  - » Welcoming entrance

- Ideally located on the edge of Orem, Vineyard, and Provo
- Across from the UTA FrontRunner Station in Orem
- Quick access to I-15
- Minutes away from UVU
- Abundant parking
- Building System Details:
  - » 37.23 KW Solar System (102 Panels)
  - » Value \$150,000
  - » Annual Electric Expense Savings: ~\$3,750



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MOUNTAIN WEST

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cblack@newmarkmw.com

direct 385.233.9141

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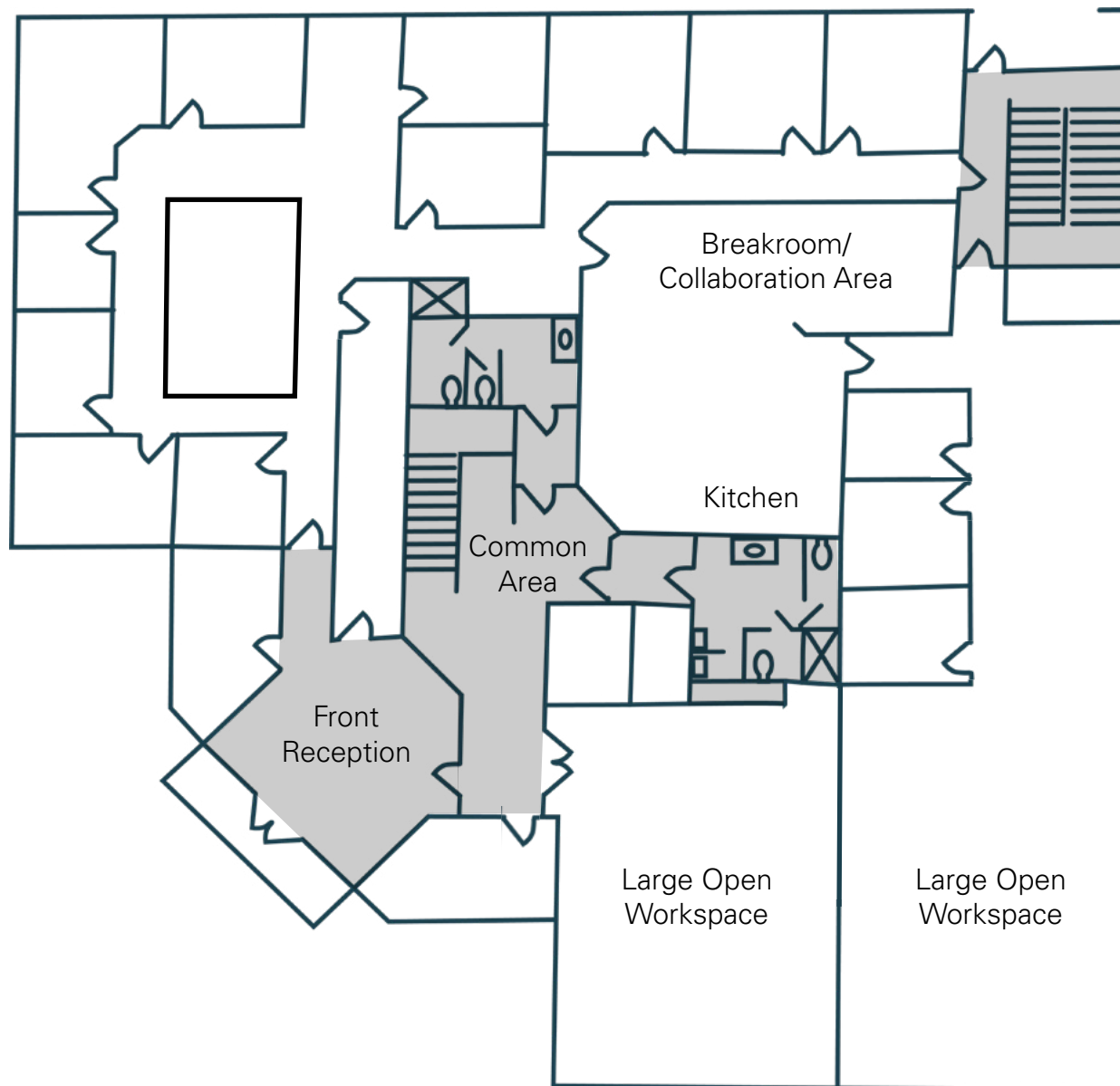
2015 West Grove Parkway, Suite J

Pleasant Grove, UT 84062

Office 385.233.9140

[www.newmarkmw.com](http://www.newmarkmw.com)

## | SITE PLAN – FIRST FLOOR

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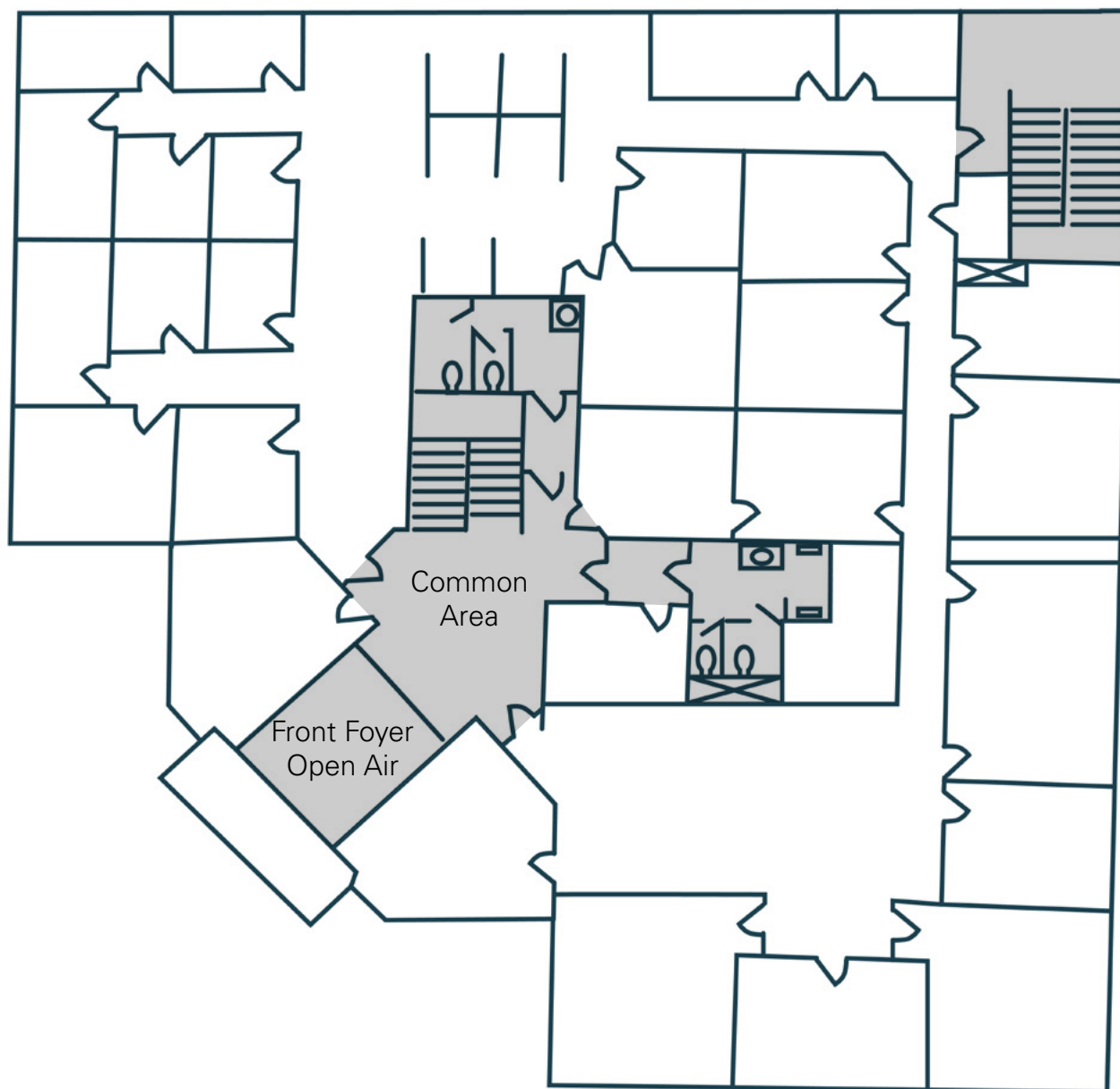
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## | SITE PLAN – SECOND FLOOR

Tenant: Rural Solar

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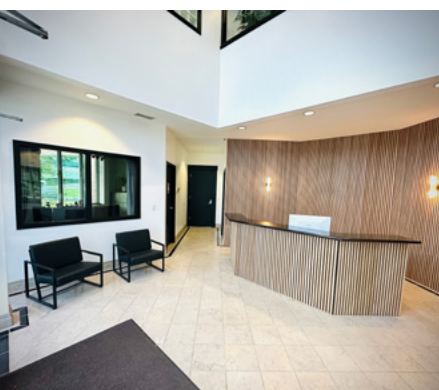
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