

FOR SALE



Troon Park Executive Suites

580 S. State St. | Orem, UT 84058

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Troon Office Park

580 S. STATE STREET | OREM, UT 84058

Investment/Owner/User Opportunity

FOR SALE

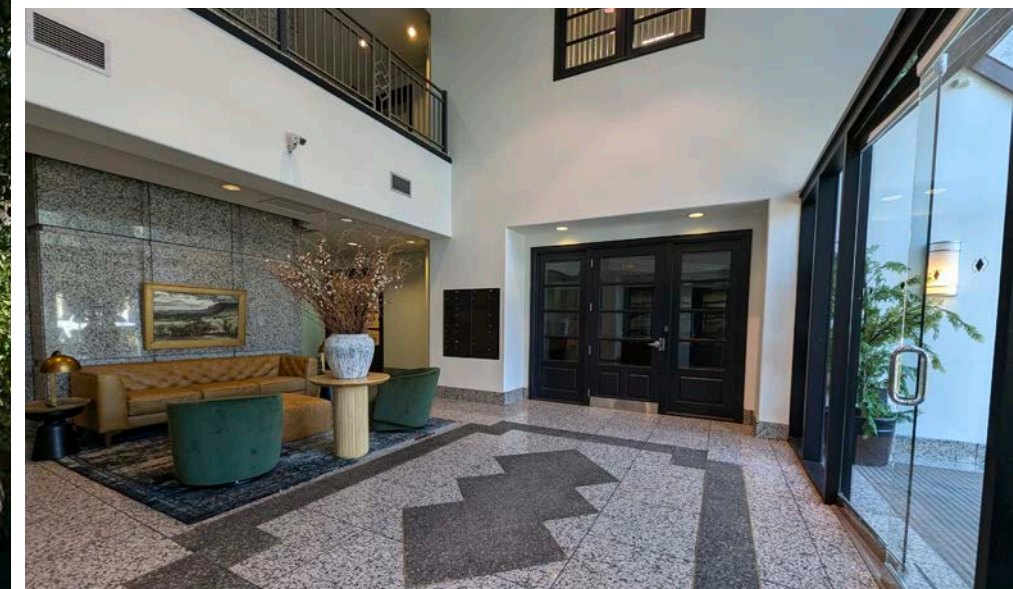
\$175/SF

Executive Summary

Located along South State Street in central Orem, Troon Office Park features two office condominium suites available for purchase. Suites may be acquired individually or together, offering flexible space solutions for businesses seeking to own their workspace or investors looking for a well-positioned office product.

Property Highlights

- Suite 102: 5,886 SF (main level)
- Suite 202: 8,745 SF (second level)
 - 14,631 SF combined purchase option
- Suites may be acquired individually or together
- Ideal for businesses seeking to own their workspace or investor buyers
- Prime South State Street location with excellent visibility
- Monument signage opportunity
- Functional layouts with private offices, conference rooms, and open workspace
- Professional tenant mix including Utah First Title, Security Home Mortgage, and First American Title
- Within five minutes of Utah Valley University Campus
- Convenient access to I-15, retail, and surrounding amenities

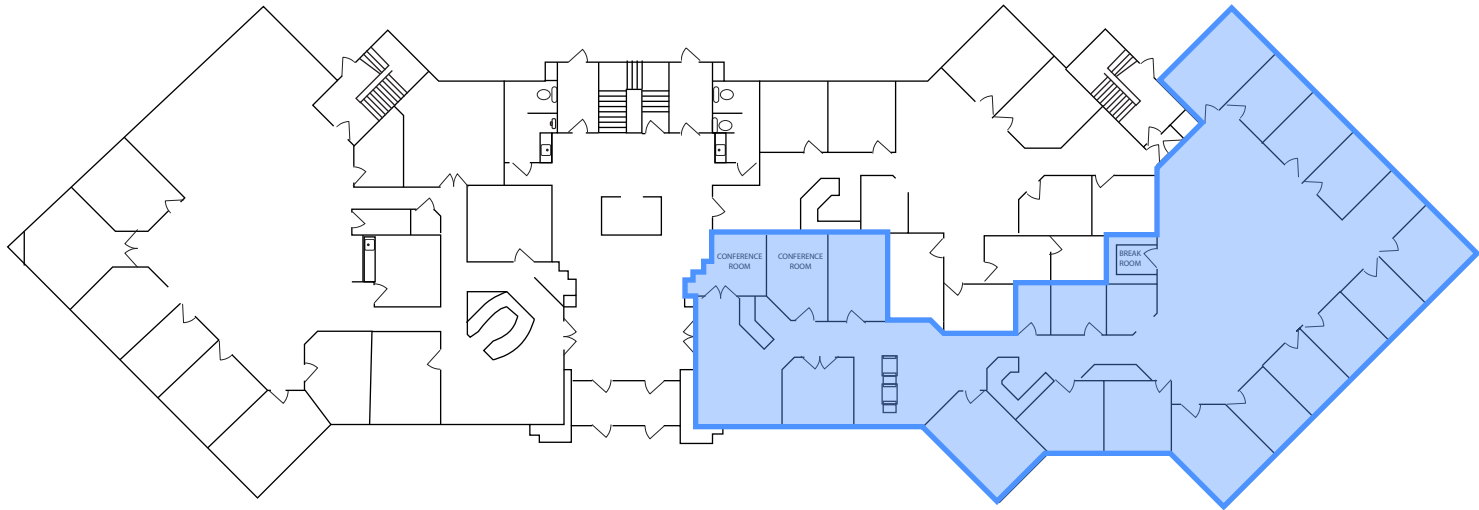


Troon Office Park

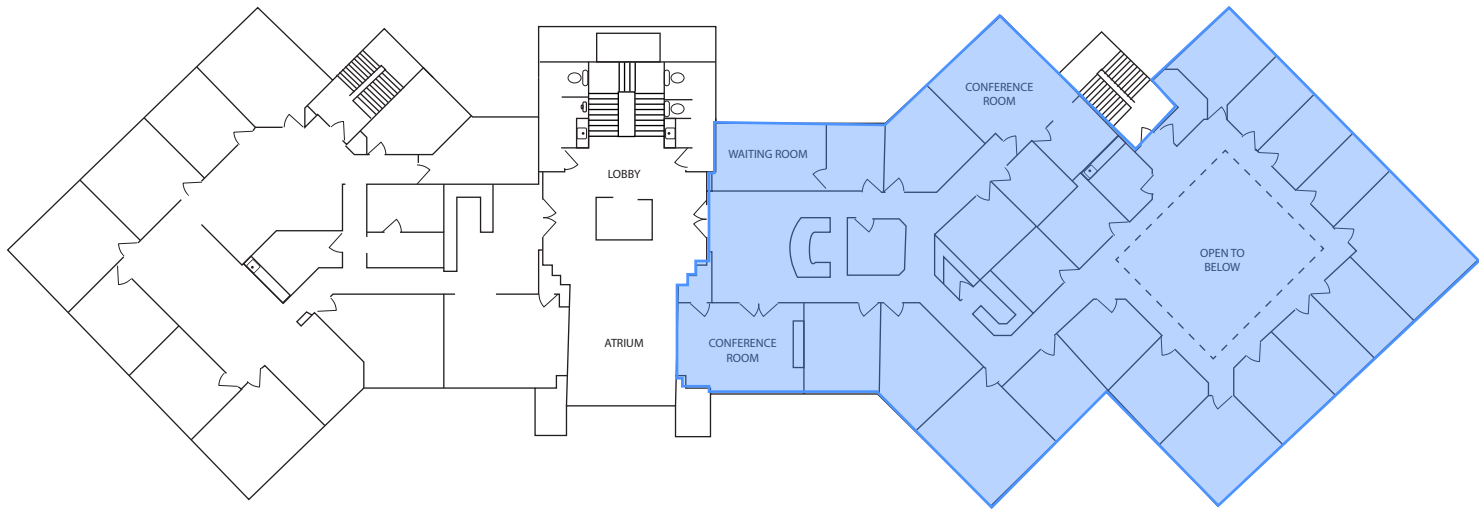
580 S. STATE STREET | OREM, UT 84058

Floor Plans

Suite 102 - 5,886 SF



Suite 202 - 8,745 SF

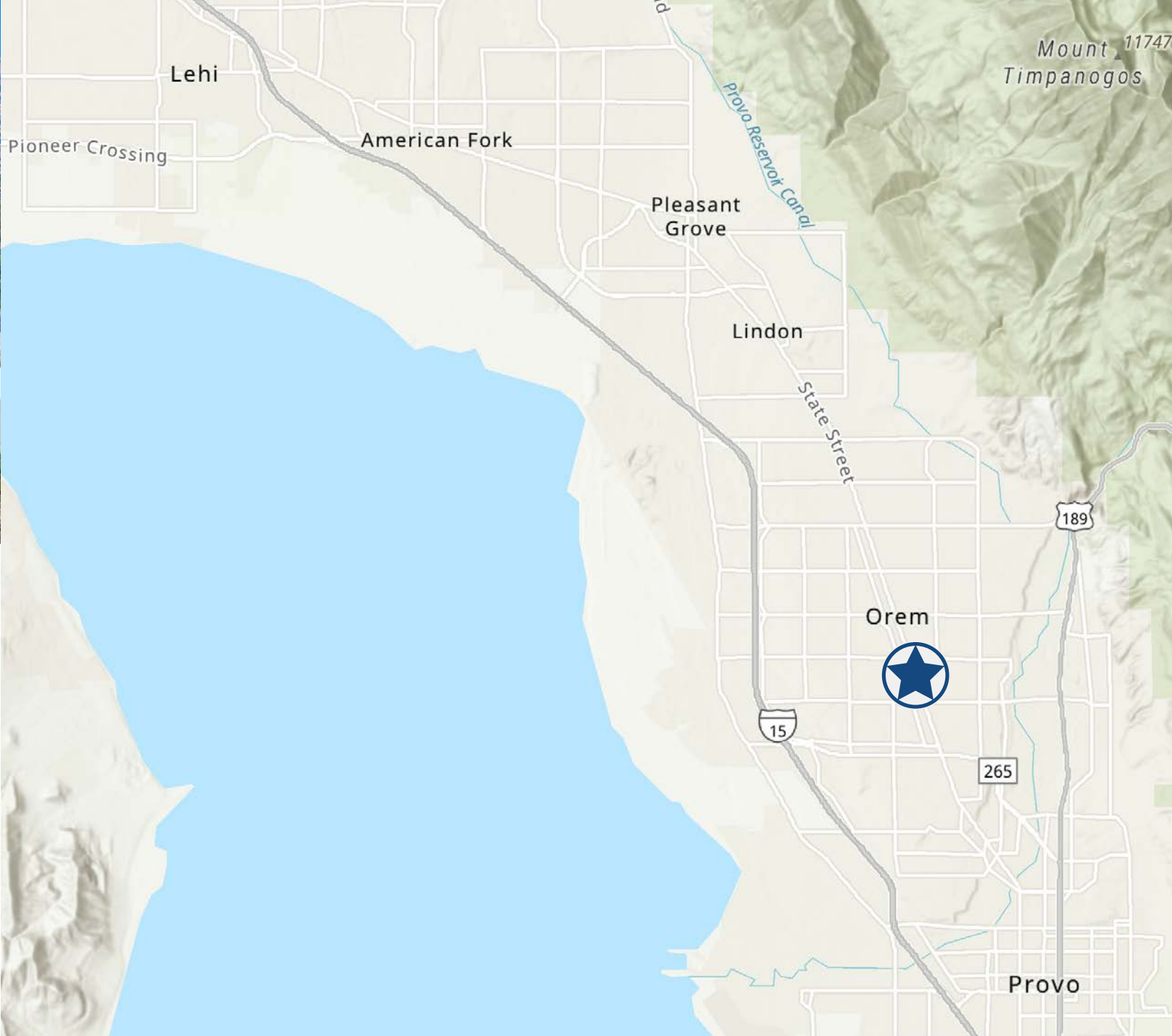


AREA OVERVIEW



Orem-Provo | Utah County

The city of Provo is located 45 miles south of Salt Lake City and is the county seat of Utah County. Its consistently strong performance has attracted new residents and created broad-based economic growth. The Milken Institute has ranked Provo-Orem as the #1 Best Performing City in the entire country for 2021-2023. This ranking is based on important factors including job creation, wage growth and output growth. The region ranked third among large metros for high-tech growth, and the professional, scientific, and technical services sector, adding 5,500 positions between 2011 and 2016.



Demographics

Population		Median Age		2029 Projected Population		Median Household Income		Average Household Income		Average Household Size	
1 Mile	8,662	1 Mile	12,915	1 Mile	8,558	1 Mile	12,915	1 Mile	12,915	1 Mile	12,915
3 Miles	117,876	3 Miles	150,644	3 Miles	120,191	3 Miles	150,644	3 Miles	150,644	3 Miles	150,644
5 Miles	228,887	5 Miles	\$114,486	5 Miles	237,404	5 Miles	\$114,486	5 Miles	\$114,486	5 Miles	\$114,486

Drive Times



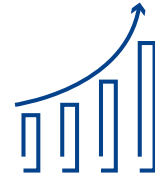
Destination	Distance	Time (in minutes)
Provo	4 mi	11
Sundance	14 mi	24
Lehi (Silicon Slopes)	16.2 mi	21
Downtown SLC	40.3 mi	43
Salt Lake City International Airport (SLC)	43.9 mi	44
Park City	43.3 mi	60

Yes, Utah County

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Exceptional Growth

According to the Gardner Institute, Utah County's population is projected to add 674,000 residents between 2020 and 2060, resulting in a population of 1.3 million, over one-third of the total regional growth. Tremendous job growth, family-friendly environments, and the strongest economy in the nation make Utah County one of the most attractive places to live in the United States.



Gateway to Recreation



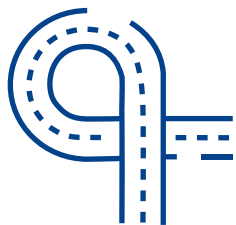
Set between Utah Lake and Mount Timpanogos, the area boasts scenic views including Bridal Veil Falls, the Alpine Loop Scenic Byway and the Nebo Loop Scenic Byway. It also offers easy access to countless outdoor activities that include hiking, biking, boating, hunting and fishing. Provo is also within an hour of excellent ski areas, some that will host the 2034 Winter Olympics, and a couple more hours to Utah's Mighty 5 National Parks.

Educated Population

Brigham Young University (BYU) is home to Top 30 schools, the J.Reuben Clark Law School and Marriott School of Business. From 2017 to 2023, the number of degrees and certificates awarded by Utah Valley University (UVU) increased by 236%, and it is now the largest university in Utah by enrollment. UVU has leveraged the growth of the county and its proximity to the Silicon Slopes to build community relationships and create programs for students who have helped to build the economy – eighty-six percent of UVU students remain in Utah.



Abundant Access

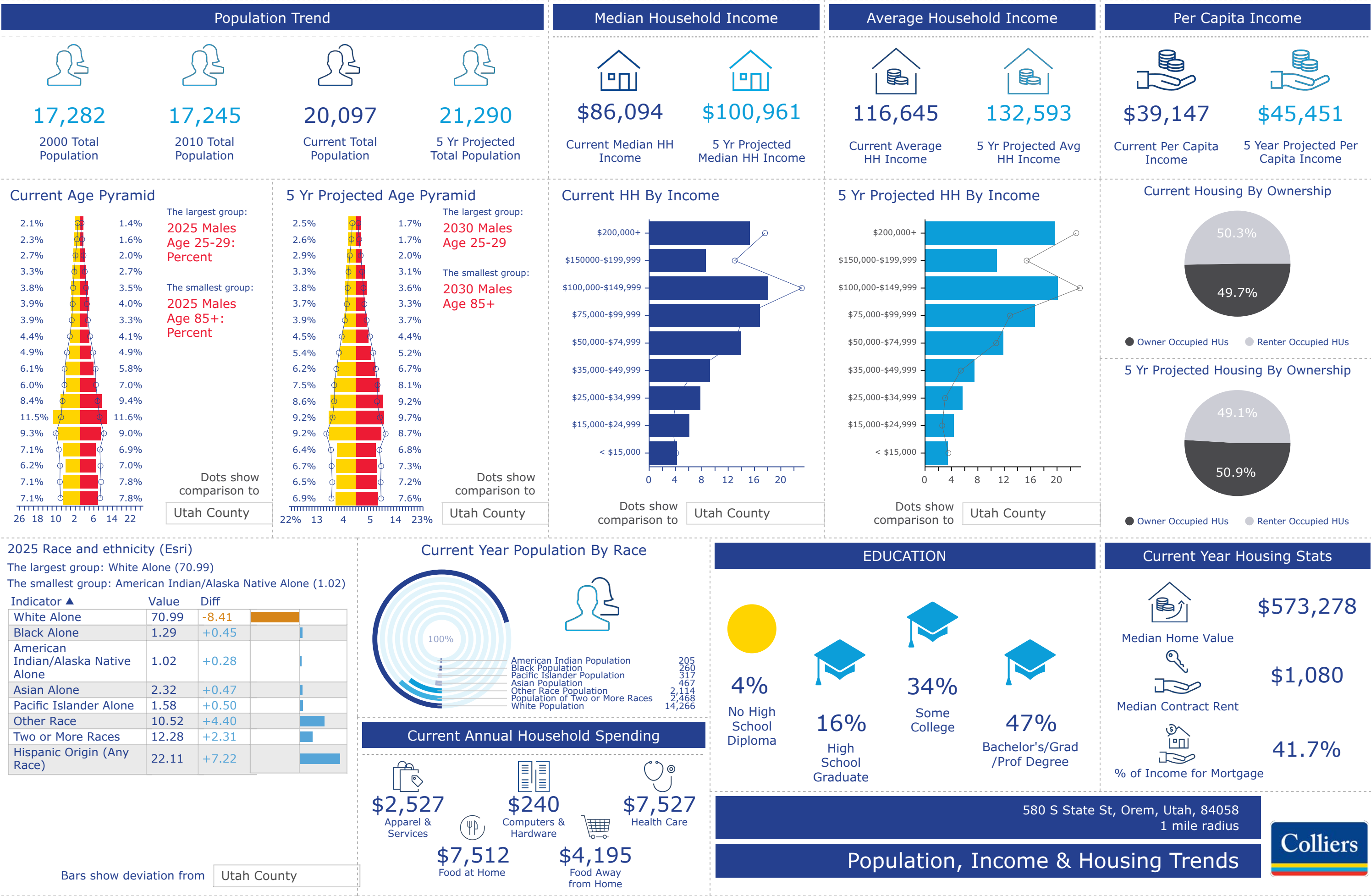


Strategically positioned along the I-15 corridor within the lively Wasatch Front, Utah County offers convenient access to major cities and amenities. The newly expanded Provo Airport enhances local transport options with efficient domestic connections, while Salt Lake International Airport, just a short drive away, provides extensive international and additional domestic travel capabilities, supporting both business and leisure travel extensively.

Area Highlights

- *#1 Best Performing City: Provo MSA (Milken Institute 2021-2023)*
- *Utah Valley University (Orem): Largest public university in Utah with 46,809 students (Fall 2024)*
- *Brigham Young University (Provo): Major private university with 35,074 students (Fall 2023)*
- *#1 Top Mid-Sized U.S. Market for Office Tenants: (Loopnet, 2023)*
- *#1 City in America with Most Satisfied Workers: (Glassdoor, 2023)*
- *#1 City with Best Job Market: (Goodhire, 2022)*





UTAH Accolades



Growth Rate

6.2%

2025-2030

Utah Ranks

#1

- Best Overall State
- Best Economic Outlook
- Most Affordable State
- Best State to Start a Business
- Best Environment for Social Mobility

#2 for best state economy

W WalletHub (June 2024)

Best-Performing Cities:
(Focus on Sustainable Growth & Resilience)

#4 Tier 1 Large Cities Salt Lake City, Utah

#5 Tier 1 Large Cities Provo, Utah

#4 Tier 1 Small Cities St. George, Utah

MILKEN INSTITUTE (February 2024)

#9 in Venture Capital

U.S. News & WORLD REPORT (July 2024)

Utah's land is geographically diverse, encompassing the convergence of three distinct geological regions: the Rocky Mountains, the Great Basin, and the Colorado Plateau.



Population

3.5M



Workforce

1.4M



Median Age

32.5



Unemployment Rate

3.2%

(June 2025)

#1 Rankings

Utah is a national leader in high job growth, low unemployment, low cost of doing business, and talented labor.



Best Economic Outlook
for the **17th** year in a row

RICH STATES POOR STATES (April 2024)

Best State to Start a Business

W WalletHub (January 2024)

Best State & Best Economy

U.S. News & WORLD REPORT (April 2023)

Most Affordable State

USA TODAY (March 2024)

Best State for the Middle Class

smartasset (April 2024)

Highest Employment Rate
(97.7%)

WORLD POPULATION REVIEW (September 2024)

Utah's Mighty **5** National Parks



Arches



Canyonlands



Capitol Reef



Bryce Canyon



Zion

Attract more than **11M** visitors per year



Demographics



Utah's Population Demographics (2025)

Population	3.5M
Households	1.2M
Average Household Size	2.96



Utah's Income Factors (2025)

Median Household Income	\$99.1K
Average Household Income	\$127.2K
Per Capita Income	\$42.4K

Utah is a national leader in high job growth, low unemployment, low cost of doing business, and talented labor.

Utah regularly ranks among the best states for business, careers, living, health, and quality of life. With an array of employment opportunities in various industries, the state offers residents numerous lifestyle options ranging from quiet rural settings to thriving urban centers.

Utah is a geographically diverse state, world-renowned for an abundance of public lands and recreational opportunities from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, and over a dozen ski resorts, some of which will host the 2034 Winter Olympics.

Utah ranked as the **#1**
best state to move to

ConsumerAffairs (August 2024)



Utah is a young and high-growth state and often ranks as the youngest state in the nation at 32.5, compared to the U.S. median age of 39.6.

Utah attracts many new out-of-state residents drawn to its landscapes, great economy and quality of life. Net migration has accounted for over 50% of the population growth in recent years.

Utah's population is concentrated along the Wasatch Front in the contiguous counties from the north to south: Box Elder, Weber, Davis, Salt Lake, Utah and Juab Counties. To the east, the Wasatch Back refers to Morgan, Summit and Wasatch Counties, in addition, Tooele County is to the west. The combined population of the 10 county region exceeds 2.9 million people, over 80% of the state's total population. The populaton in this area is projected to grow 5.7% by 2030.

Southwestern Utah is gaining population astonishing rates, Washington and Iron Counties are the fastest growing counties in Utah. With combined growth rate of 13.1%, there will be over 300,000 living in the 2 south-west counties by 2030.

From July 2023 to July 2024, Utah ranked as the 2nd fastest growing state in the U.S., Utah's population is expected to reach 3.8 million people by 2031 and 5.4 million by 2060.

Population Growth



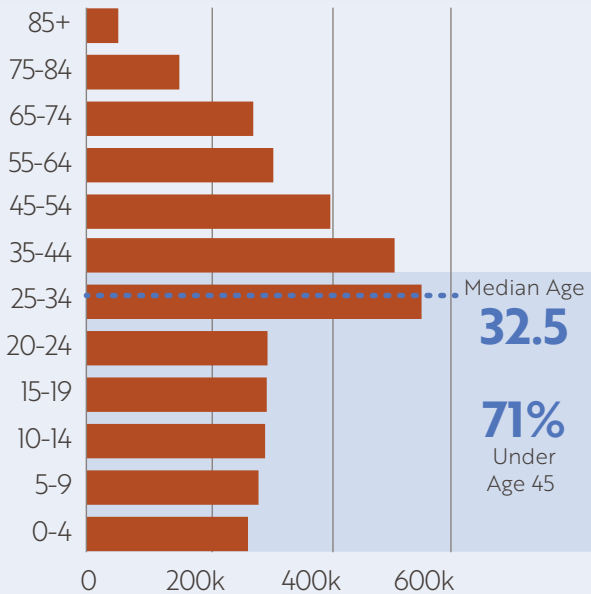
Projected Population Growth (2025-2030)

Entire State	6.2%
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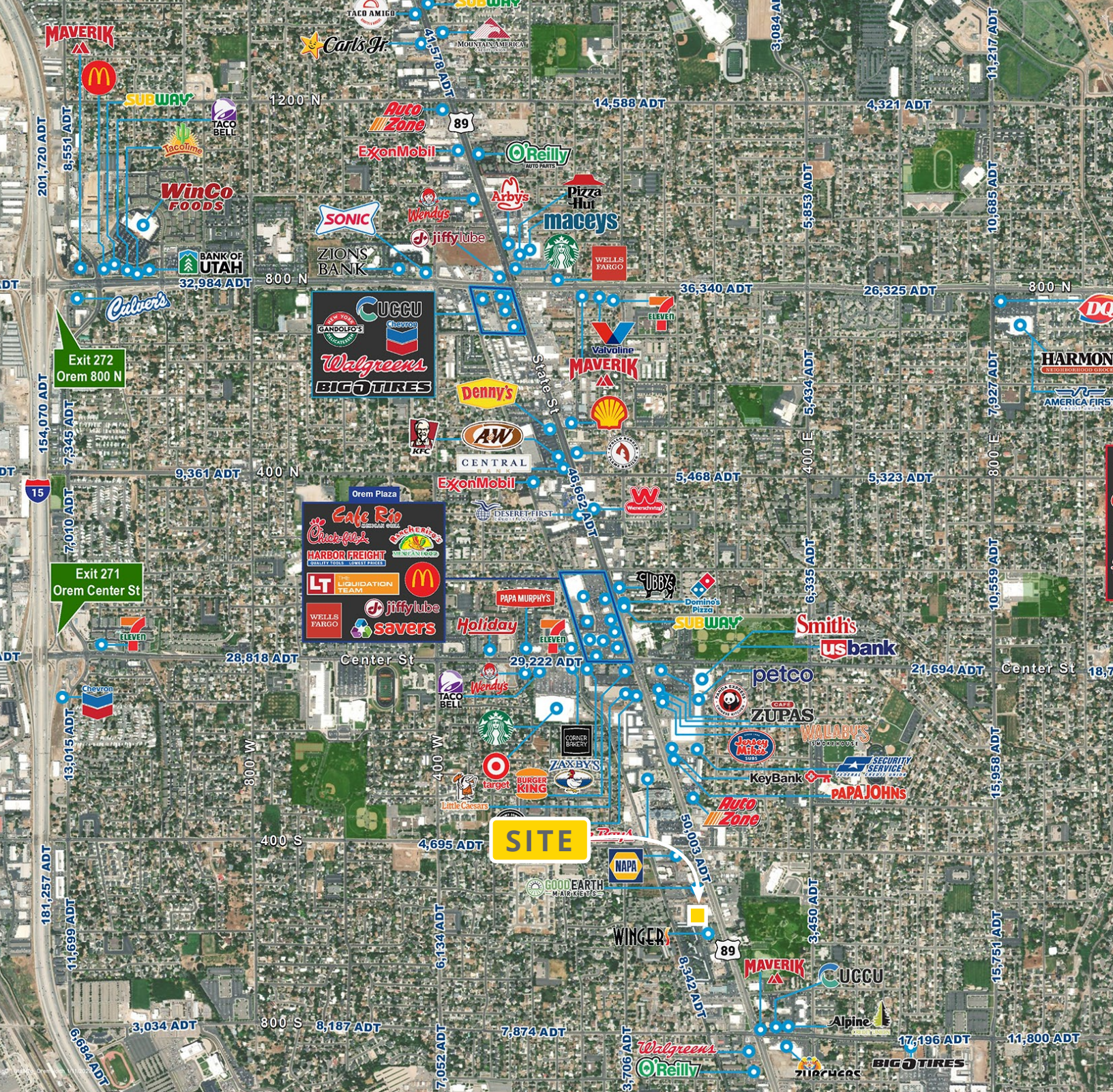
Fastest Growing by Region

Cedar City	14.8%
St. George	12.5%
Provo-Orem-Lehi	10.1%
Heber-Park City	8.7%
Box Elder County	8.0%
Logan	7.2%
Ogden-Layton-Clearfield	4.3%
Salt Lake City-Murray	3.4%

Population by Age



Total Population (2025) **3,538,233**



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