



## Office For Lease

Lease Rate:

**\$2,300** per month

Modified Gross

### Contact:

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### Colliers

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## End-Cap Office on Orem Blvd

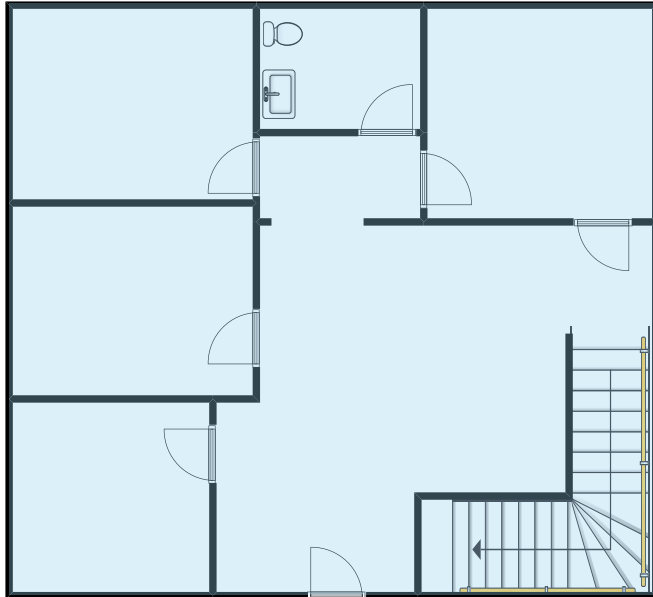
194 East 860 South  
Orem, Utah

### Property Information

- Available: 1,920 SF  
Main level: 1,054 SF  
Lower level: 866 SF
- Separate lower level entrance below the breezeway
- Centrally located near shops and restaurants

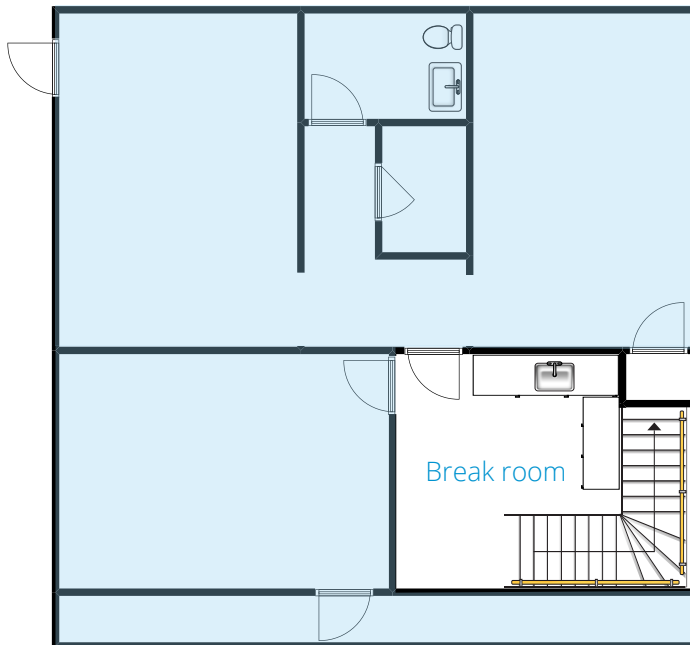
**Lease Rate: \$2,300 per month | Modified Gross**

# Floor Plan



## Main Level

- **Main Level Only:**  
**\$1,500 / month Modified Gross**
- 4 offices, reception / open area & break room on lower level
- Break room on lower level could be shared if lower level is leased separate from main level



## Lower Level

- **Lower Level:**  
**\$800 /month Modified Gross**
- Shared break room if rented separate from main level
- Storage under front porch and stairs
- Separate entrance under breezeway



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