# RISE 24

## REAL ESTATE

**LISTED AT $889,000**

# Office Building For Sale

## 887 S Orem Blvd Orem, Utah 84058

### Scott Lee

📞 (480)622-5092

✉ Scott@rise24re.com

TECTONIX STEEL

May 2025

# Agenda

1. Introduction

2. Location Details

3. Property Gallery

4. Unit Gallery

5. Property Information

6. Income Statement

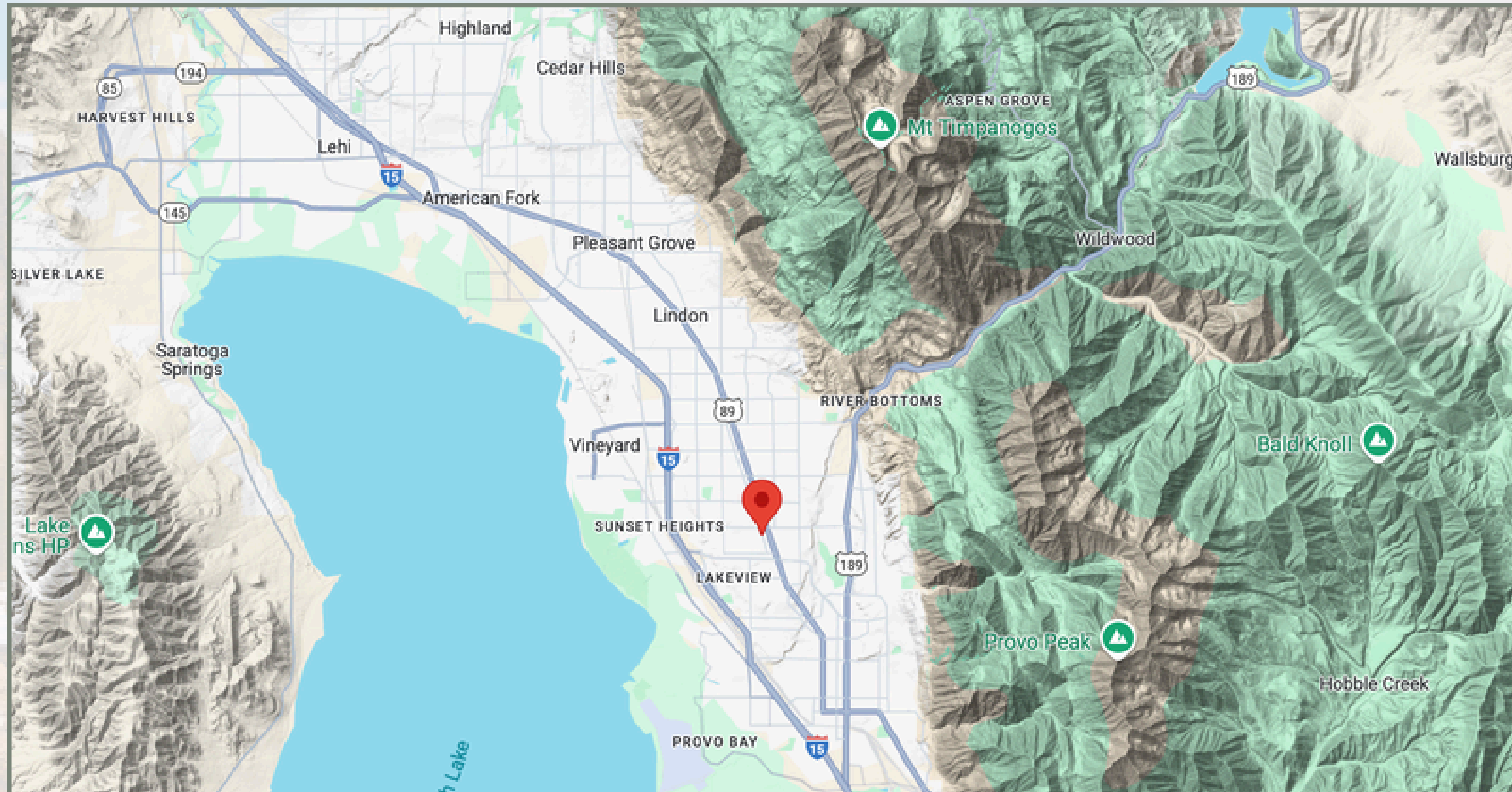7. Thank you!

RISE 24

# Introduction

Located along a busy commercial corridor, 887 S Orem Blvd offers a valuable opportunity for investors or owner-users seeking a well-positioned office property in Utah County. This two-story, multi-tenant building includes 4,268 SF of rentable space on a 0.30-acre lot, with flexible commercial zoning that supports a variety of business uses. The seller may be interested in leasing back a portion of the building, offering additional flexibility for buyers.

Built in 1996, the property includes key amenities such as a kitchen, strong walkability, and close proximity to major transportation routes. It's just minutes from commuter rail stations and a short 15-minute drive to Provo Municipal Airport, ensuring convenient access for employees and clients alike.

With traffic volumes exceeding 45,000 vehicles per day on nearby major roads like E 800 S, S Orem Blvd, and E 720 S (2021–2025 projections), and growing demand in the area, this location is ideal for those looking to capitalize on Orem's ongoing commercial expansion.

RISE 24
REAL ESTATE

# Location Details

# Property Gallery



RISE 24
REAL ESTATE

# Property Information

- **Property Type:** Office
- **Rentable Building Area:** 4,268 SF
- **Stories:** 2
- **Typical Floor Size:** 2,134 SF
- **Year Built:** 1996
- **Tenancy:** Multiple
  - Seller may be interested in leasing back a portion of the building.
- **Zoning:** Commercial
- **Parcel Number:** 38-118-0004
- **Land Area:** 0.30 AC (13,068 SF)
- **Amenities:** Kitchen

**Traffic Volume (High Visibility Location):**

- Over 45,000 vehicles/day on nearby major roads including E 800 S, S Orem Blvd, and E 720 S (2021–2025 projections)

RISE 24
REAL ESTATE

# RISE 24
## REAL ESTATE

## Thank you!

**Scott Lee**
Sr. Associate
(480)622-5092
Scott@rise24re.com