

DRONE FLYOVER

BUILDING VIDEO

INTERACTIVE MAP



FOR LEASE

ALDER HQ

CORPORATE OFFICE OPPORTUNITY

450 N. 1500 W. | Orem, Utah 84057

15,173 - 47,117 SF Available



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47,117 SF 39,929 SF 2.06 AC 120 STALLS 3.0 / 1,000 SF \$19.99/SF

RENTABLE SQUARE FEET

MAIN OFFICE BUILDING

SITE AREA

ON-SITE PARKING

MAIN BUILDING PARKING RATIO

NNN

Executive Summary



A Rare, Purpose-Built Headquarters Environment

The Alder headquarters building of 10+ years, located at 450 N 1500 W in Orem is one of the most recognizable mid-rise office assets in the state of Utah. It was recognized by Utah Construction & Design as the 2015 Most Outstanding Concrete/Tilt-Up Project in the state. It is a highly improved headquarters build out with executive offices, war rooms, open office zones, a call center, training areas, employee lounges, fitness areas, rooftop amenity space, and support infrastructure.

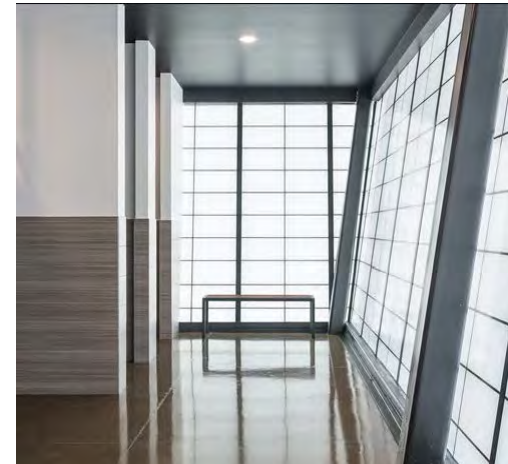
Situated on 2.06 acres with 230 feet of direct frontage on 1500 West and immediate access to Interstate 15, this three-story, 47,117 SF building puts your business at the center of one of Utah's fastest-growing sub markets. Located along the Vineyard / Orem corridor with immediate access to I-15, Utah Valley University, Provo-Orem talent pools, and emerging Geneva / Vineyard growth nodes.

Completed in 2015, the building has been meticulously maintained and is available for lease. Whether you are relocating a regional headquarters, expanding a growing team, or consolidating office operations, this building offers visibility, access, premier quality, and most important a rich culture building environment.

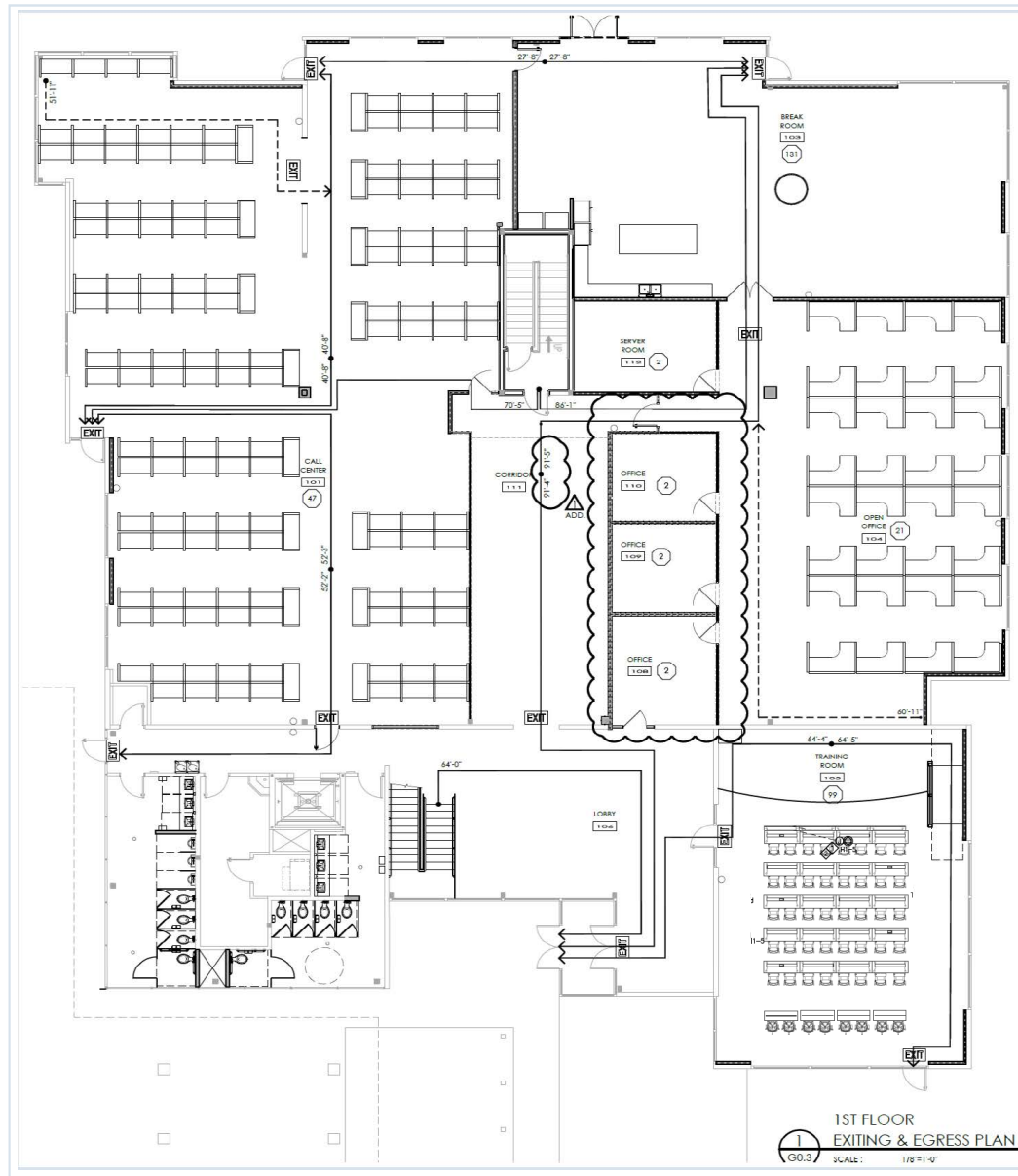
Over 207,000 vehicles per day pass through the surrounding corridor, with the property sitting minutes from the Vineyard Front Runner station, the Forge at Geneva, TopGolf, Megaplex Theatres, WinCo, Maverik, and dozens of national retailers - all the amenities a corporate company would expect and the trajectory of this location is only accelerating.

Utah City, a 700-acre, \$17 billion master-planned community being built immediately adjacent on the former Geneva Steel site is actively under construction right next door. Utah City is positioned to become the urban core of Utah County, with over 17 million square feet of planned mixed-use space, 2 million square feet of retail and restaurant, the new Huntsman Cancer Institute (breaking ground in 2025), and a 12-acre waterfront promenade connecting to Utah Lake. The rooftops, the foot traffic, the jobs, and the energy of one of the most ambitious developments in Utah history are arriving right at this building's doorstep.

The Provo-Orem metro has consistently ranked among the fastest-growing in the nation, and this building sits at the heart of it. Utah Valley, home to over 650,000 residents and a booming tech and professional services economy, surrounds this asset on all sides. Utah Valley University, one of the largest universities in the state, is less than two miles away.



First Floor - Call Centers & Training Rooms



FLOOR SIZE

15,173 SF Available

PRIMARY USES

Call center / training room / break room / server room / open offices / front lobby / 3 enclosed offices

BACK UP POWER GENERATOR

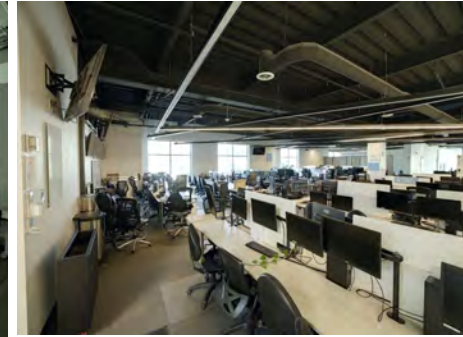
Redundant power for call center that kicks on in less than 4 seconds

CURRENT CALL FLOOR

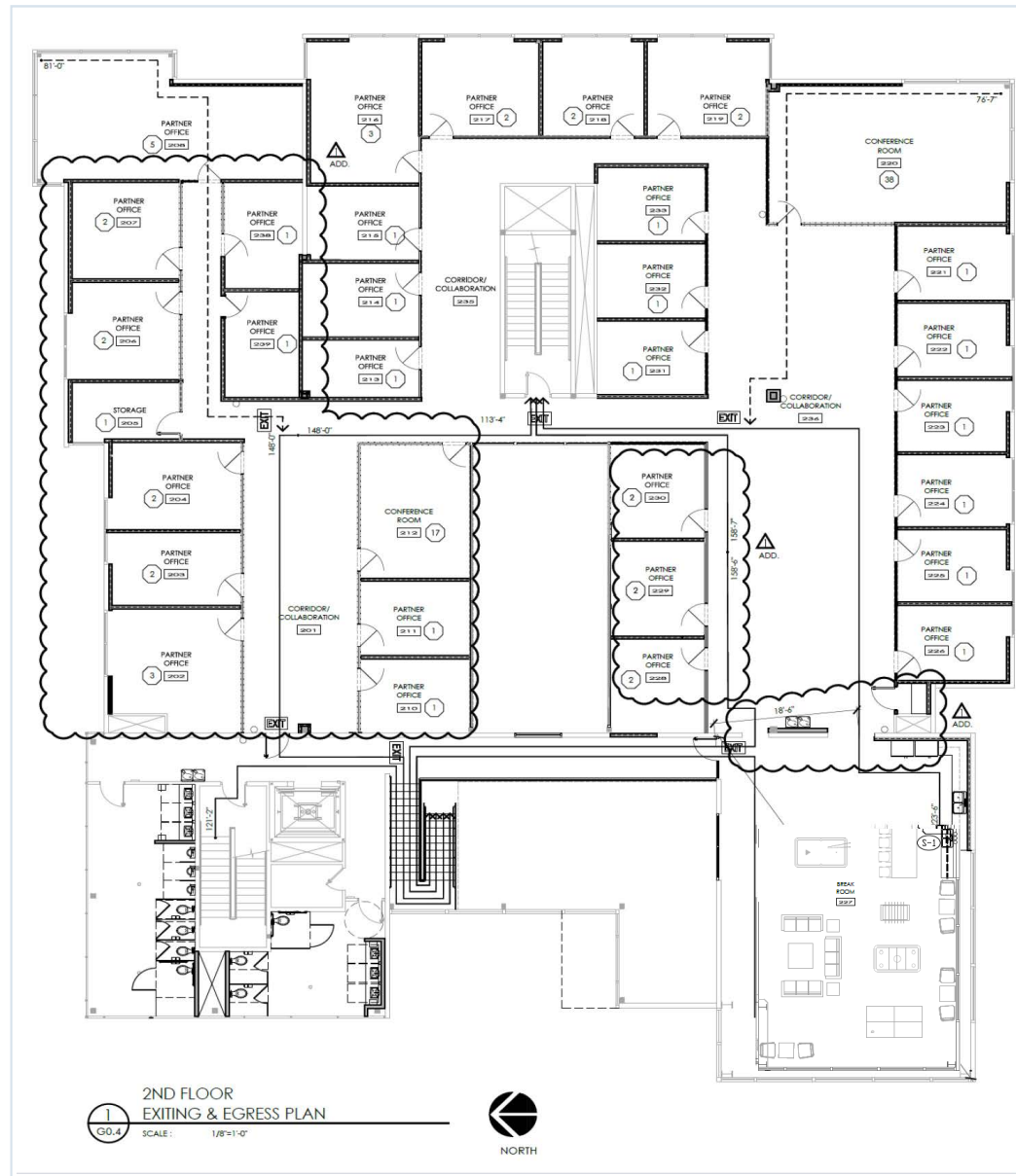
Could very comfortably fit 200 workstations into call center & open office and could squeeze in 250+ if needed between both spaces

PLANNING NOTES

Operationally focused floor with training, server, call-center, lobby, and support functions.

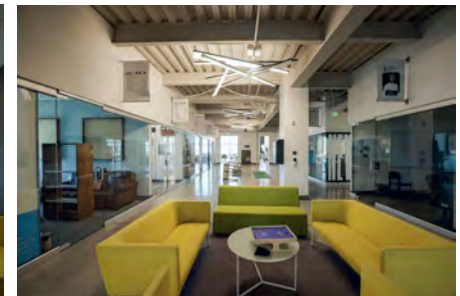


Second Floor - 30 Offices + Collaboration Space

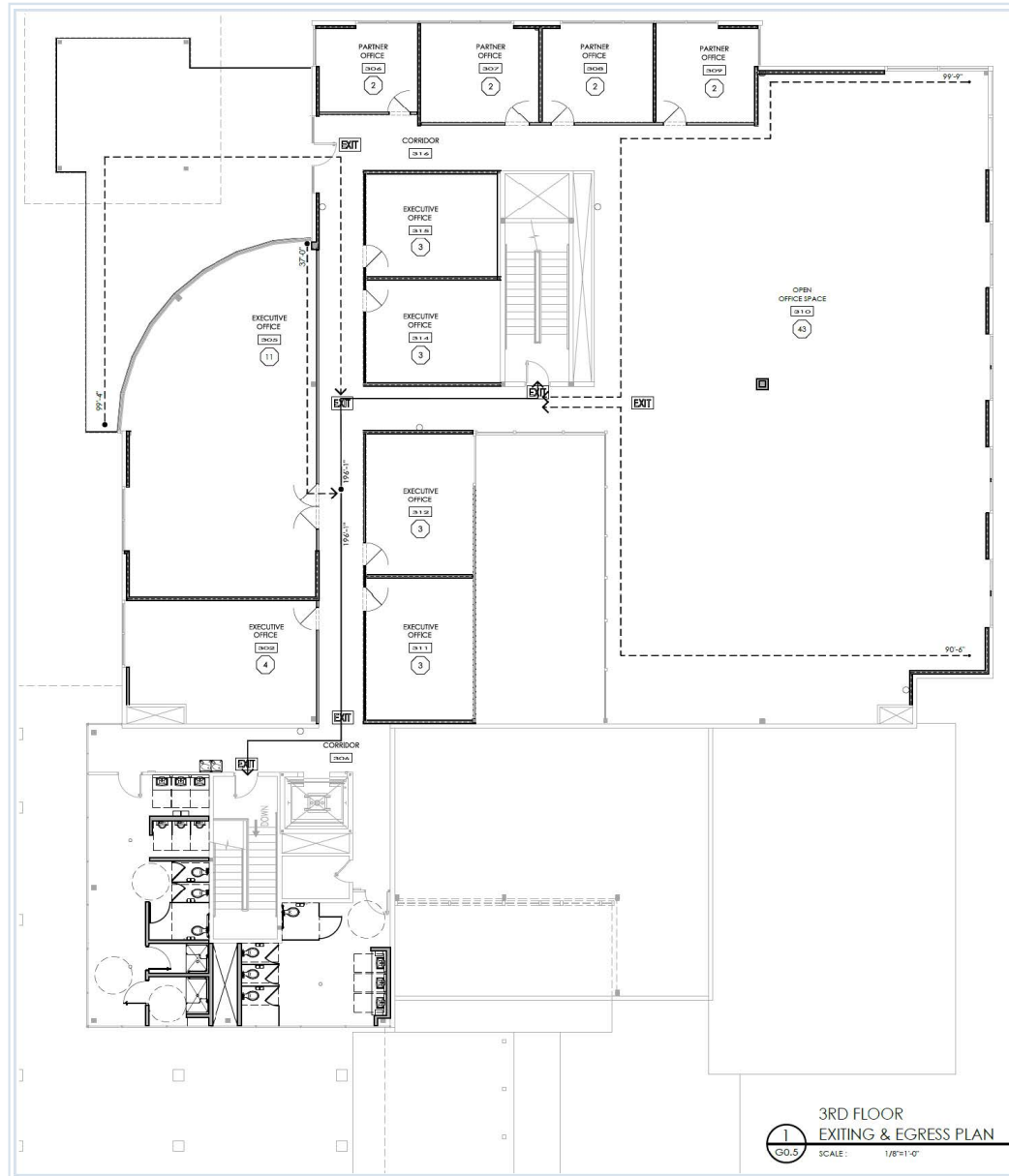


FLOOR SIZE **13,221 SF Available**

PRIMARY USES	Private offices / conference / break Huge executive offices.
PLAN COUNT	30 enclosed offices; 2 formal conference rooms; a large break and game room
COLLABORATION	3 areas currently used for corridor collaboration
PLANNING NOTES	Office-intensive floor-plate with glass-front offices, collaboration corridors, and meeting rooms.



Third Floor - Executive & Open Offices, Rooftop Grilling Area



FLOOR SIZE 11,535 SF Available

PRIMARY USES

Executive-level floor with leadership suites and open offices, outdoor terrace

PLAN + FIELD COUNT

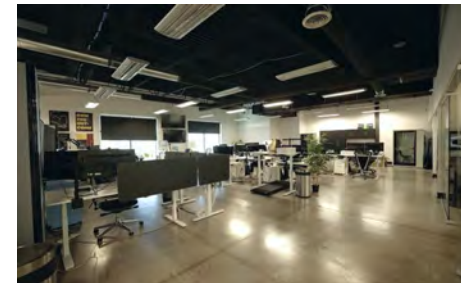
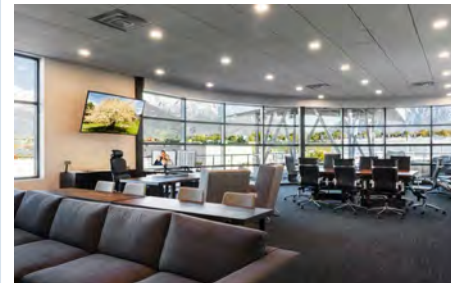
15 enclosed offices; 1 primary conference / war room; open office area

OPEN OFFICE CAPACITY

Current layout supports meaningful team seating with potential densification. Executive offices could sit 4 people each comfortably

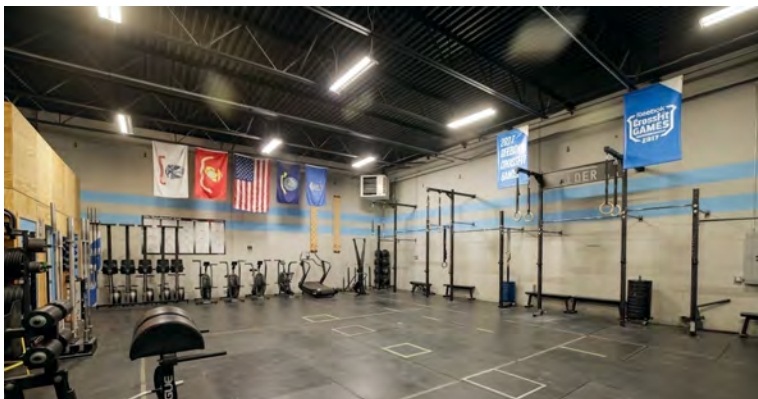
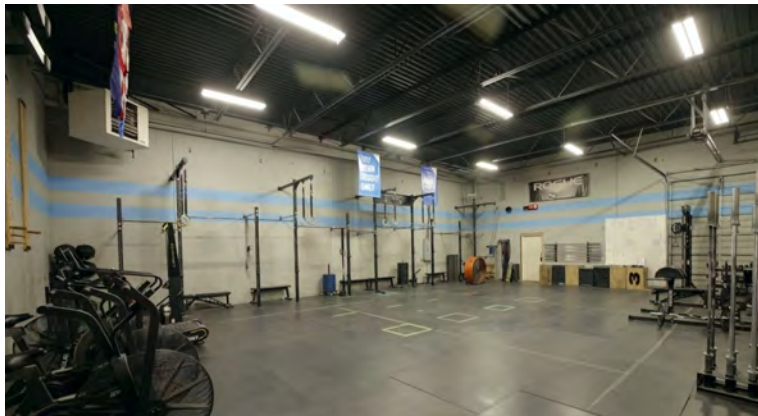
PLAN NOTES

5 partner offices that have been added and a large enclosed war room directly above the open office space



Separate Building - Fitness Facility and Company Storage

FLOOR SIZE 7,188 SF Available - Hyrox / Cross-Fit Facility & Storage Units with EV Chargers



Headquarters Identity



A building that reads as a true corporate campus, not commodity office inventory.

- Dramatic multi-story lobby with glass railings, exposed structure, concrete finishes, and modern lighting.
- Interior glass frontage creates long sight lines and a transparent, connected workplace environment.
- Distinct exterior architecture with high-impact canopy, curved roofline, and recognizable corporate presence.
- Designed to support leadership visibility, team connectivity, and a strong recruiting-oriented workplace experience.



Terms + Negotiation Framework

Lease terms can be negotiated around tenant credit, term, TI's, FF&E needs, and timing.

LEASE RATE

\$19.99 NNN

LEASE TERM

5-10+ years

TENANT IMPROVEMENTS

Negotiable based on tenant credit profile, lease term, lease rate, and tenant-specific scope.

FF&E

Workstations, desks, computers, and related FF&E may be included as part of lease negotiations.

PARKING

120 on-site parking stalls, providing approximately 3.0 spaces per 1,000 SF for the main office building.

ADDITIONAL PARKING

Nearby street parking provides additional flexibility for employee and visitor demand.

DELIVERY CONDITION

Flexible structure depending on tenant use, desired improvements, and timing.

BEST USE

Single-tenant headquarters, operational HQ, customer support, tech, professional services, training, or hybrid office use.



Property At A Glance

47,117 SF**TOTAL IMPROVEMENTS**

Main office + support/storage

39,929 SF**MAIN OFFICE BUILDING**

Three-level HQ office environment

7,188 SF**STORAGE / SUPPORT**

Additional operational support

±2.06 AC**SITE AREA**

±89,603 SF site

±230 FT**FRONTAGE**

Along 1500 West

120**PARKING STALLS**

±3.0 / 1,000 SF main building

2008 / 2015**YEAR BUILT / IMPROVED**

Original construction + improvements

The existing build-out supports executive office, operational density, collaboration, and employee amenities.

50 enclosed offices building-wide based on floor plan review and field observations. Comfortable corporate occupancy estimated at 250 employees. Moderate operational occupancy estimated at 300 employees. Potential for 350+ employees under higher-density operations subject to final layout and code review. Backup generator with redundancy supports the call-center and 24:7 operations.

Site + Improvement Summary

- Land size: 2.06 acres / 89,603 SF
- Building coverage: approximately 25%
- Building/land ratio: approximately 53%

Mission-Critical Operations

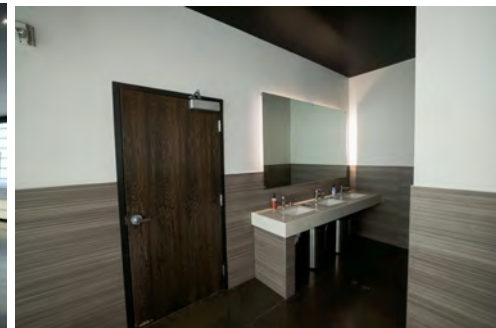
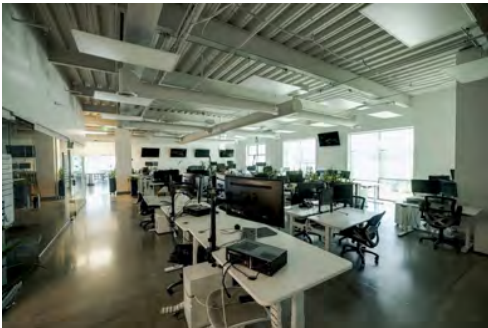


Purpose-built to support dense teams, customer support, training, and business continuity.

- Large call-center / operations environments with existing workstation infrastructure able to house ~ 200 employees
- Training room and war-room configurations support on-boarding, sales, customer support, and leadership coordination.
- Backup generator with redundancy ensuring the call-center remains operational 24:7
- Open floorplates allow multiple departmental configurations without losing executive office functionality.

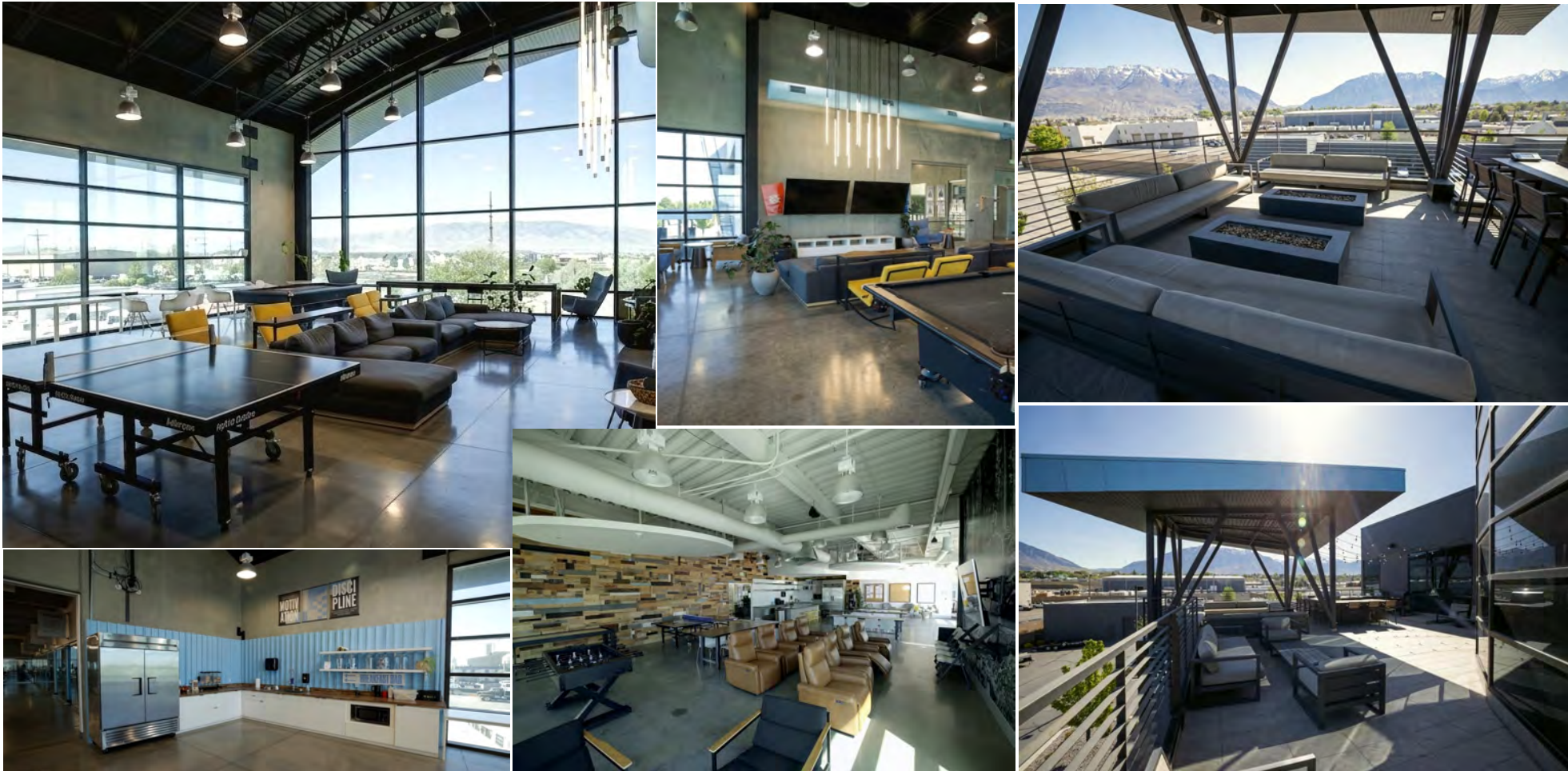
Best-fit users:

SaaS operations | security | customer support | fintech | healthcare admin | logistics | regional HQ



Employee Experience

A workplace environment designed to help companies recruit, retain, and bring teams back to the office



- Quality lounge/break rooms and rooftop grilling area with grills, a sink, counter space, a speaker system, a large gazebo and fire pits - Great for corporate events!
- Integrated game and recreation areas including ping pong, billiards, and casual seating.
- Fitness and wellness space with shower facilities.
- Multiple kitchens, break areas, and collaboration zones distributed throughout the building.

A rooftop amenity area featuring a large, dark metal pergola structure with a slatted roof. Underneath the pergola, there is a lounge area with several dark-colored sofas and armchairs. To the right, there is a long, dark wooden bar with a built-in grill and a sink. Several wooden chairs are tucked under the bar. The area is surrounded by a low metal railing. In the background, there are snow-capped mountains under a clear blue sky. String lights are hanging from the pergola structure.

ROOFTOP AMENITY

Mountain Views. Outdoor Gathering. Executive-Level Amenity.

A rare rooftop amenity environment with lounge seating, grill area, fire-pit features, and Wasatch Mountain views.

Ideal Tenant Profiles

This building is best positioned for users that need a hybrid of closed and open office space

Operational HQ

Customer support, security operations, SaaS support, fintech operations, healthcare admin, logistics, and enterprise service teams.

Tech / Software

Companies seeking a differentiated HQ environment with density, collaboration, training, and amenity infrastructure.

Professional Services

Financial services, insurance, law, consulting, back-office, and management groups needing strong private office counts.

Training / Education

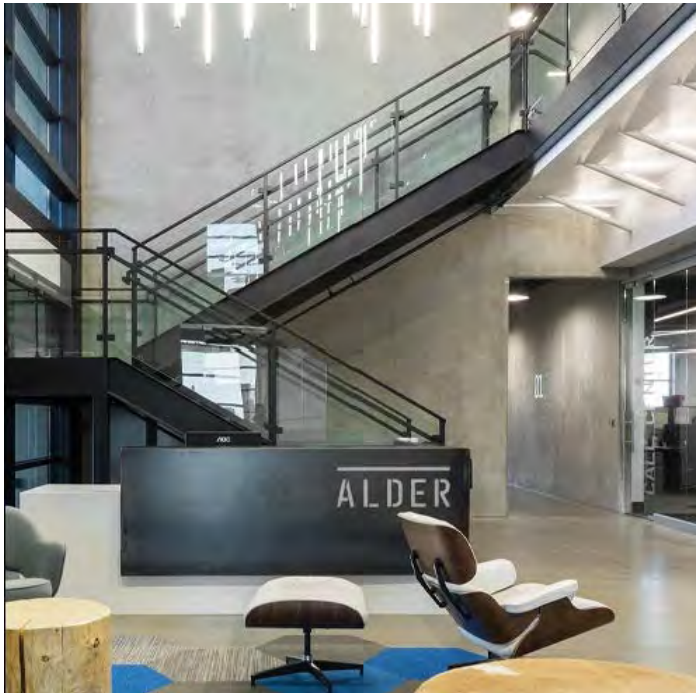
Users requiring training rooms, large gathering areas, collaboration zones, and high-capacity employee spaces.

Single-Tenant Campus

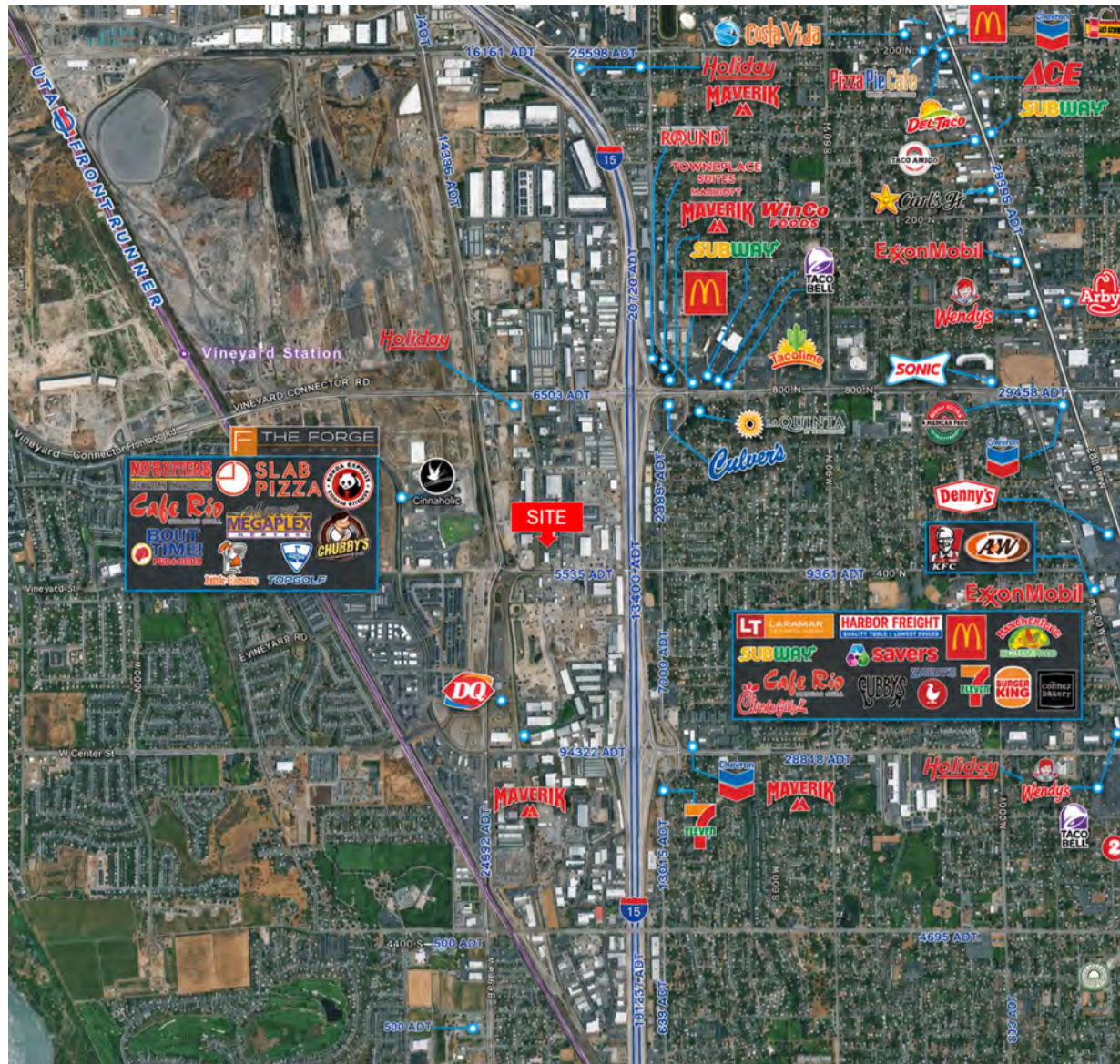
A company seeking identity, signage, security control, and a turnkey headquarters environment.

Hybrid Office Strategy

Companies looking to reduce buildout risk and create a workplace worth commuting to.



Location + Amenity Map



Interactive Retail & Amenity Map

- The property sits at the center of a rapidly expanding Orem / Vineyard trade area with immediate access to I-15, Geneva Road, UVU, FrontRunner, and the broader Provo-Orem labor market.
- Dense surrounding retail, dining, hotel, entertainment, and service amenities.
- Direct connectivity to the Vineyard / Geneva corridor and Orem freeway access points.
- Strategic location near Utah Valley University and emerging growth nodes west of I-15.

[OPEN INTERACTIVE MAP](#)

Utah County Workforce

WORKFORCE UTAH COUNTY



16.1k
Total Businesses
(2025)



4%
Unemployment Rate
December 2025



211k
Total Employees
(2025)



74%
156k Employees
Retail & Services
White Collar

UTAH COUNTY

PROVO - OREM - LEHI CORRIDOR

Utah County is one of the primary growth engines along the Wasatch Front, supported by a young labor force, strong household incomes, and proximity to BYU, UVU, and Silicon Slopes employers.

±752.6K POPULATION 2025 estimate	±828.6K PROJECTED POPULATION 2030 projection	10.1% PROJECTED GROWTH 2025-2030
\$133K AVG. HHI 2025 estimate	27.8 MEDIAN AGE Utah County	\$105.9K MEDIAN HHI 2025 estimate

UTAH COUNTY

DEMOGRAPHICS



KEY POINTS UTAH COUNTY



752.5k

Population
(2025)



10.1%

Population Growth
2025-2030



27.8

Median Age



\$133k

Average Household
Income

Population	
2025 Estimated	752,570
2030 Projected	828,589
Households	
2025 Estimated	218,339
2030 Projected	245,794
Income	
2025 Median HHI	\$105,932
2025 Average HHI	\$133,040
2025 Per Capita	\$38,658

Demographics provided by ESRI Business Analyst

UTAH

DEMOGRAPHICS



Utah's Population Demographics (2025)

Population	3.5M
Households	1.2M
Average Household Size	2.96



Utah's Income Factors (2025)

Median Household Income	\$99.1K
Average Household Income	\$127.2K
Per Capita Income	\$42.4K

Utah ranked as the **#1**
best state to move to

ConsumerAffairs (August 2024)



Utah regularly ranks among the best states for business, careers, living, health & quality of life.

With an array of employment opportunities in various industries, the state offers residents abundant lifestyle options ranging from quiet rural settings to thriving urban centers.

Utah is a geographically diverse state, world-renowned for its public lands and recreational opportunities, from mountain wilderness to desert landscapes. Utah has five national parks, six national forests and over a dozen ski resorts, some of which will host the 2034 Winter Olympics.

UTAH

POPULATION GROWTH



Utah is a young and high-growth state & often ranks as the youngest state in the nation at 32.5 years, compared to the U.S. median age of 39.6.

Utah attracts many new out-of-state residents drawn to its landscapes, great economy and quality of life. Net migration has accounted for over 50 percent of the population growth in recent years.

Utah's population is concentrated along the Wasatch Front in the contiguous counties from the north to south: Box Elder, Weber, Davis, Salt Lake, Utah and Juab Counties. To the east, the Wasatch Back refers to Morgan, Summit and Wasatch Counties, and Tooele County is to the west. The combined population of the 10-county region exceeds 2.9 million people, over 80 percent of the state's total population. The population in this area is projected to grow 5.7 percent by 2030.

Southwestern Utah is gaining population at astonishing rates. Washington and Iron Counties are the fastest-growing counties in Utah. With a combined growth rate of 13.1 percent, there will be over 300,000 living in the two southwest counties by 2030.

From July 2023 to July 2024, Utah ranked as the 2nd fastest growing state in the U.S., Utah's population is expected to reach 3.8 million people by 2031 and 5.4 million by 2060.



Utah is the **#3** best state in the U.S. for growth

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U.S. News & World Report (August 2022)



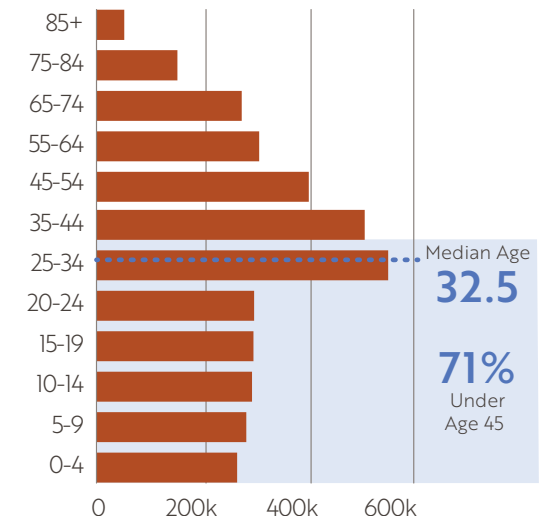
Projected Population Growth (2025-2030)

Entire State	6.2%
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Fastest Growing by Region

Cedar City	14.8%
St. George	12.5%
Provo-Orem-Lehi	10.1%
Heber-Park City	8.7%
Box Elder County	8.0%
Logan	7.2%
Ogden-Layton-Clearfield	4.3%
Salt Lake City-Murray	3.4%

Population by Age



Total Population (2025) **3,538,233**

UTAH

WORKFORCE



Utah's job market is robust & diversified. The economy booms thanks to a combination of strong employment growth, the vibrant & diverse industries present, & strategic collaboration between business, labor & government.

Utah's non-farm payroll employment for May 2025 increased an estimated 2.5 percent across the past 12 months, with the state's economy adding a cumulative 42,900 jobs since May 2024.

Utah is ranked as the 3rd best state for low tuition costs by The College Board and 2nd for best state overall for higher education by U.S. News & World Report.

Specialized Industries

Utah has emerged as an economic powerhouse in the past couple of decades. A strong economy and business-friendly environment drove the boom in the business landscape, attracting new businesses from various industries.

Multiple sectors are seeing significant growth, and the success bolsters the state's reputation for innovation and economic development. Utah continues to become more specialized through aggressive support from state lawmakers to grow targeted industries through innovative programs to expand access to talent and capital, improve supply chains, share industry expertise, drive research, and promote international trade.



Keys to Success

Utah County continues to attract corporate headquarters, operational centers, and technology employers through its combination of workforce growth, business-friendly economics, lower occupancy costs, and direct access to the Silicon Slopes ecosystem. Supported by a young and highly educated labor pool, the region offers companies a scalable environment for long-term growth and employee retention.

Utah ranked **#1**
Best Business Climate
in the U.S.

*Schweitzer Engineering Laboratories
(September 2024)*

UTAH SILICON SLOPES



Silicon Slopes Continues to Rank Among the Fastest-Growing Tech Corridors in the U.S.



Utah has become one of the nation's premier destinations for technology, operations, and corporate headquarters growth.

Anchored by the Silicon Slopes technology corridor, the Provo–Orem–Lehi market has become a premier destination for technology, operations, customer support, and regional headquarters users seeking scalable growth and workforce access.

Utah consistently ranks among the top states in the nation for economic growth, business climate, and population expansion, supported by a young and highly educated labor force. Utah County's population has more than doubled since 2000 and is projected to continue among the fastest growth rates in the Mountain West over the next decade.

The region benefits from direct access to talent generated by Brigham Young University and Utah Valley University, which collectively enroll more than 75,000 students annually. Utah also maintains one of the youngest median ages and among the highest labor force participation rates in the country, creating a deep pipeline of workforce talent for growing companies.

Major employers and technology firms across the Silicon Slopes corridor continue expanding operations in Utah due to the state's lower operating costs, favorable tax environment, high quality of life, and ability to attract and retain skilled employees relative to coastal gateway markets.

The result is a market increasingly favored by companies seeking modern headquarters environments, operational density, and long-term scalability within one of the country's strongest demographic growth corridors.

UTAH PLAYS

SPORTS & RECREATION



The Wasatch Front is a year-round sporting event hub for adventure & action sports, as well as professional & collegiate team fans.

Utah will welcome back the Winter Olympic Games in 2034.



Having previously hosted the games in 2002. Many world-class facilities were constructed in preparation for the games and have remained multi-use venues, like the Utah Olympic Park in Park City, the Utah Olympic Oval in Kearns, and of course the various slopes of ski areas known for the “Greatest Snow on Earth.”

Year-Round Recreation



The diverse landscapes of Utah’s public lands offer numerous unique recreational opportunities like mountain biking in Moab; OHV riding in Little Sahara; whitewater rafting the Green, San Juan or Colorado Rivers; and camping and hiking everywhere in between. Utah stands as a premier destination with so many places offering distinct, awe-inspiring experiences.



Utah winters offer skiing at 15 resorts throughout the state, but even non-skiers have options for play in the winter. Scale a frozen waterfall in Provo Canyon, bobsled with a pro down an actual Olympic track at Olympic Park in Park City, snowmobile through 800+ miles of groomed trails in places like Manti-La Sal Mountains or Logan Canyon, snowshoe among the scenic winter landscape (including snow-capped red rock hoodoos) in Bryce Canyon, or take the family sledding at Jeremy Ranch in the daytime and wandering through Midway’s Ice Castles in the evening.

ALDER HQ

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EXCLUSIVE LEASING CONTACT

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Drone Flyover

Building Video

Interactive Map

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