



Retail For Lease

Freestanding Retail along State Street in Orem

230 North State Street
Orem, Utah

Property information

- Size: 2,809 SF
- Lease Rate: \$32.00 | NNN
- Estimated NNN Fees: \$4.00 PSF
- Main level consists of a reception / waiting area, large conference room, multiple large offices, and open office area
- Lower level has an additional 1,635 SF and included at no charge. It includes a washer/dryer, bathroom with shower, large open break area with kitchenette.
- Located in a high traffic area along Orem's State Street
- Average Daily Traffic: 46,662 ADT
- Ample parking
- Highly visible pylon signage along State Street

Contact:

Dan Donaldson

Executive Vice President
+1 801 836 3600
dan.donaldson@colliers.com

James Bullington

Executive Vice President
+1 801 836 2400
james.bullington@colliers.com

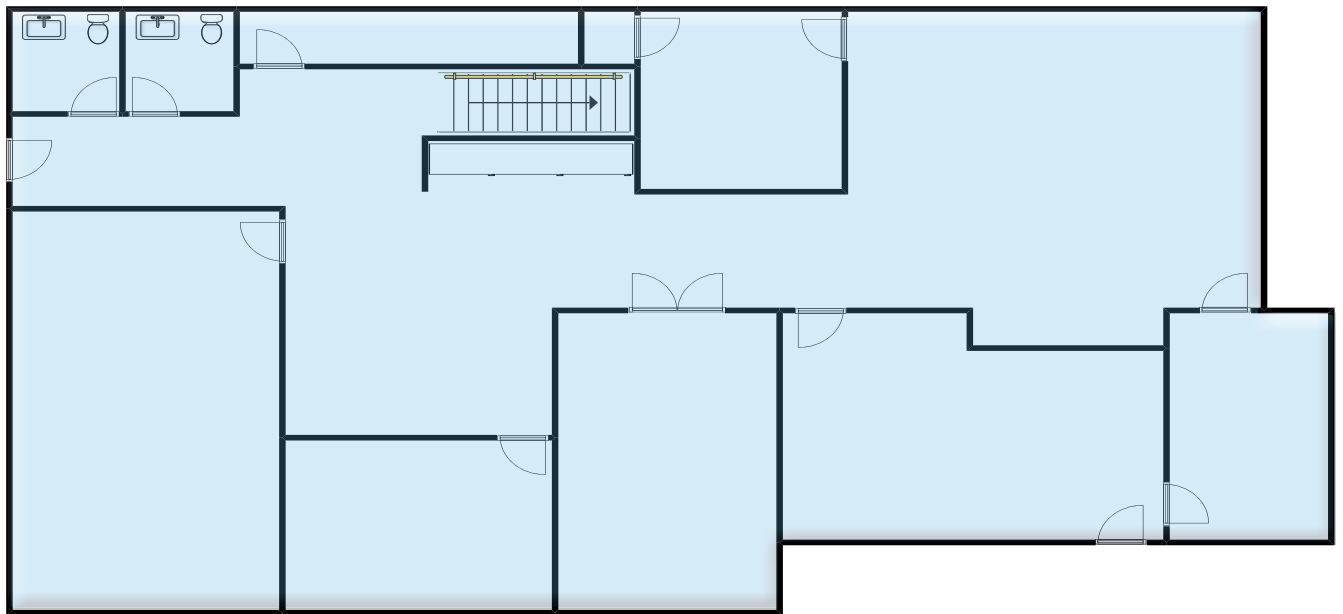
Colliers

2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

Floor Plans

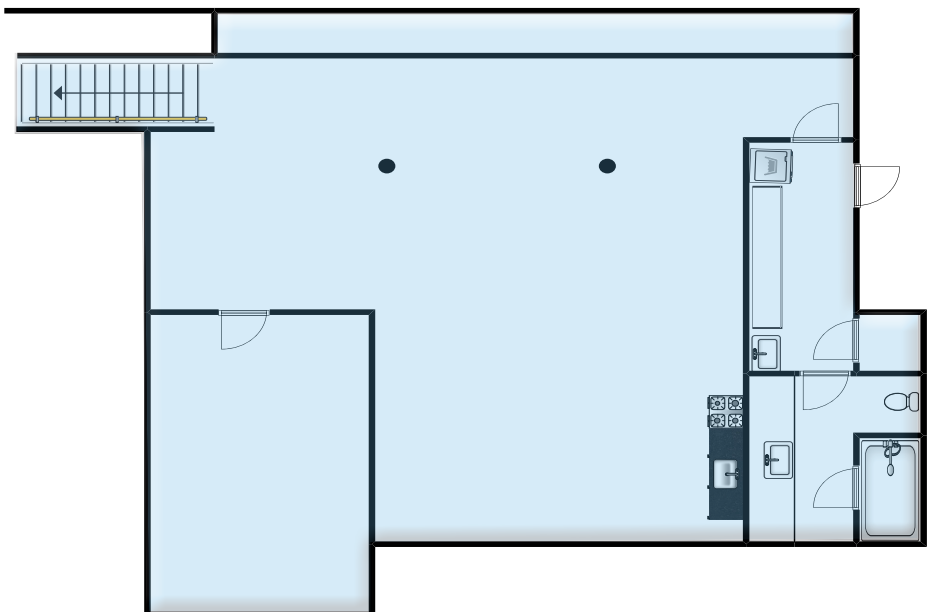
Main Level: 2,809 SF

- Layout consists of a reception / waiting area, large conference room, multiple large offices, and open office area

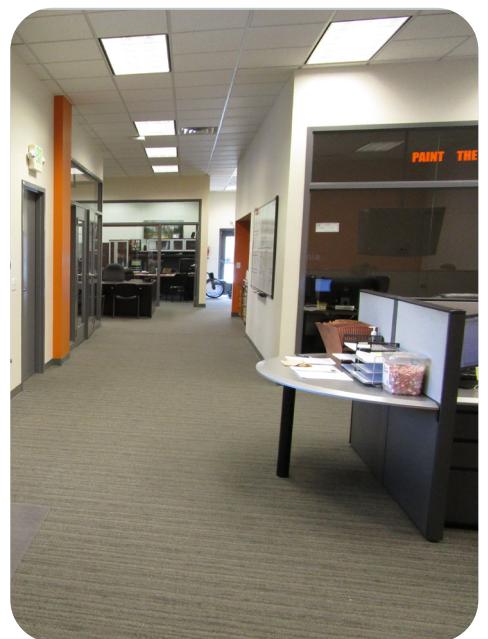
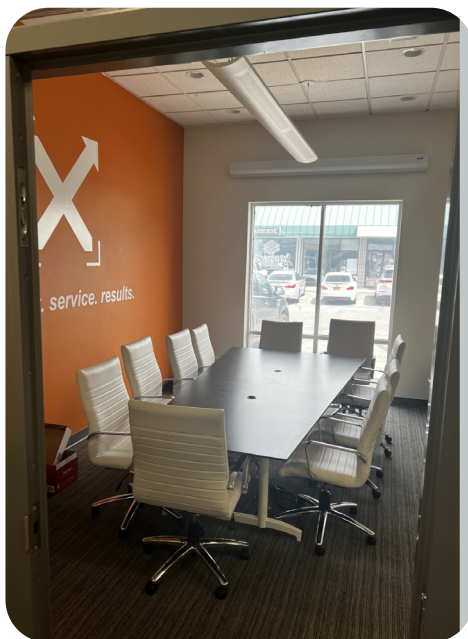


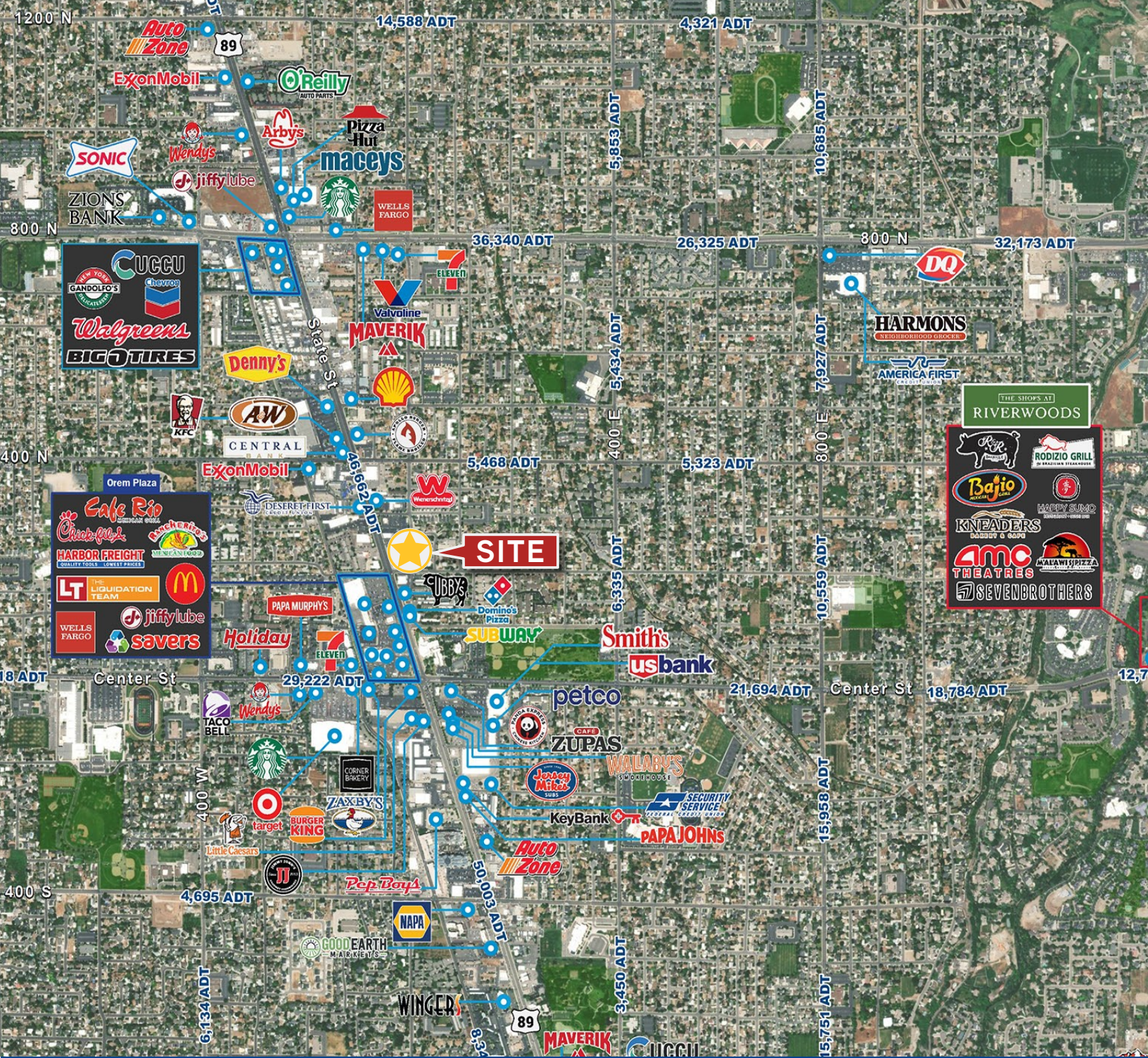
• Lower Level: 1,635 SF

- Layout consists of a washer/dryer, bathroom with shower, large open break area with kitchenette.
- INCLUDED AT NO CHARGE



Pictures





Colliers
 2100 Pleasant Grove Blvd., Suite 200
 Pleasant Grove, UT 84062
 Main: +1 801 947 8300
 colliers.com

Dan Donaldson
 Executive Vice President
 +1 801 836 3600
 dan.donaldson@colliers.com

James Bullington
 Executive Vice President
 +1 801 836 2400
 james.bullington@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.