

NOW PRE-LEASING

TIMPANOGOS

MEDICAL OFFICE BUILDING II



Timpanogos MOB II is a three-story, 51,000 SF outpatient center located on the esteemed Timpanogos Regional Hospital campus, adjacent to a new 40,000 SF joint-venture ambulatory surgery center. These new facilities will foster campus growth and address the medical needs of this thriving community.

FAVORABLE LOCATION

Highly visible site with easy access from I-15, US 89, and SR-52, enabling this location to easily service over 133,000 residents.

COMPREHENSIVE CAMPUS

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

OPTIMIZED MEDICAL OFFICE SPACE

Fully customized suites for modern and efficient medical space.

INVESTMENT OPPORTUNITY

Ownership investment opportunity available to qualified tenants.

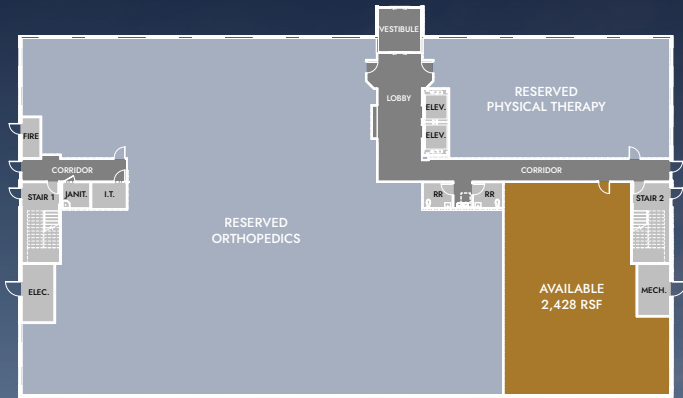
**LIMITED SPACE
AVAILABLE**

**Exceptional Medical Services
& Access to Comprehensive
Healthcare**

**CONTACT US TO
RESERVE YOUR SPACE**

385.498.1088

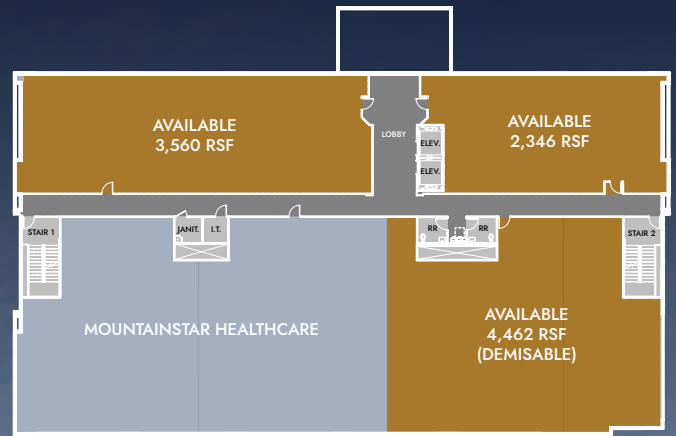
LEVEL ONE



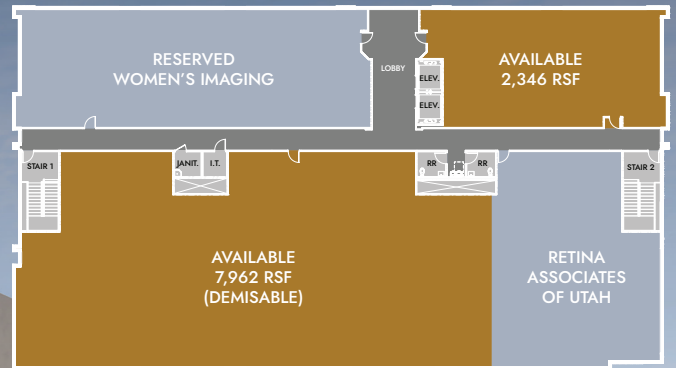
■ OCCUPIED/RESERVED SPACE

■ AVAILABLE SPACE

LEVEL TWO



LEVEL THREE



**RESERVE YOUR
SPACE TODAY**

385.498.1088

TIMPANOGOS CAMPUS
650 W. 800 N, OREM, UT 84057