



Office For Sale or Lease

End-Cap Office Condo on Orem Blvd

194 East 860 South
Orem, Utah

Contact:

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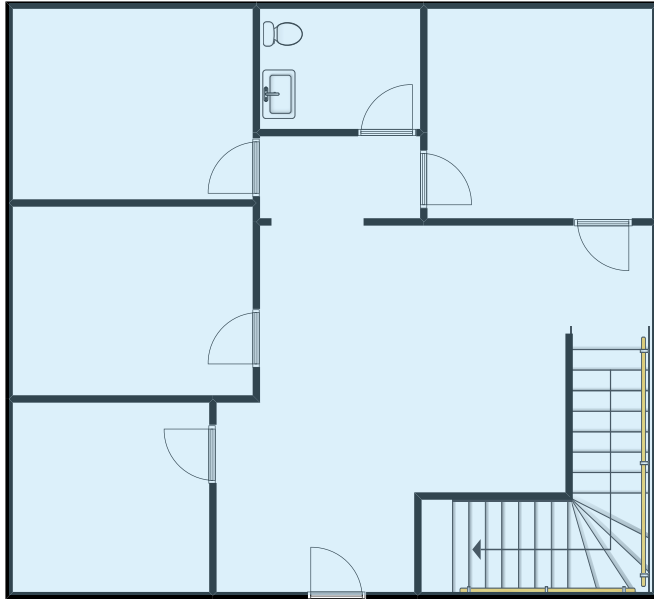
Property Information

- Available: 1,920 SF
 - Main level: 1,054 SF
 - Lower level: 866 SF
- Year Built: 1996
- Parcel #: 53.165.0001
- Owner-occupant opportunity
- Separate lower level entrance below the breezeway
- Centrally located near shops and restaurants

Lease Rate: \$2,300 per month | Modified Gross

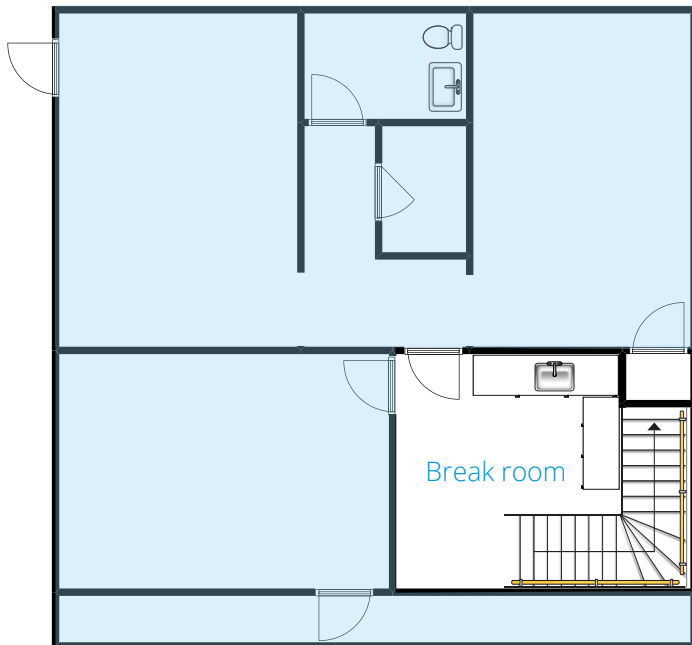
Sales Price: \$350,000

Floor Plan



Main Level

- **Main Level Only:**
\$1,500 / month Modified Gross
- 4 offices, reception / open area & break room on lower level
- Break room on lower level could be shared if lower level is leased separate from main level



Lower Level

- **Lower Level:**
\$800 /month Modified Gross
- Shared break room if rented separate from main level
- Storage under front porch and stairs
- Separate entrance under breezeway



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