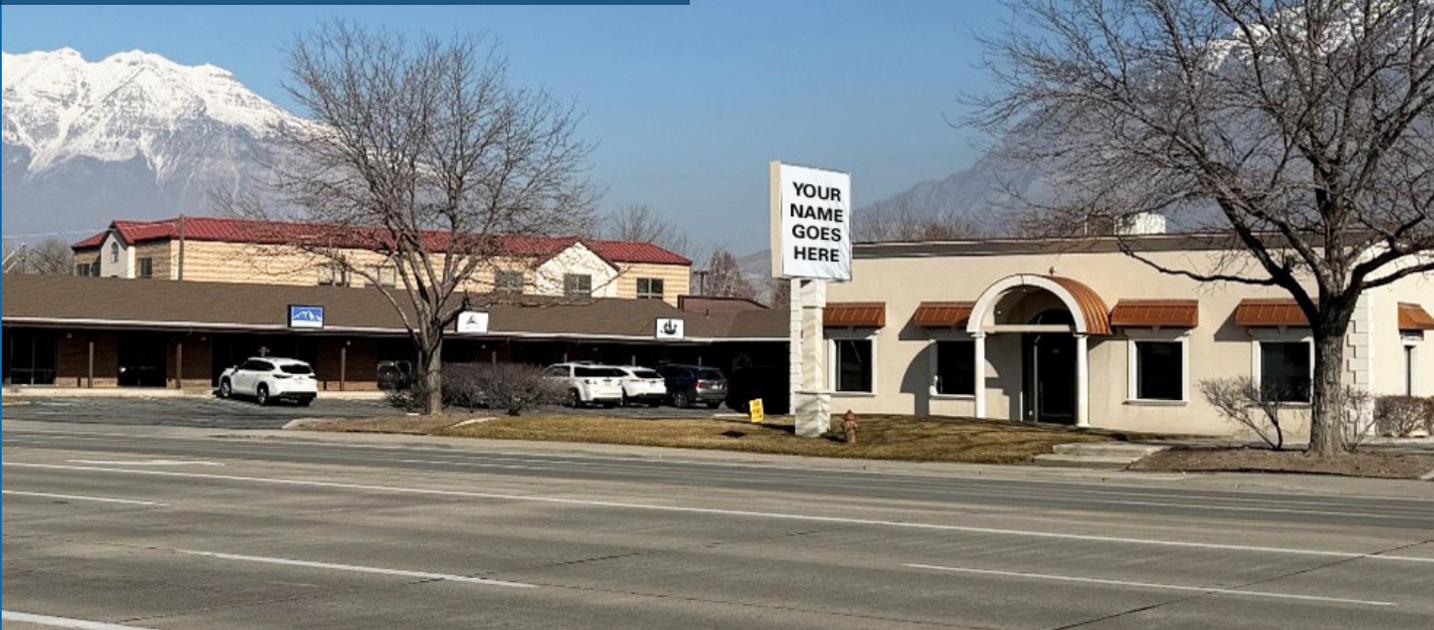


BUILDINGS FOR SALE



PROPERTY DETAILS

1455-1481 S. State St., Orem, UT 84097

Listing Price: \$3,430,000

Sale includes two buildings on a single 1.23-acre parcel. Site includes 62 parking spaces. Both buildings offer frontage and signage possibilities on State Street in Orem with an average daily traffic count of 49,000 cars daily. The sale includes a billboard lease with Reagan Signs and a telecommunications lease with Fibernet. Zoned C-2, Orem's broadest commercial zone. Vacant and below market rents offer upside potential for new owners.

Building 1

1455 S. State St., Orem, UT 84097

- 11,718 SF
- Currently configured as five tenant suites
- Two sets of common area restrooms
- Well-maintained building
- Suitable for both office and retail uses

Building 2

1481 S. State St., Orem, UT 84097

- Stand-alone 4,078 SF building
- Nine offices, reception, conference room, open bullpen area
- Former mortgage office location
- Building has signage on State street
- Suitable for both retail and office uses

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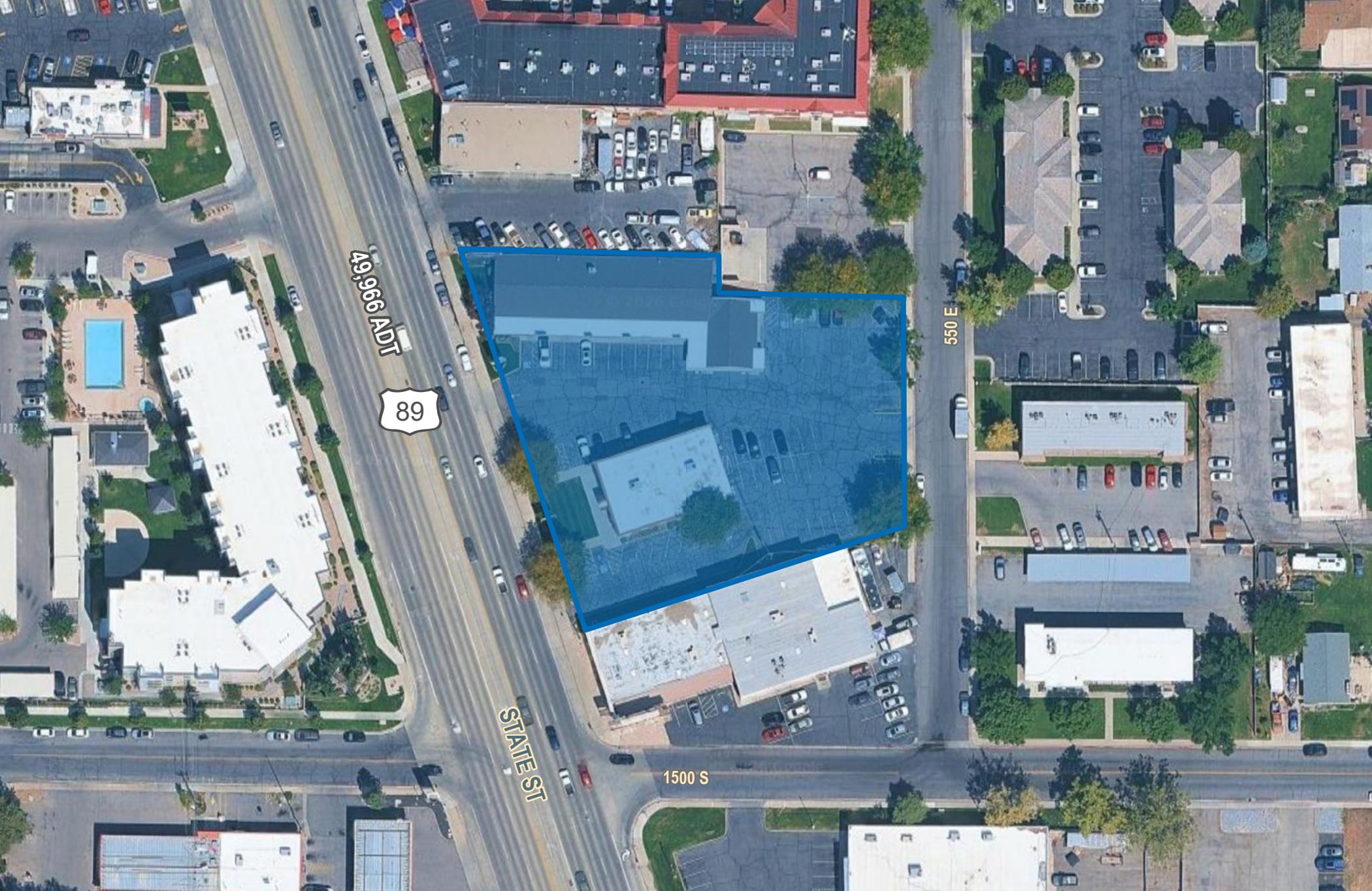
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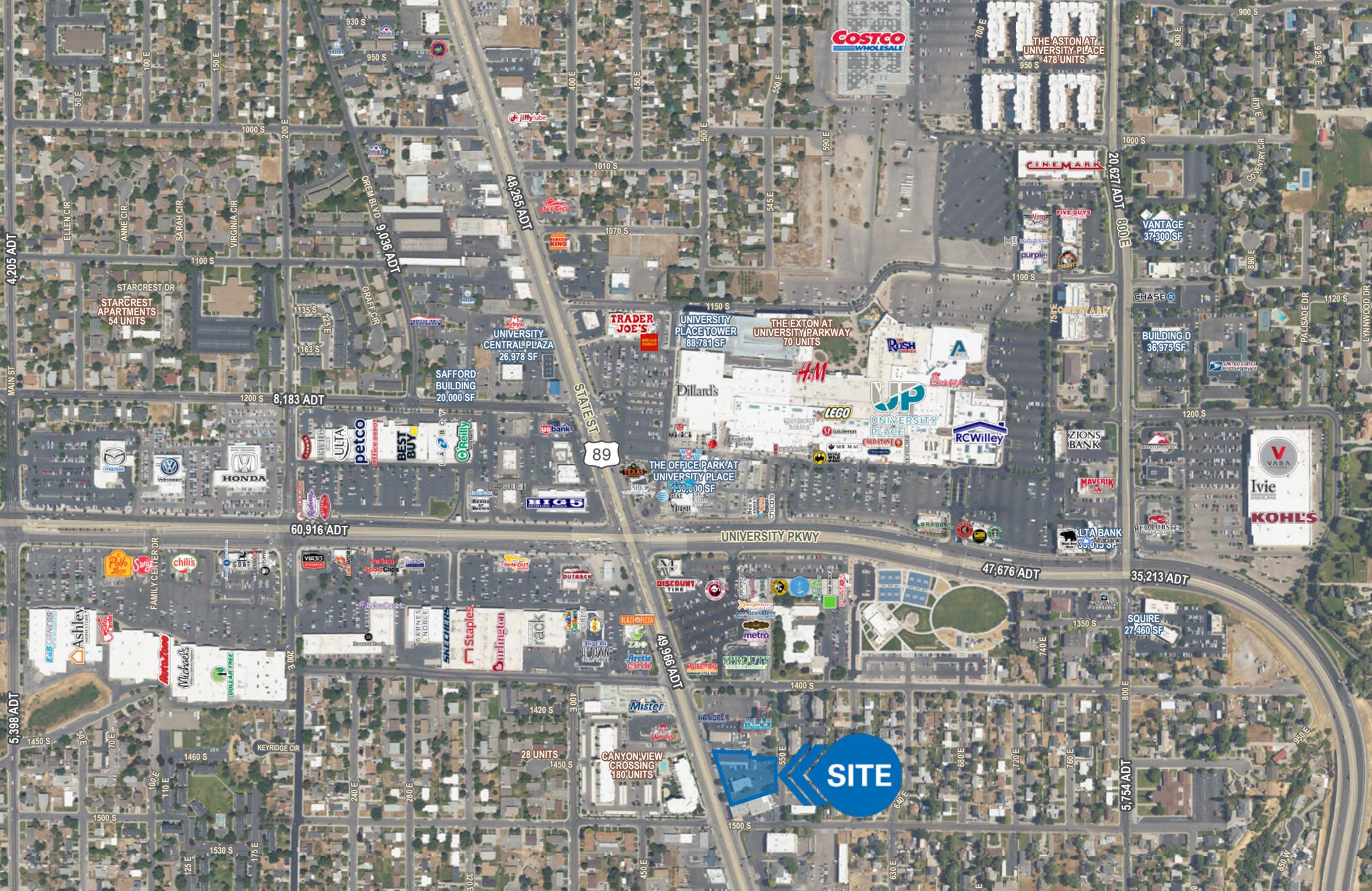
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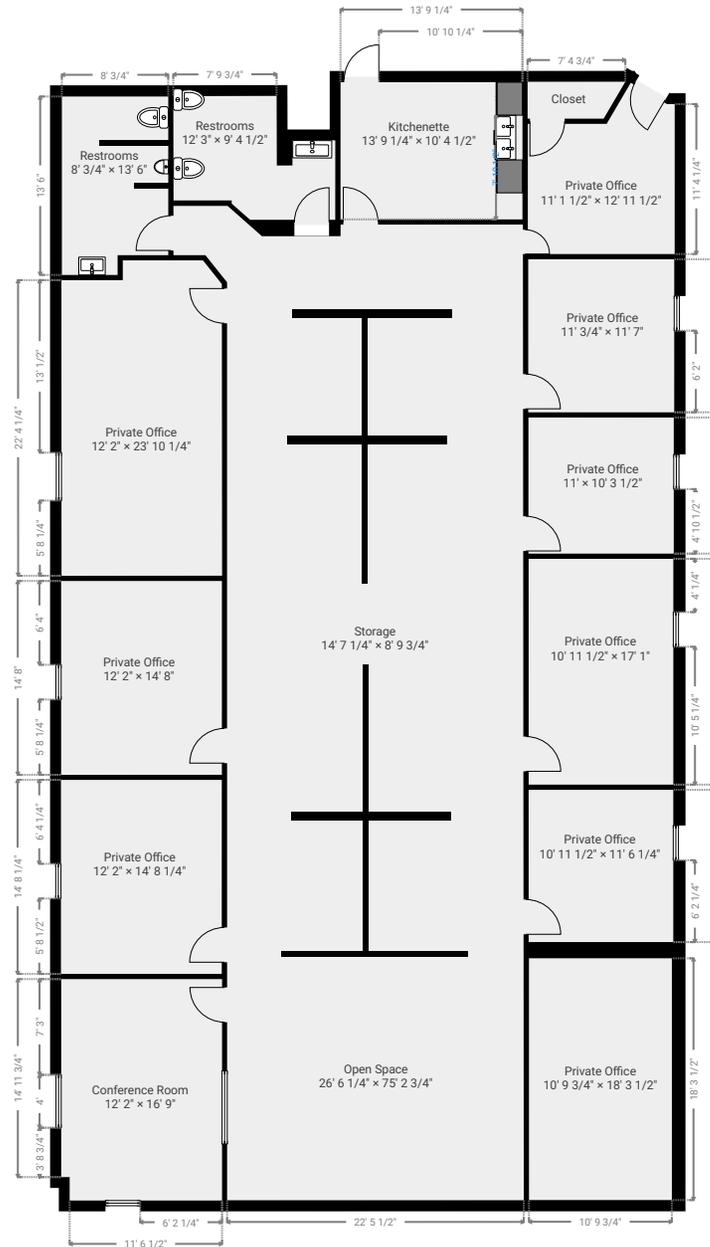
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1481 S. STATE ST. FLOOR PLAN

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1455 S. STATE ST. PHOTOS

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2025 DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
EST. POPULATION		17,977	154,330	238,558
2030 PROJ. POPULATION		18,394	153,718	239,813
EST. HOUSEHOLDS		6,014	46,669	73,104
EST. AVERAGE HOUSEHOLD INCOME		\$115,541	\$106,100	\$109,549
EST. MEDIAN HOUSEHOLD INCOME		\$74,011	\$79,853	\$83,644

COUNTY SNAPSHOT

UTAH COUNTY

Utah County, one of the fastest-growing counties in United States, is a vibrant hub of activity and development. With cities like Lehi, Eagle Mountain, Saratoga Springs, and Vineyard—the fastest-growing suburb in the country—leading the charge. The county is also home to Brigham Young University and Utah Valley University, which together serve around 75,000 students and employ over 2,000 full-time faculty members. Its economy thrives due to the nearby Silicon Slopes tech corridor, fostering

innovation and job growth, while the area's stunning recreational opportunities and robust community spirit make it an attractive place to live and work. Utah County benefits by its location on the southern end of the Wasatch Front. It has excellent access to the amenities of Salt Lake County to the north, but is closer to the outdoor recreation of Southern Utah than the rest of the Wasatch Front.



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Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



29,000+
TRANSACTIONS COMPLETED



317.1+
MILLION
SF TRANSACTED



\$35.8+
BILLION
TRANSACTIONS COMPLETED



67K
ACRES TRANSACTED



\$12.8+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 1455-1481 S. State St., Orem, UT 84097. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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