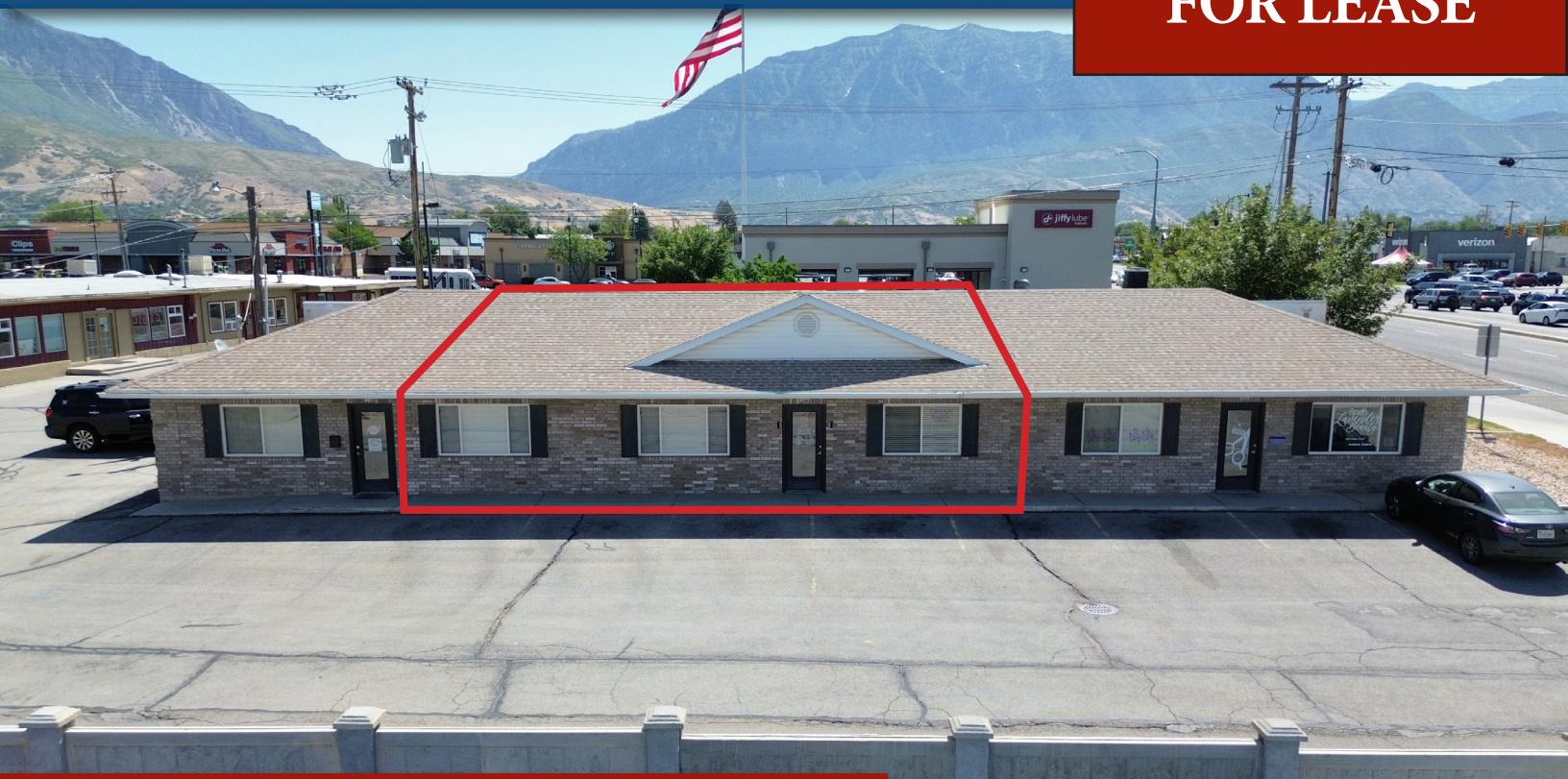


Orem Office

845 N State Street | Orem, UT

FOR LEASE



PROPERTY HIGHLIGHTS

- Available Now
- 1,222 SF
- Maceys and Walgreens Nearby
- Waiting Area, Reception Desk, 4 offices/OP Rooms, 2 bathrooms
- Fully Equipped for Dental Office, Can be Converted to Office
- Right in Right out Access - State St and 800 North
- 46,172 AADT on State Street
- 37,498 AADT on 800 North

LEASE RATE:
\$19/SF NNN



ANDERSON CRG
COMMERCIAL REALTY GROUP

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
Executive Vice President
chase@andersoncrg.com

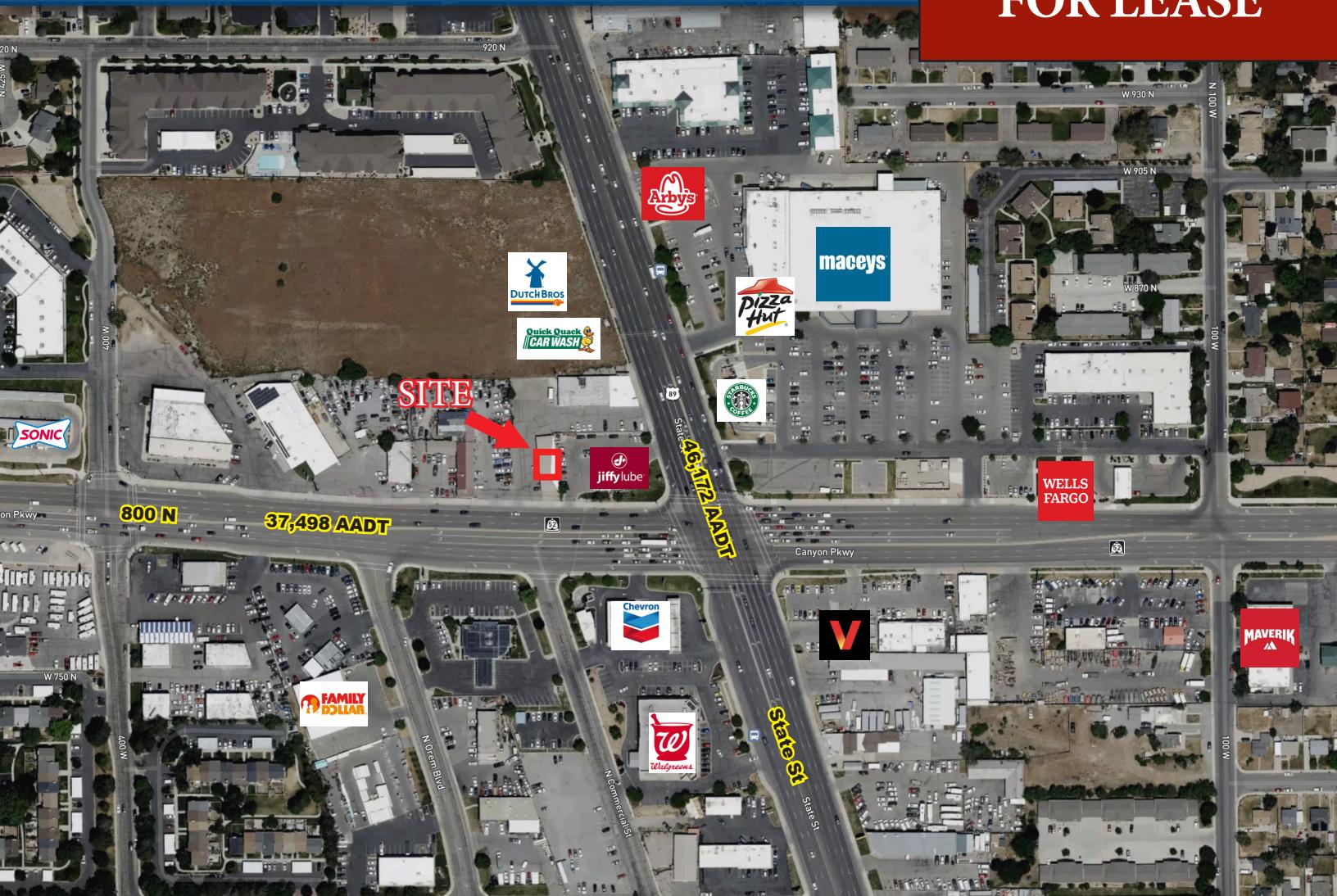
(801) 425-3655

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 or 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.

Orem Office

845 N State Street | Orem, UT

FOR LEASE



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Households			
2023	7,519	32,079	58,879
Population			
2023	22,529	102,699	191,333
Income			
2023	\$77,483.61	\$86,238.83	\$85,292.45



Nearby
Retailers



ANDERSON CRG
COMMERCIAL REALTY GROUP

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
Executive 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 or 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.