

# OREM OFFICE SPACE FOR SALE

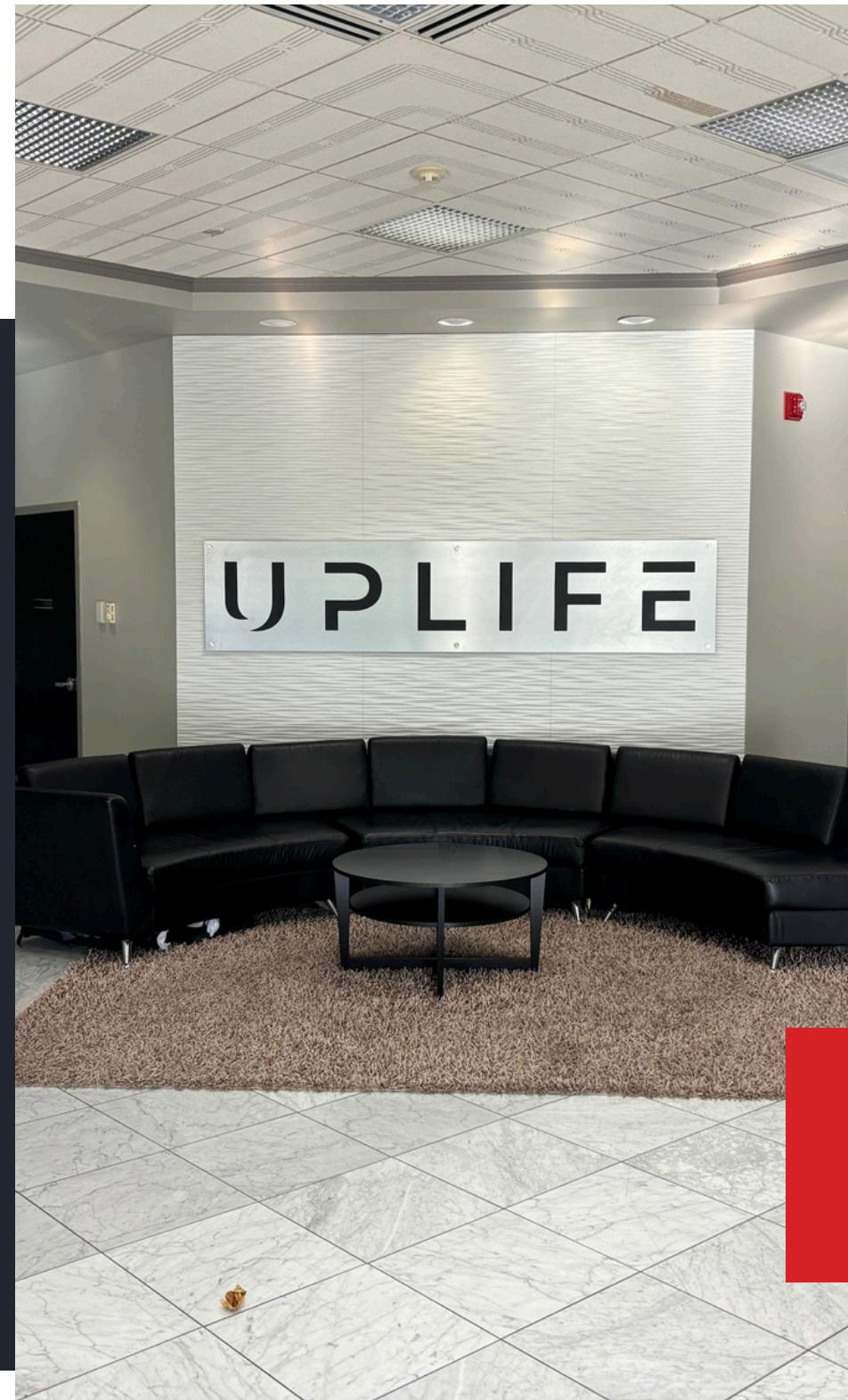
BLEND OF OPEN AND HARD-WALLED OFFICE SPACE IN A BEAUTIFUL SETTING



1201 N 800 E Orem Utah

## OREM OFFICE SPACE

Your opportunity to buy a 40,128 square foot property, in a rural setting, yet with quick access to amenities. The property will be delivered as an owner-user purchase - available for you to takeover the entire space and customize to fit your preferences. Seller is using approximately 20% of the space and would consider leasing this portion back if the buyer desires. The property comes with a large break room, a gym, a personal, locker rooms, outdoor seating, and abundant parking of close to 200 parking stalls. Additionally, the property has 2 dock-high doors and a small warehouse, for easy delivery of your products. This property sold for 7 million in 2021 or \$175 SF. Owners plans have changed. Your chance to pick this up at nearly 2 million dollar discount or \$131 PSF!!!!



# PROPERTY HIGHLIGHTS



- > Sale Price: \$5,275,000
- > 40,128 Square Feet
- > Owner-User Opportunity
- > Blend of offices and open space
- > 2 Dock-high doors
- > Significant portions of the space have been remodeled
- > 5/1000 Parking
- > Outdoor seating
- > Gym
- > Locker Room
- > Private Shower
- > Mature Landscaping

\*Seller is using approximately 20% of the space and would consider leasing this portion back if the buyer desires





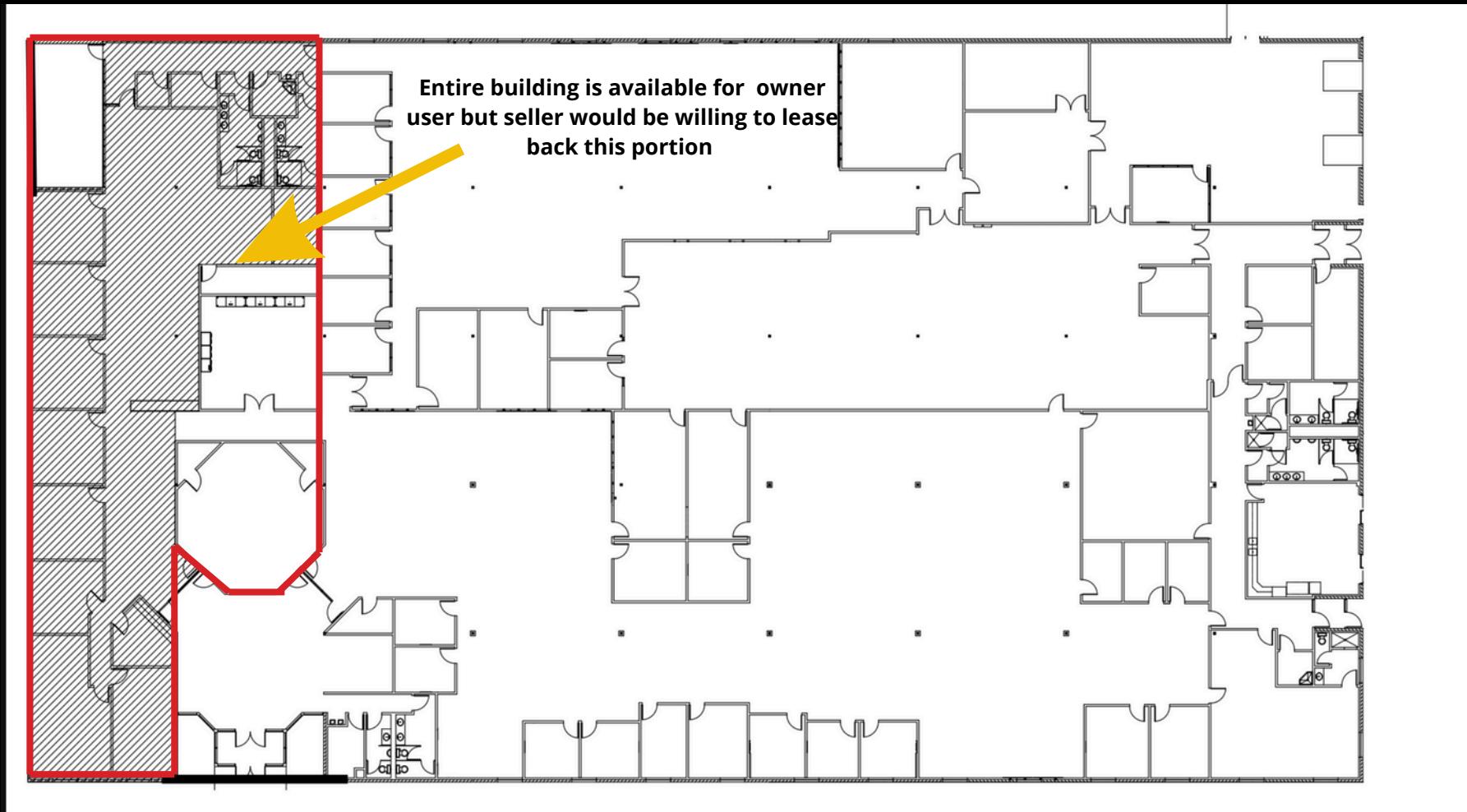








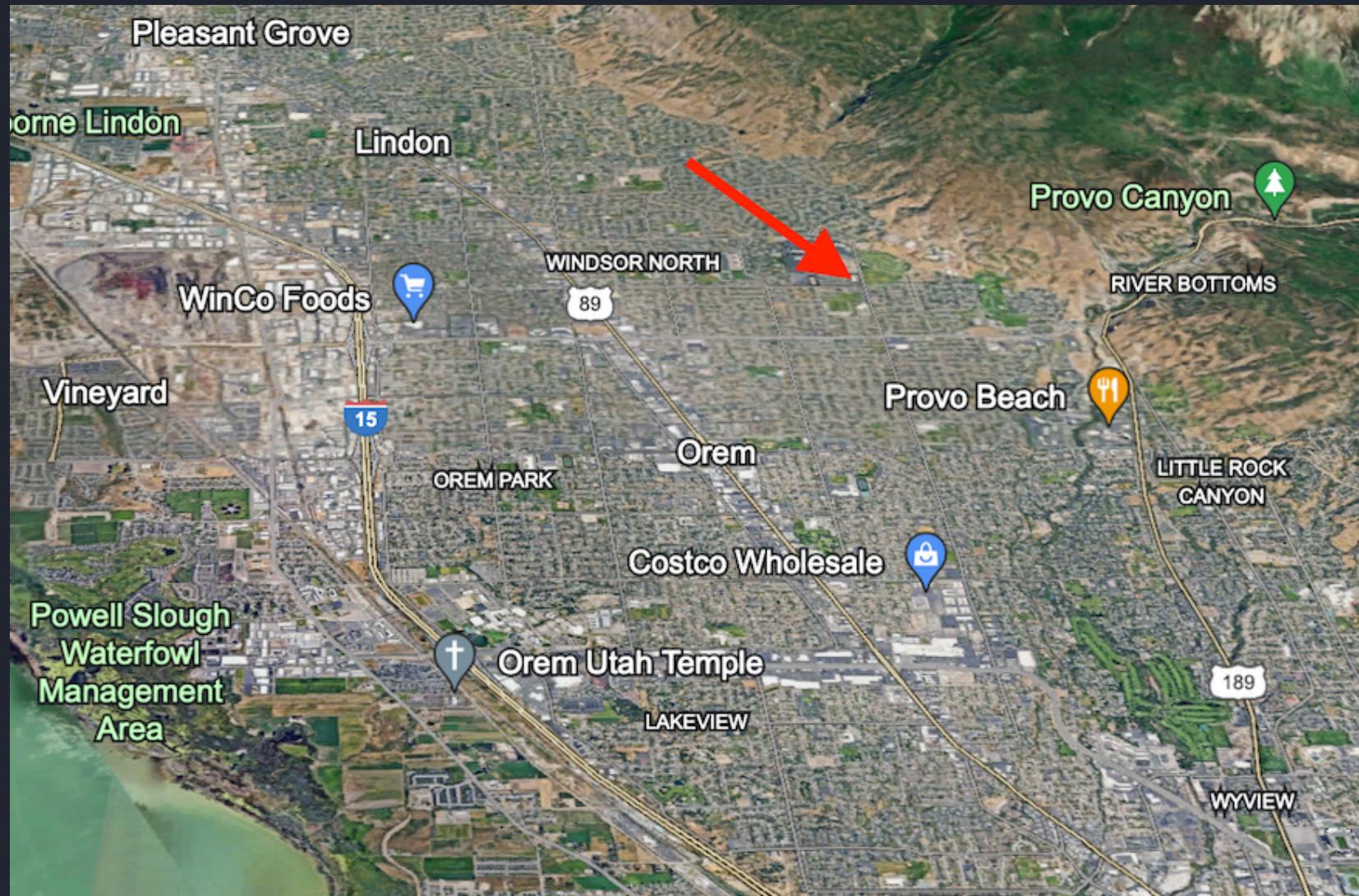
# Floorplan



# AERIAL VIEW



# AERIAL VIEW



# **CONTACT US TODAY FOR A PRIVATE TOUR!**

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