### **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

## **NEWMARK**



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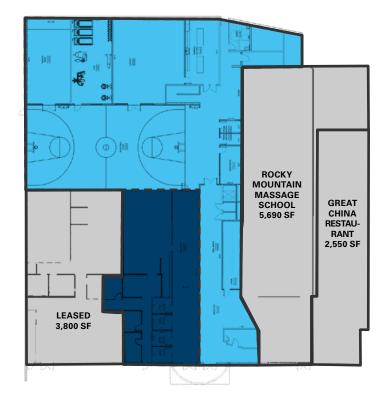
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#### FIRST FLOOR



#### **SECOND FLOOR**

# 25,799 SF AVAILABLE (Including Second Floor)

SPACE	SF
Gym	9,000
Downstairs Office Area 1	3,400
Downstairs Common Area	1,700
Upstairs Large Office Area	4,965
Upstairs Small Office Area	3,000
Upstairs Common Area	3,745



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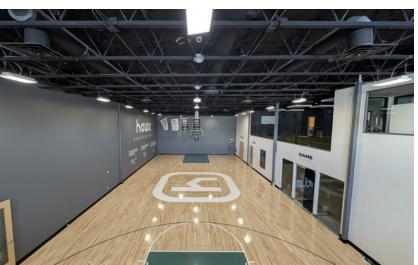
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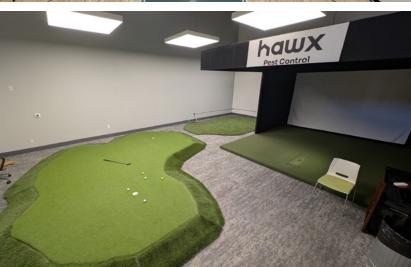
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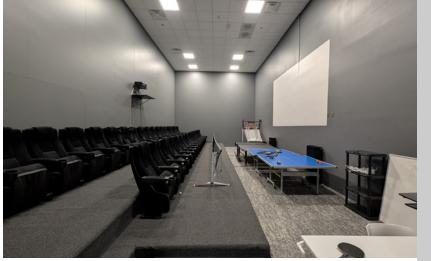
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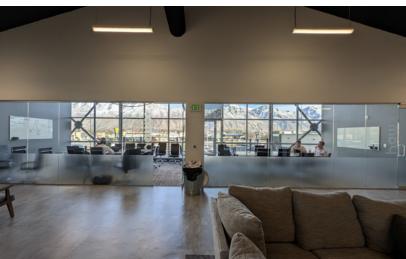
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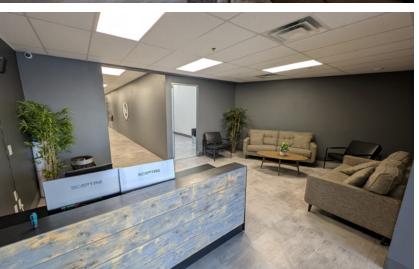
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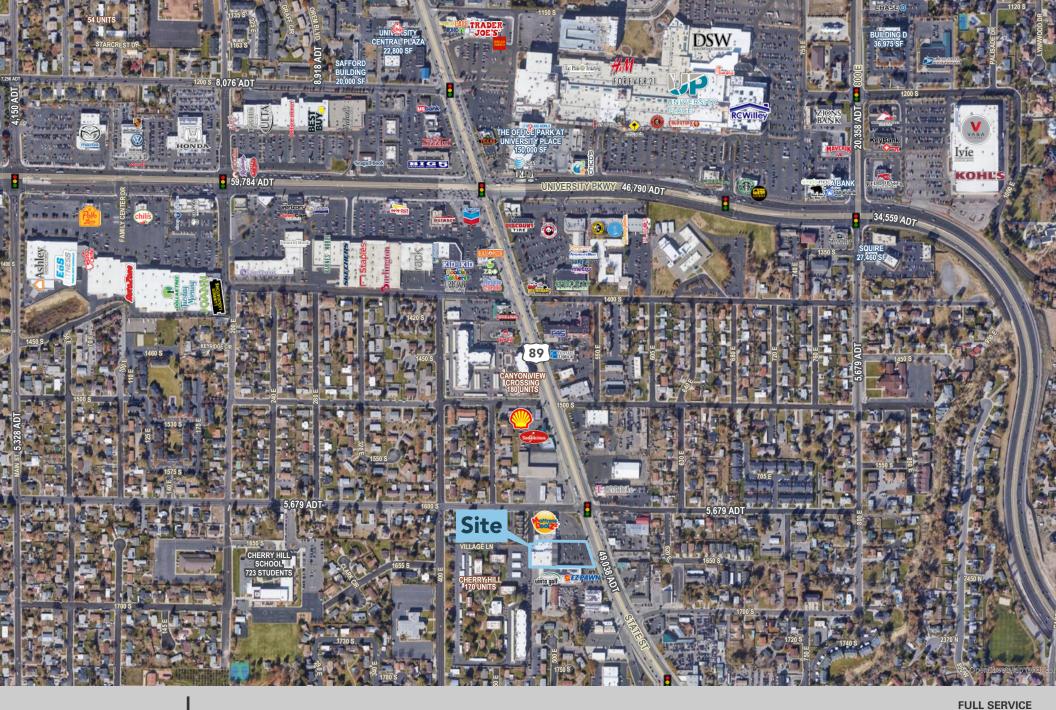
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