

NOW PRE-LEASING



TIMPANOGOS MEDICAL OFFICE BUILDING II



650 W 800 N | Orem, UT 84057

NOW PRE-LEASING for the planned Timpanogos MOB II, a three-story outpatient center spanning 51,000 square feet. Located on the esteemed Timpanogos Regional Hospital campus, the MOB will be adjacent to a new 40,000 SF joint-venture ambulatory surgery center. The ASC is a relocation of the Central Utah Surgical Center, currently located in Provo, and will feature increased case load capacity and the Da Vinci Robotic Surgery System.

These facilities will allow for future campus growth to meet the needs of this thriving community. The Timpanogos MOB II is projected to open its doors in Q1 2026.

**ALL IN ONE
CONVENIENT
LOCATION**

**Exceptional Medical
Facilities for Comprehensive
Healthcare**

Favorable Location

Highly visible site with easy access from I-15, US 89, and SR-52.

Comprehensive Campus

Patients and providers will appreciate the convenience and accessibility to a broad range of services on campus.

Primary Service Area

Prime location and easy access from major thoroughfares enable this location to easily service over 133,000 residents.

Optimized Medical Office Space

Fully customized suites for modern and efficient medical space.

Investment Opportunity

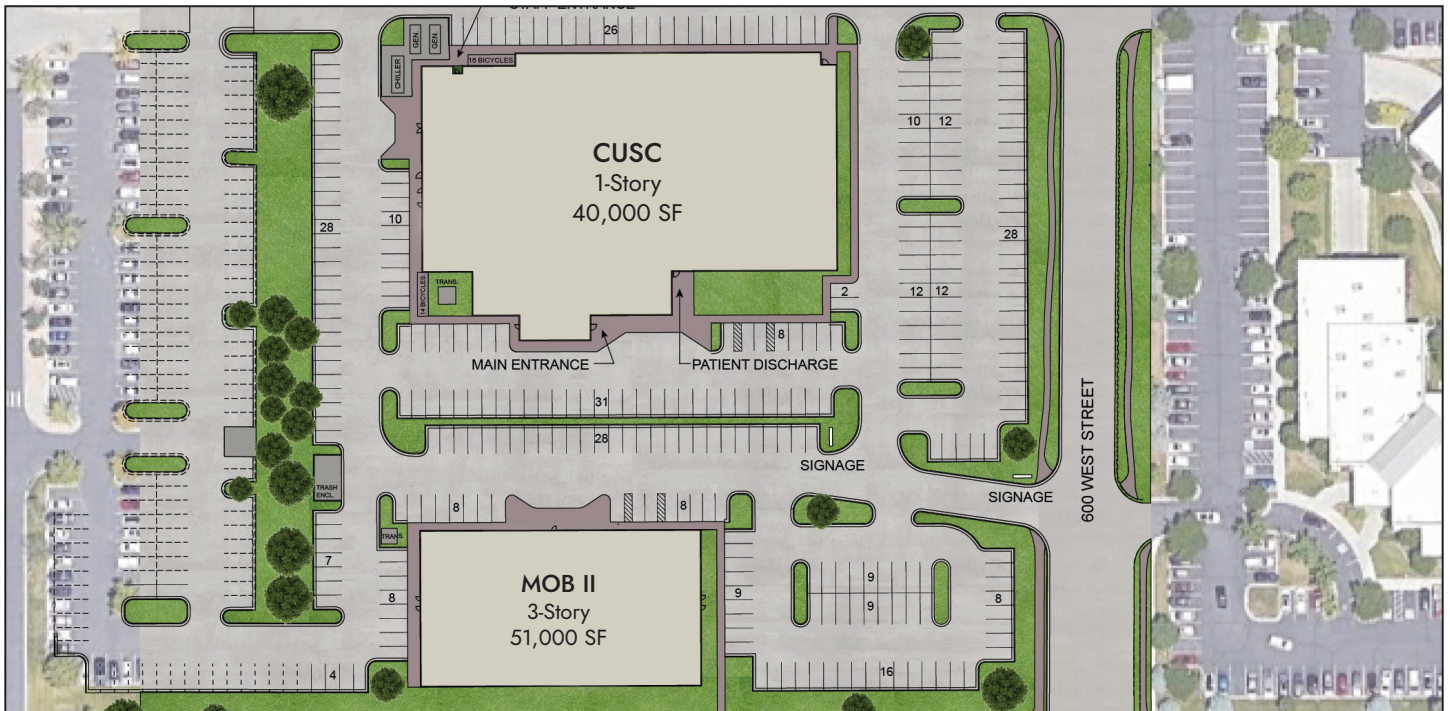
Ownership investment opportunity available to qualified tenants.

Prestigious Campus

The Timpanogos Regional Hospital is one of the Top 100 performing hospitals in the nation, offering comprehensive and high-quality healthcare.

CONTACT US TO RESERVE YOUR SPACE. Meg Davis | 385.498.1088

SITE PLAN



TIMPANOGOS MEDICAL OFFICE BUILDING II

CENTRAL UTAH SURGICAL CENTER RELOCATION



RESERVE YOUR SPACE TODAY

Meg Davis, Vice President Leasing
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