

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

NEWMARK



MOUNTAIN WEST

CODY BLACK

cblack@newmarkmw.com

direct 385.233.9141

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SHAD WEBB

swebb@newmarkmw.com

direct 435.459.0212

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NIC WOODS

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FULL SERVICE

COMMERCIAL REAL ESTATE

2015 West Grove Parkway, Suite J

Pleasant Grove, UT 84062

Office 385.233.9140

www.newmarkmw.com

SITE PLAN

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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