

# 1640 S. STATE ST.

FOR SALE OR LEASE



## PROPERTY DETAILS

1640 S. State St., Orem, UT 84058

- Sale price: \$8,151,080 (\$215/SF)
- Building SF: 37,912
- Lease rate: \$18.57/SF NNN
- Available SF: 25,799 SF
- Available space can be demised to accommodate multiple configurations
- State Street pole sign available
- Majority of the building has been remodeled
- Ideal for summer sales/gym/professional office use
- Four minutes to the Utah Valley Hospital
- Minutes from both BYU and UVU
- Close to numerous amenities and services

## 2025 DEMOS

### EST. POPULATION

1 MILE » 17,977  
3 MILE » 154,330  
5 MILE » 238,558

### EST. HOUSEHOLDS

1 MILE » 6,014  
3 MILE » 46,669  
5 MILE » 73,104

### EST. AVERAGE HH INCOME

1 MILE » \$115,541  
3 MILE » \$106,100  
5 MILE » \$109,549



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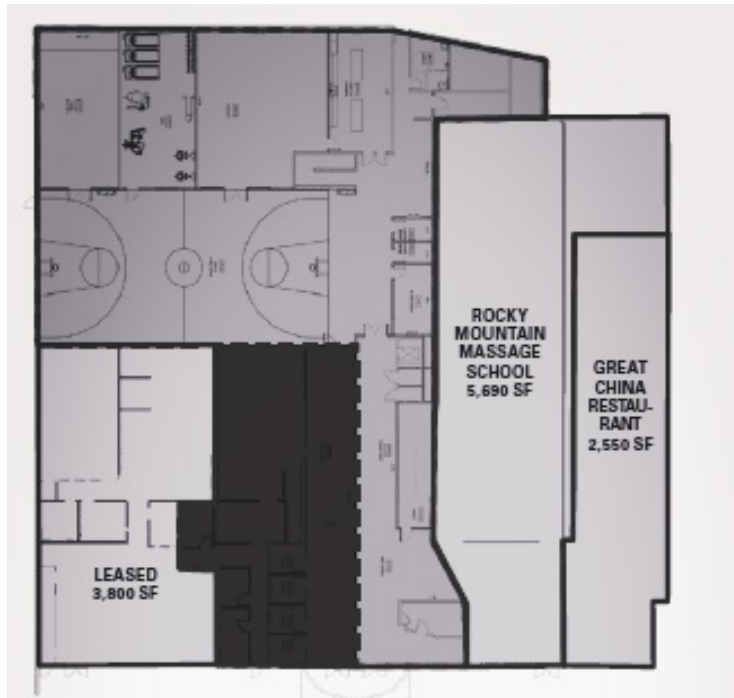
FULL SERVICE COMMERCIAL REAL ESTATE 1875 S STATE ST., SUITE 1000, PO BOX 970432, OREM, UT 84097

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.

# 1640 S. STATE ST.

## FLOOR PLAN

### FIRST FLOOR



### SECOND FLOOR



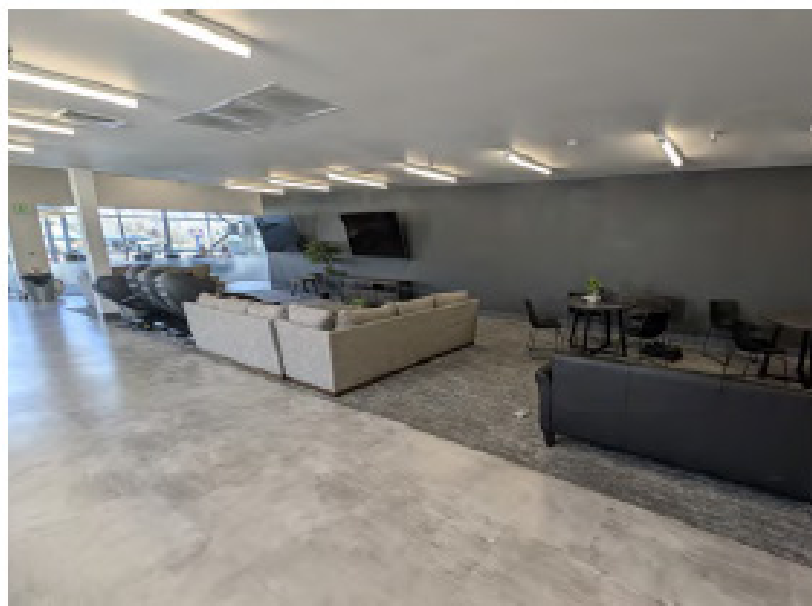
**25,799 SF AVAILABLE  
(INCLUDING SECOND FLOOR)**



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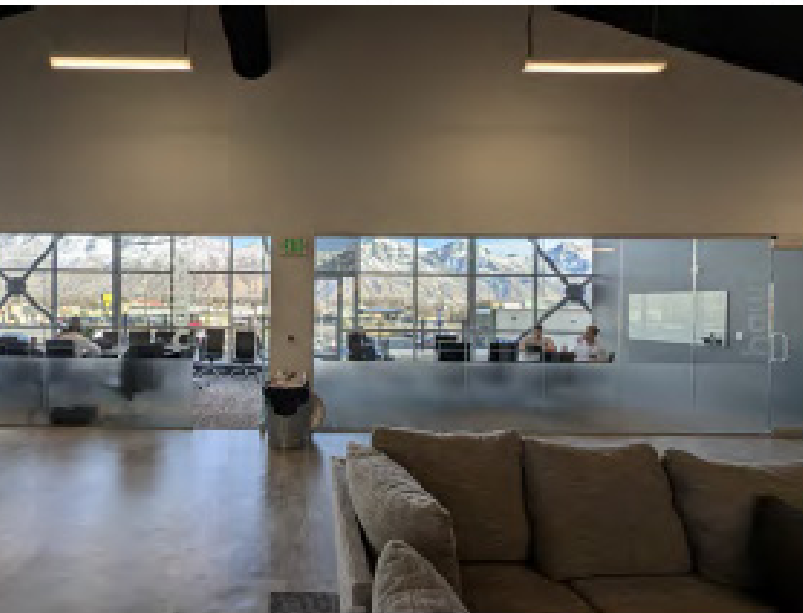
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