

# Lindon Office Building For Sale or Lease

272 WEST 200 NORTH // LINDON, UTAH

FOR SALE OR LEASE | OWNER-USER OPPORTUNITY



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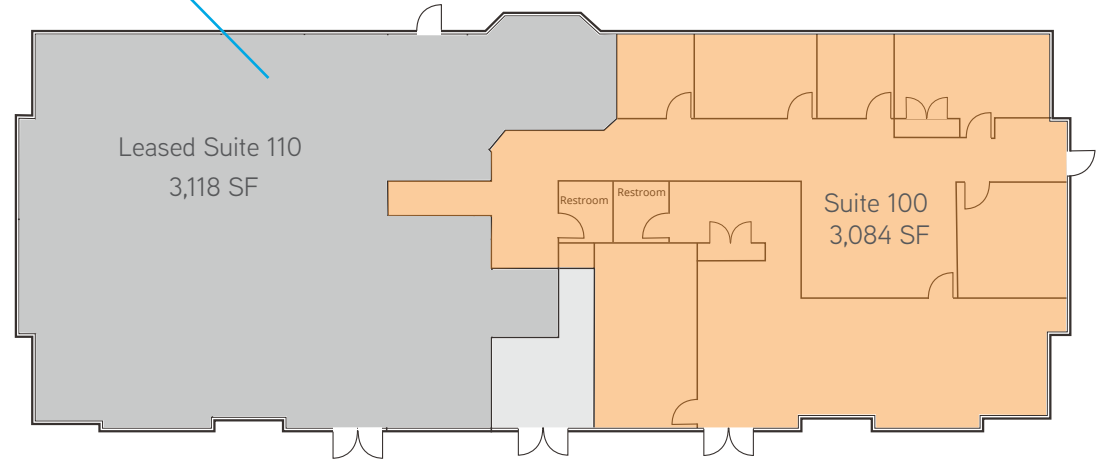


Month to Month Lease

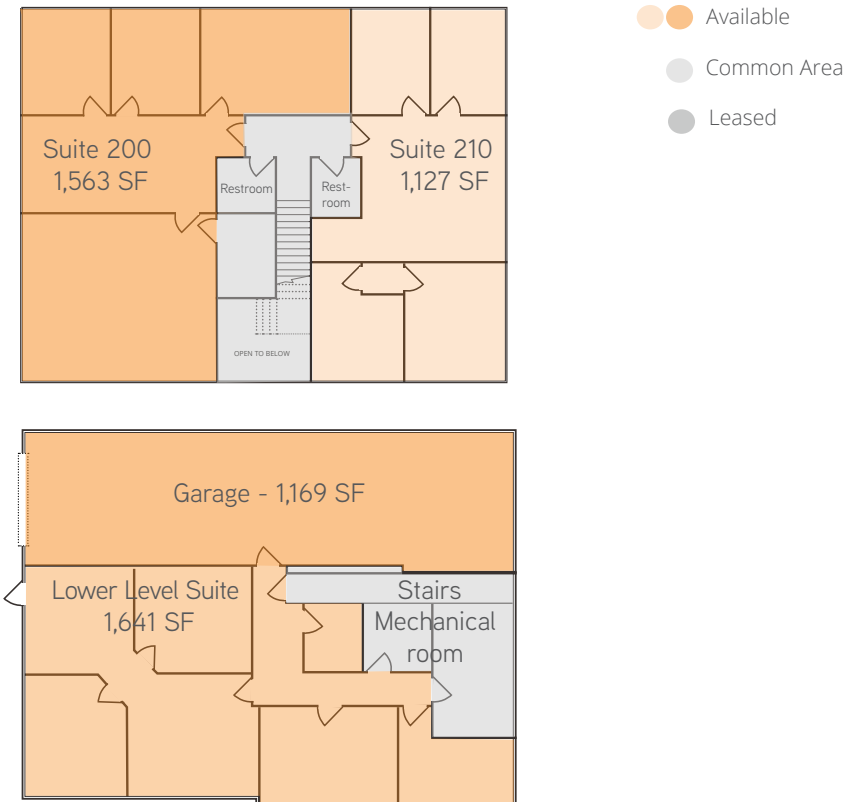
## PROPERTY HIGHLIGHTS -

### Owner User or Potential Investment Property

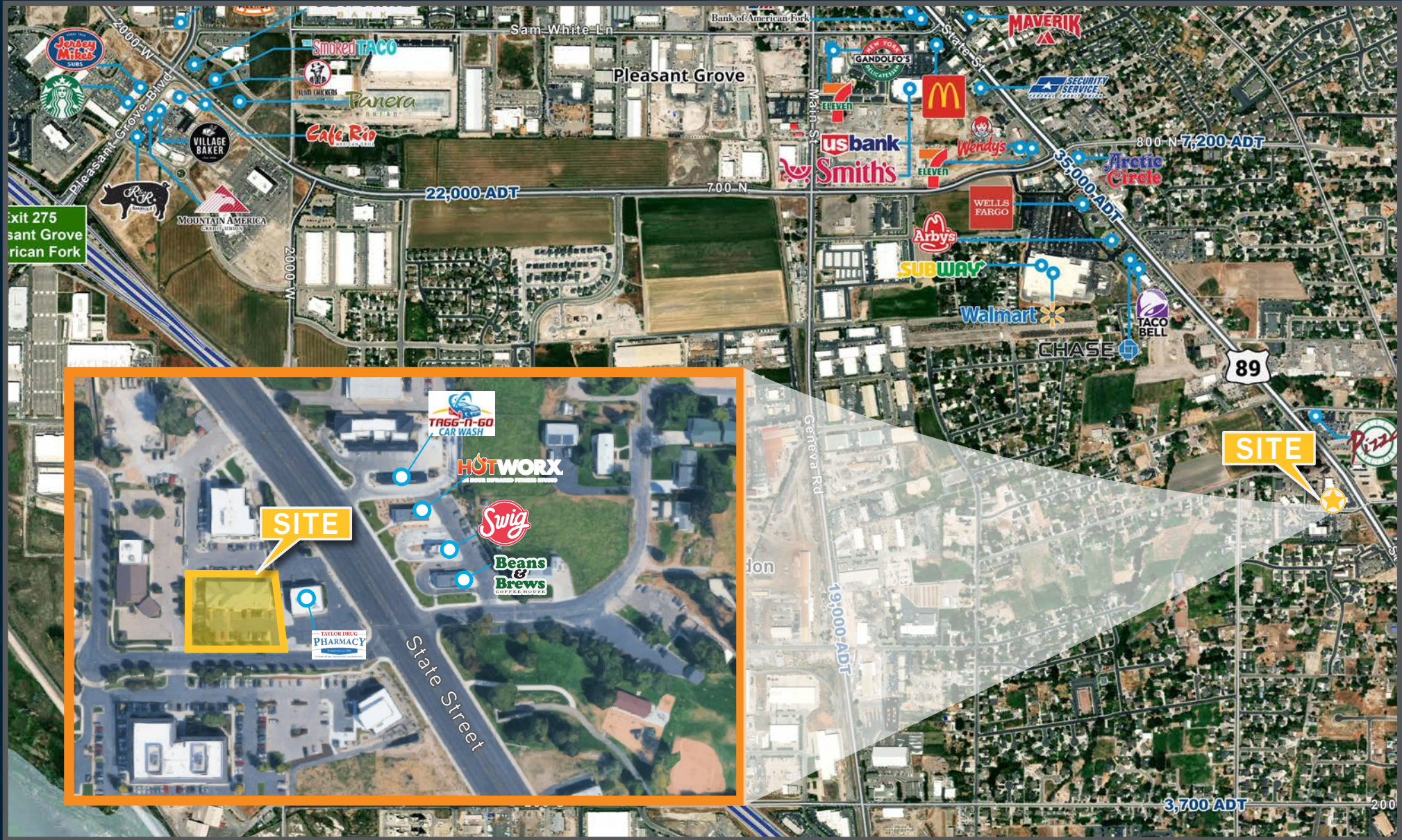
- Potential for one to five tenants to occupy the property
- 1,169 SF garage for parking or storage
- Centrally located right off State Street in Lindon
- Existing tenant on the main floor is month to month



BUILDING HIGHLIGHTS	
Listing Price	\$2,432,940.00 (\$205 PSF)
Lease Rate	\$19.00 PSF   Full Service
Total Building Size	11,702 SF
Total Available to Lease	1,127 SF to 8,584 SF
Year Built	2009
Zoning	Commercial
Lot Size	0.65 Acres
Parking Stalls	31 stalls







Accelerating success.

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