

FOR SALE OR LEASE

1358 WEST BUSINESS PARK DRIVE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CODY BLACK

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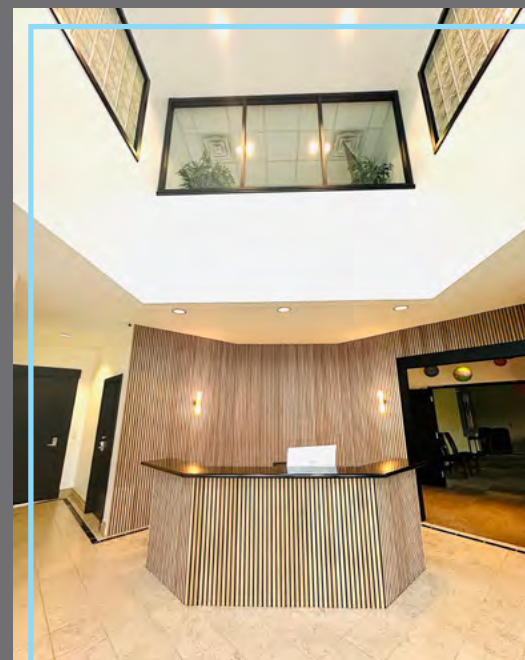
PROPERTY DETAILS

1358 WEST BUSINESS PARK DRIVE, OREM, UT 84058

SALE PRICE: \$5,015,000.00 (\$295/SF)

- Ideal for an owner-user
- Building can be vacated
- LEASE RATE: \$21.00/SF/FS**
- Multiple leasing options
- 17,000 total square feet
- Space includes:
 - » 15 private offices
 - » Large open workspace
 - » Kitchen and spacious breakroom
 - » Glass lined conference room
 - » Office furniture included with lease
 - » Access to building gym facilities
 - » Natural lighting throughout
 - » Welcoming entrance

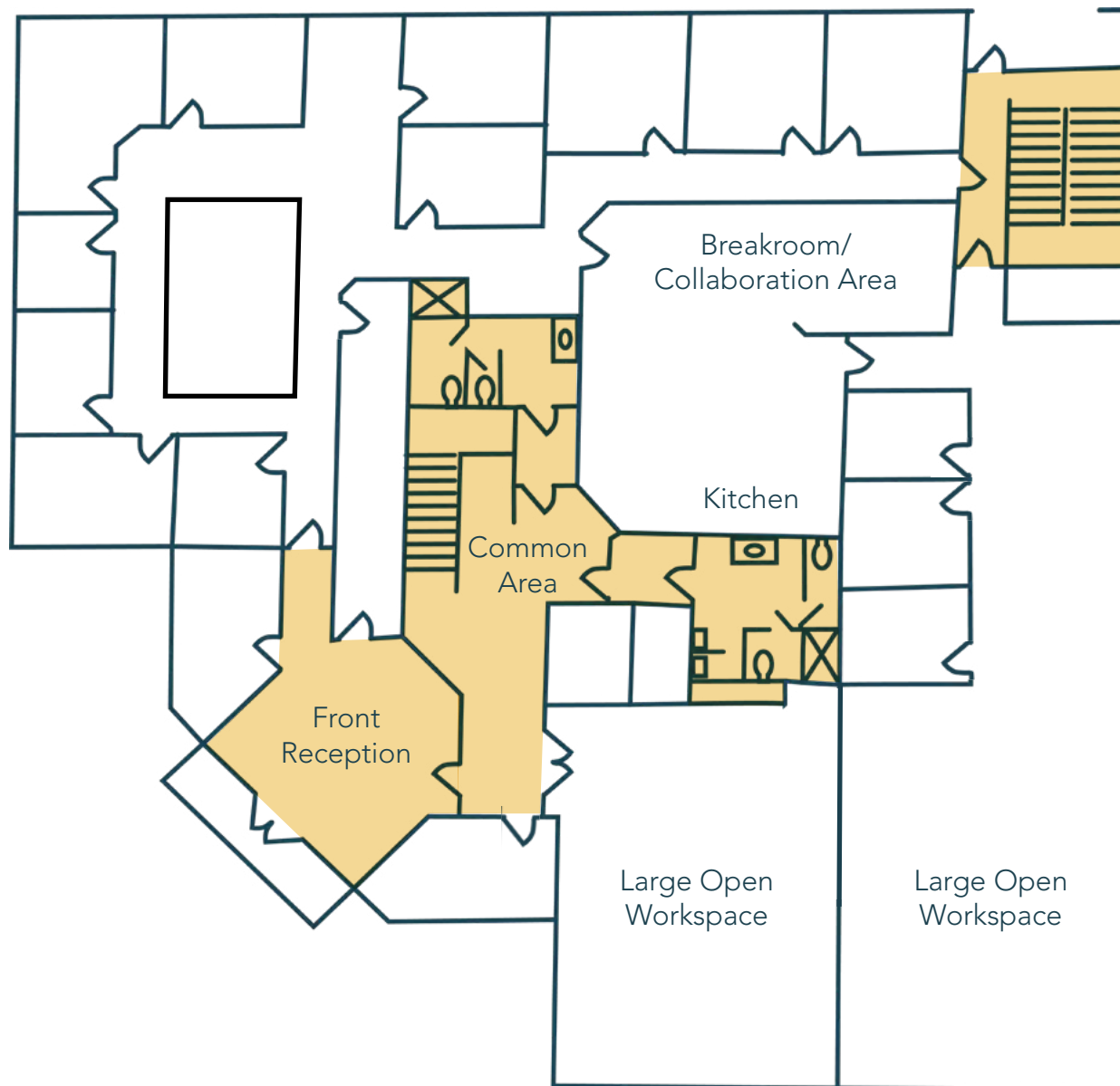
- Ideally located on the edge of Orem, Vineyard, and Provo
- Across from the UTA FrontRunner Station in Orem
- Quick access to I-15
- Minutes away from UVU
- Abundant parking
- Building System Details:
 - » 37.23 KW Solar System (102 Panels)
 - » Value \$150,000
 - » Annual Electric Expense Savings: ~\$3,750



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SITE PLAN - FIRST FLOOR



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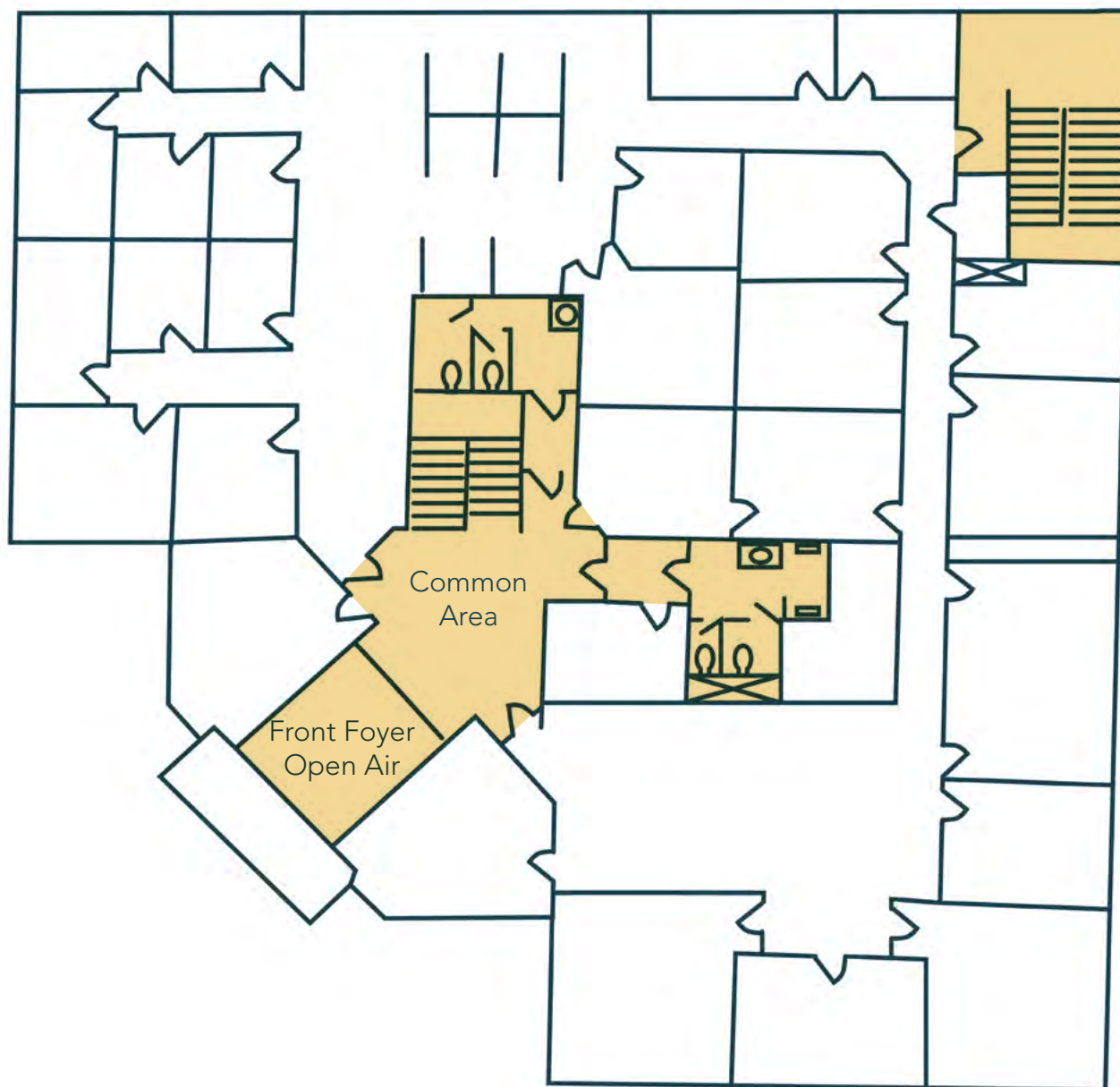
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SITE PLAN - SECOND FLOOR

Tenant: Rural Solar

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