



FOR LEASE
1111 S.1350 W.
Orem, UT 84058

Wolverine Crossing
Suite F40



RSE
3,866 SF



RATE
\$18-\$20 PSF
Full Service



AVAILABILITY
Available Now



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NIC WOODS

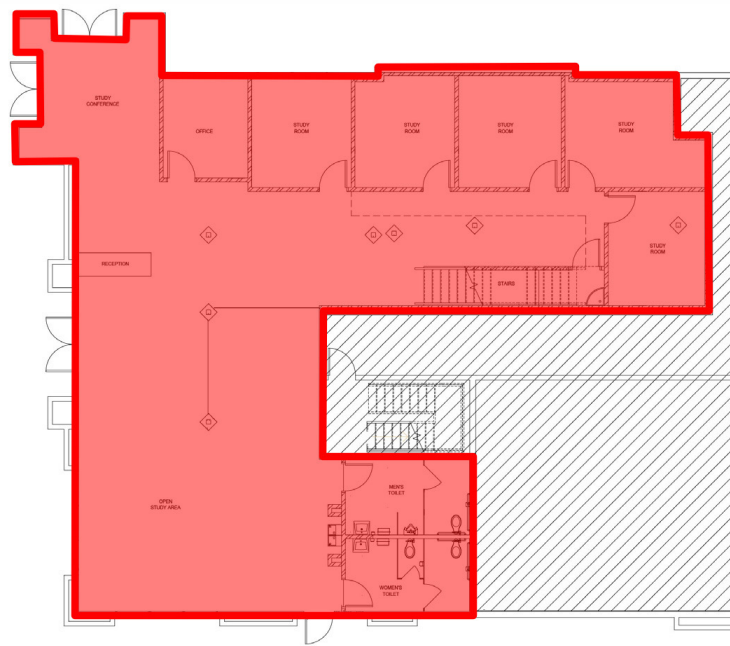
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FLOOR PLAN

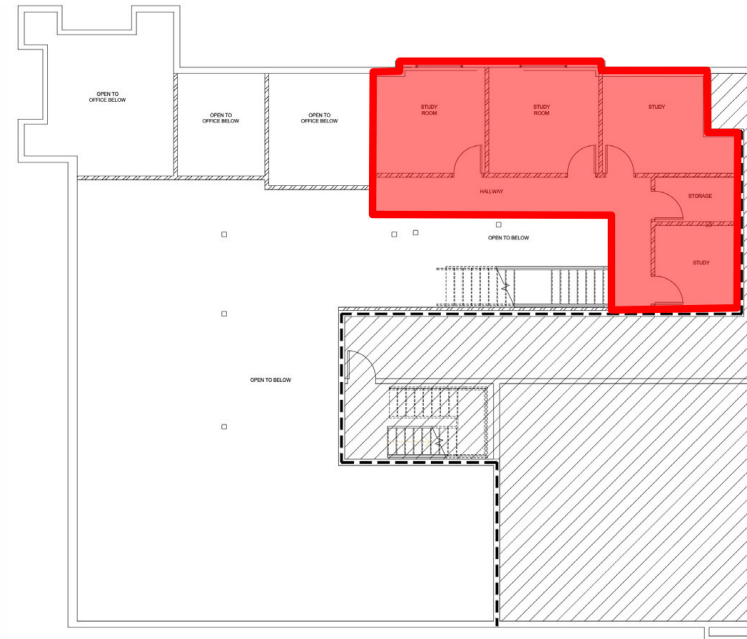
Building Highlights

- Suite F40
- 3,866 sq ft
- Quick Access to I-15 and Utah Valley University
- Adjacent to Orem FrontRunner Station
- Excellent location for call center or office
- 8:1 Parking ratio available
- Marquee signage available



F40 MAIN LEVEL

MEZZANINE LEVEL



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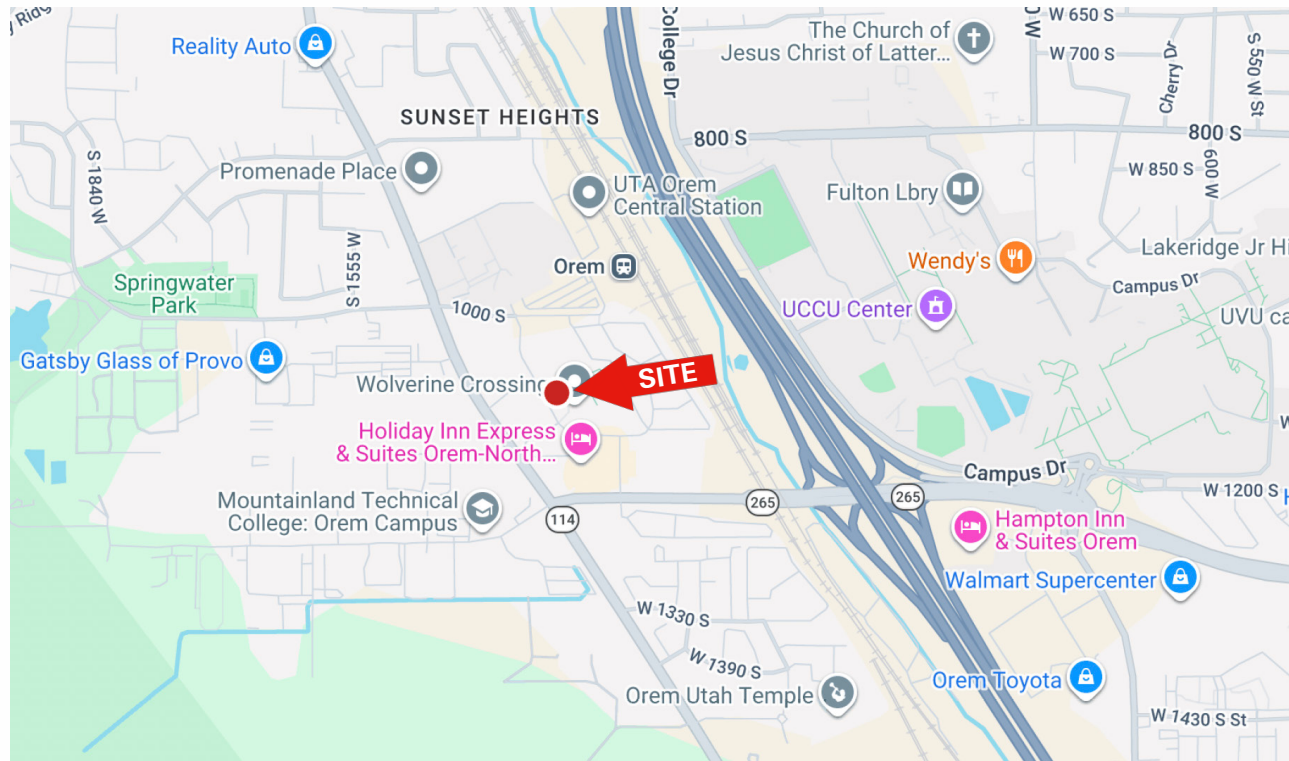
PRIME LOCATION. SUPERIOR ACCESS.

LOCATION OVERVIEW

Strategic Orem location with exceptional access and convenience. 1111 S 1350 W is located just off University Parkway with immediate access to I-15 and is adjacent to the Orem FrontRunner Station. The property is minutes from Utah Valley University, University Place, major retailers, restaurants, and key commercial corridors. Surrounded by a strong mix of retail, dining, employment, and residential activity, this location offers excellent accessibility for employees, customers, and clients.

NEARBY AMENITIES

- In-N-Out Burger
- Yummy's Korean BBQ & Sushi
- Asado Argentinian Grill & Cafe
- J. Dawgs
- Bubbakoo's Burritos
- JJ Coffee Co.
- Grinders Coffee House
- Walmart Supercenter
- University Place
- Trader Joe's



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