

**NOW PRE-LEASING**



## TIMPANOGOS MEDICAL OFFICE BUILDING II



650 W 800 N | Orem, UT 84057

**NOW PRE-LEASING** for the planned Timpanogos MOB II, a three-story outpatient center spanning 51,000 square feet. Located on the esteemed Timpanogos Regional Hospital campus, the MOB will be adjacent to a new 40,000 SF joint-venture ambulatory surgery center. The ASC is a relocation of the Central Utah Surgical Center, currently located in Provo, and will feature increased case load capacity and the Da Vinci Robotic Surgery System.

These facilities will allow for future campus growth to meet the needs of this thriving community.

### ALL IN ONE CONVENIENT LOCATION

Exceptional Medical  
Facilities for Comprehensive  
Healthcare

#### Favorable Location

Highly visible site with easy access from I-15, US 89, and SR-52.

#### Comprehensive Campus

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

#### Primary Service Area

Prime location and easy access from major thoroughfares enable this location to easily service over 133,000 residents.

#### Optimized Medical Office Space

Fully customized suites for modern and efficient medical space.

#### Investment Opportunity

Ownership investment opportunity available to qualified tenants.

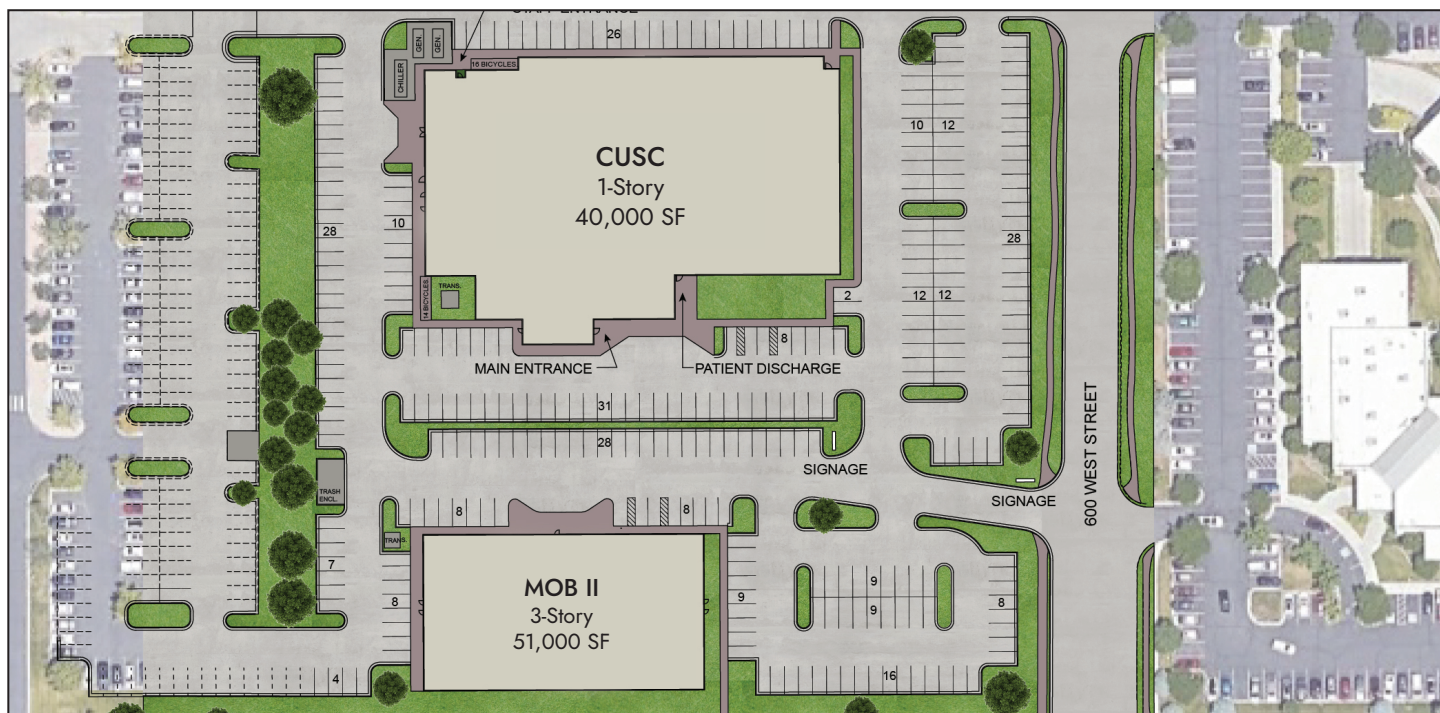
#### Prestigious Campus

The Timpanogos Regional Hospital is one of the Top 100 performing hospitals in the nation, offering comprehensive and high-quality healthcare.

**CONTACT US TO RESERVE YOUR SPACE. Meg Davis | 385.498.1088**



## SITE PLAN



TIMPANOGOS MEDICAL OFFICE BUILDING II



CENTRAL UTAH SURGICAL CENTER RELOCATION



## RESERVE YOUR SPACE TODAY

Meg Davis, Vice President Leasing  
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385.498.1088