

TI READY



FOR LEASE

424 WEST
800 NORTH
OREM, UT 84057



RSE
4,772 SF



RATE
\$14 PSF NNN



AVAILABILITY
IMMEDIATELY



NIC WOODS

nic@summitutahre.com
direct: 801.719.4309
office: 801.435.5005

[View Profile](#)



HAYLIE DARLING

haylie@summitutahre.com
direct: 801.390.5882
office: 801.435.5005

[View Profile](#)



2025 DEMOS

EST. POPULATION



- 1 MILE » 1,072
- 3 MILE » 9,650
- 5 MILE » 26,806

EST. HOUSEHOLDS



- 1 MILE » 307
- 3 MILE » 2,761
- 5 MILE » 7,670

EST. AVERAGE HH INCOME



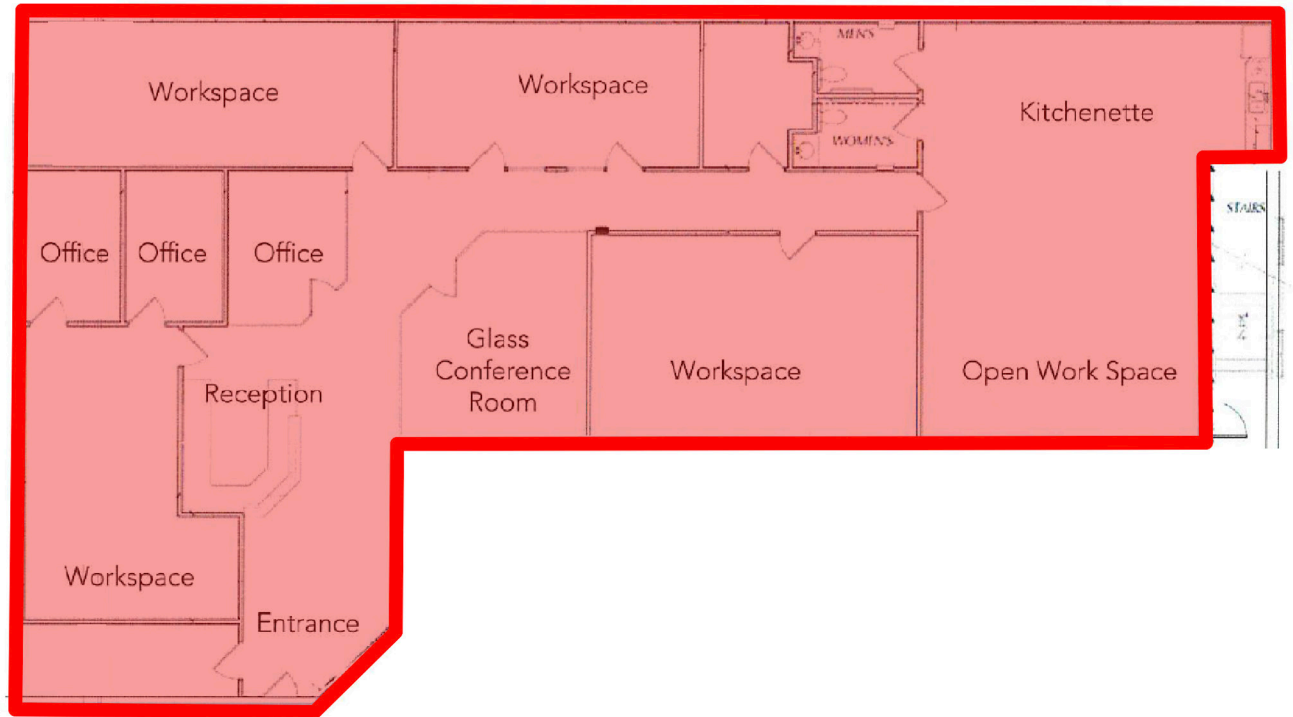
- 1 MILE » \$96,877
- 3 MILE » \$96,877
- 5 MILE » \$96,877



FLOOR PLAN

Building Highlights

- Suite 201
- 4,772 RSF
- \$14 PSF/NNN
- ADA Accessible
- Conveniently located from I-15
- Ample Parking
- Flexible space plan including private offices, meetings rooms, bullpens, and kitchen/breakroom
- TI READY with allowance available
- Building Signage Available



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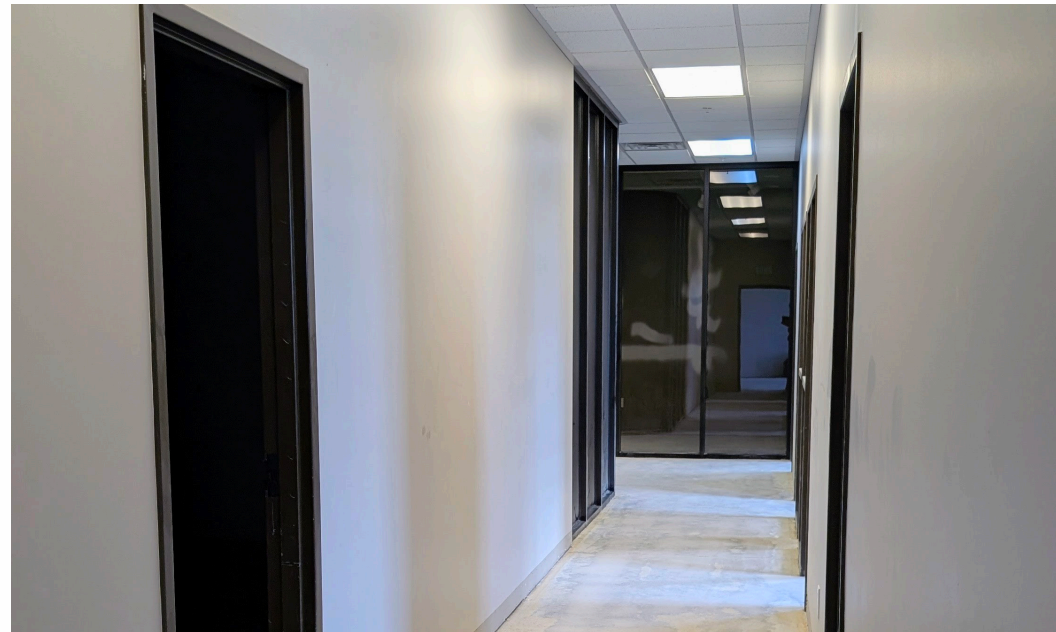


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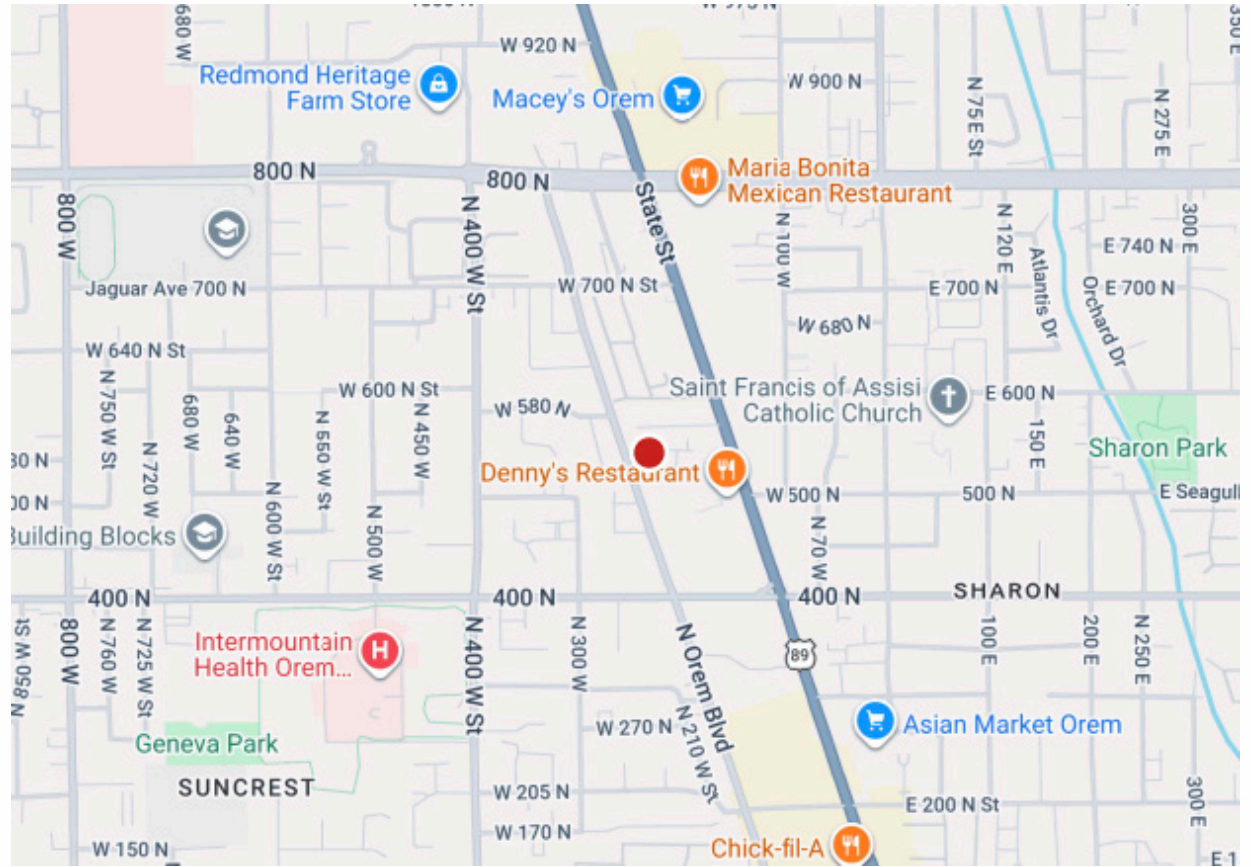
PRIME LOCATION. SUPERIOR ACCESS.

LOCATION OVERVIEW

Perfectly Positioned on Orem's State Street Corridor. Located in the heart of North Orem along State Street, this prime location puts you minutes from everything that makes daily life convenient. Surrounded by a vibrant mix of dining, groceries, healthcare, parks, and shopping, residents and businesses alike enjoy unmatched walkability and accessibility in one of Utah County's most connected neighborhoods.

NEARBY AMENITIES

- Denny's Restaurant
- Callie's Cafe & Sports Bar
- Maria Bonita Mexican Restaurant
- Chick-Fil-A
- Macey's
- Asian Market Orem
- Intermountain Health Orem



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