



For Lease

Medical Office

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1798 N State Street Orem, Utah

Hoyal Medical Office
Coming August 2025

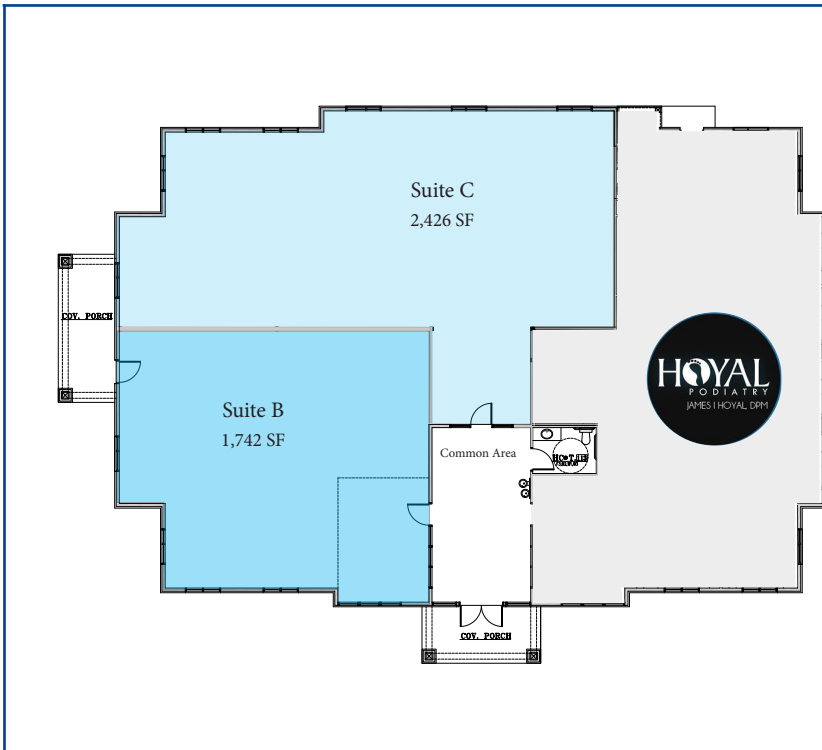
Property Information

- Shell office space coming Summer 2025
- High traffic area along State Street
- 47,000 ADT along State Street
- Neighboring tenants include: Hoyal Podiatry, Center for Change, Stonehaven Dental, Westco Carpets & Interiors...
- \$25.00 PSF Tenant improvement allowance

Available: 1,742 SF, 2,426 SF or 4,168 SF

Lease Rate: \$25.00 PSF | NNN

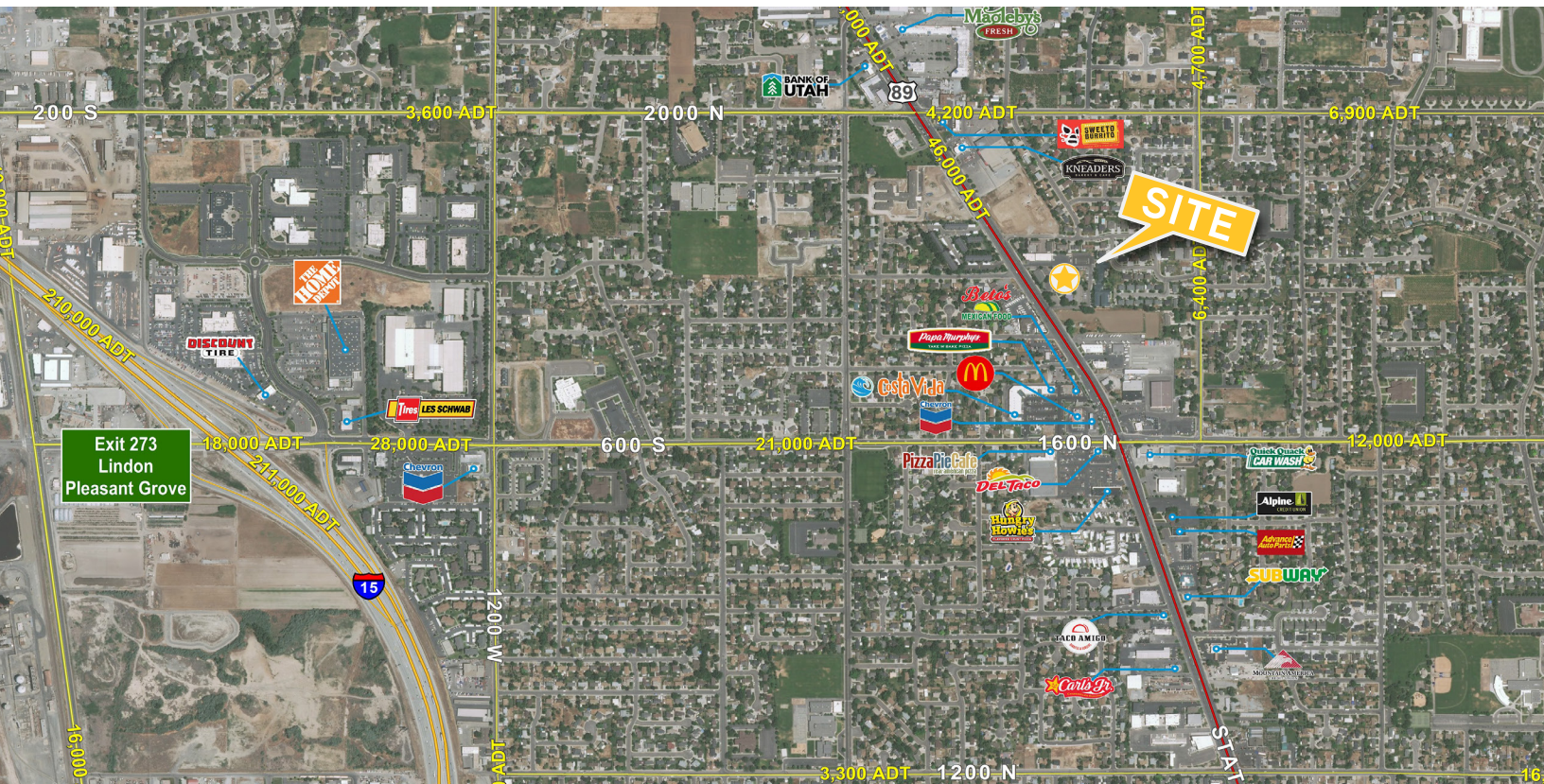
Floor Plan



Suite B - 1,742 SF

Suite C - 2,426 SF

- Medical office suites delivered in shell condition
- \$25.00 PSF Tenant Improvement Allowance
- Will be ready for tenant improvements August 2025



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