

FOR SALE OR LEASE

1358 W. BUSINESS PARK DRIVE



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

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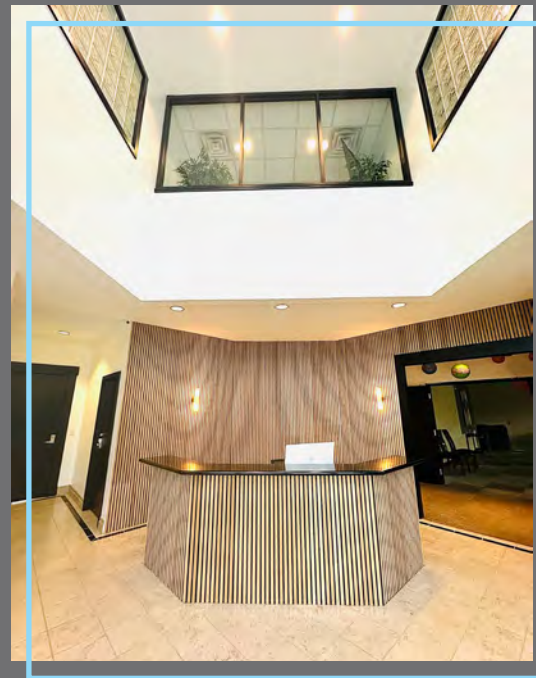
## PROPERTY DETAILS

1358 W. BUSINESS PARK DR., OREM, UT 84058

**SALE PRICE: \$5,525,000.00**  
(\$325/SF)

- Ideal for an owner-user
- Building can be vacated
- LEASE RATE: \$21.00/SF/FS**
- Multiple leasing options
- 17,000 total square feet
- Space includes:
  - » 15 private offices
  - » Large open workspace
  - » Kitchen and spacious breakroom
  - » Glass lined conference room

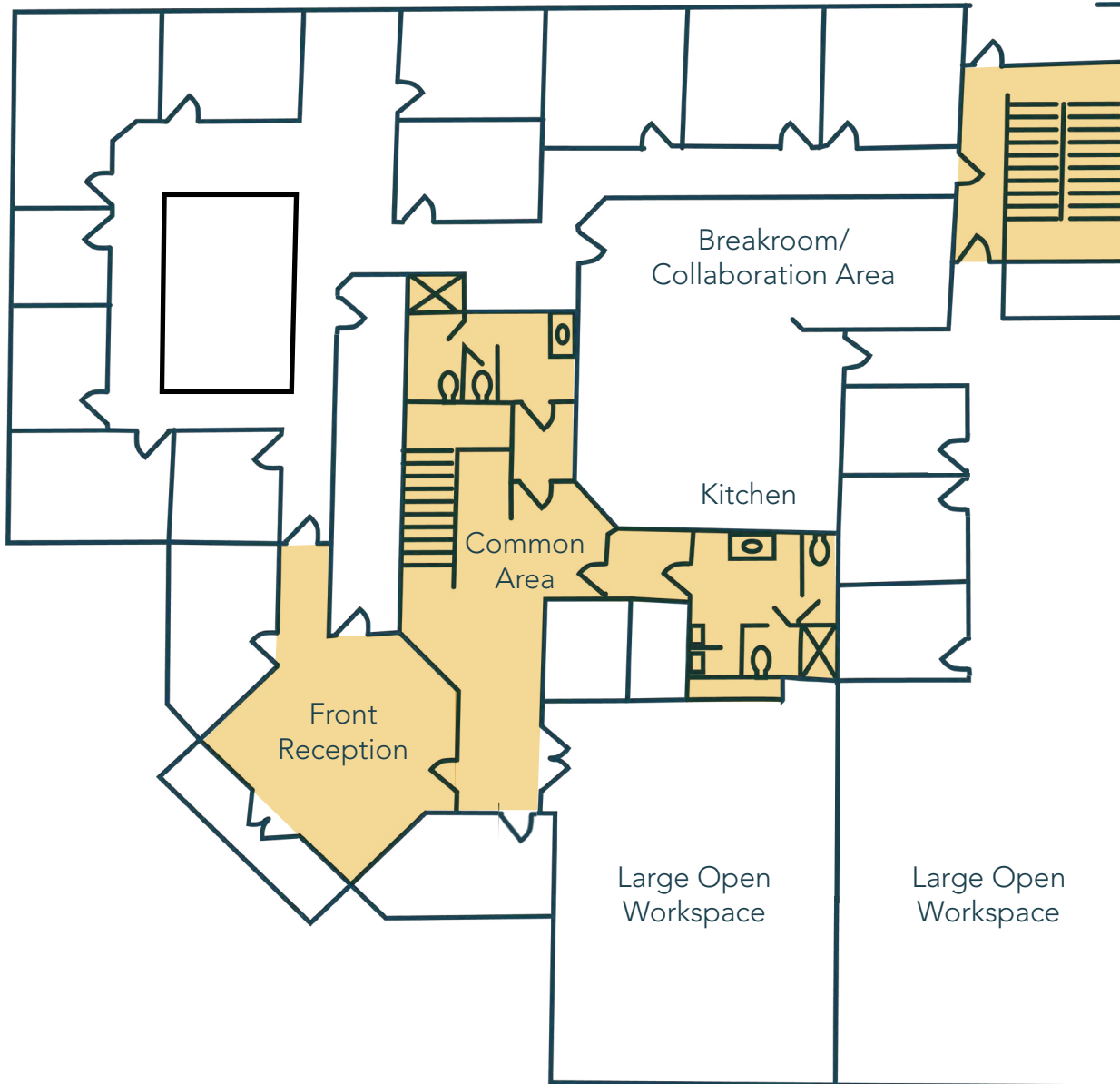
- » Office furniture included with lease
- » Access to building gym facilities
- » Natural lighting throughout
- » Welcoming entrance
- Ideally located on the edge of Orem, Vineyard, and Provo
- Across from the UTA FrontRunner Station in Orem
- Quick access to I-15
- Minutes away from UVU
- Abundant parking



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SITE PLAN - FIRST FLOOR



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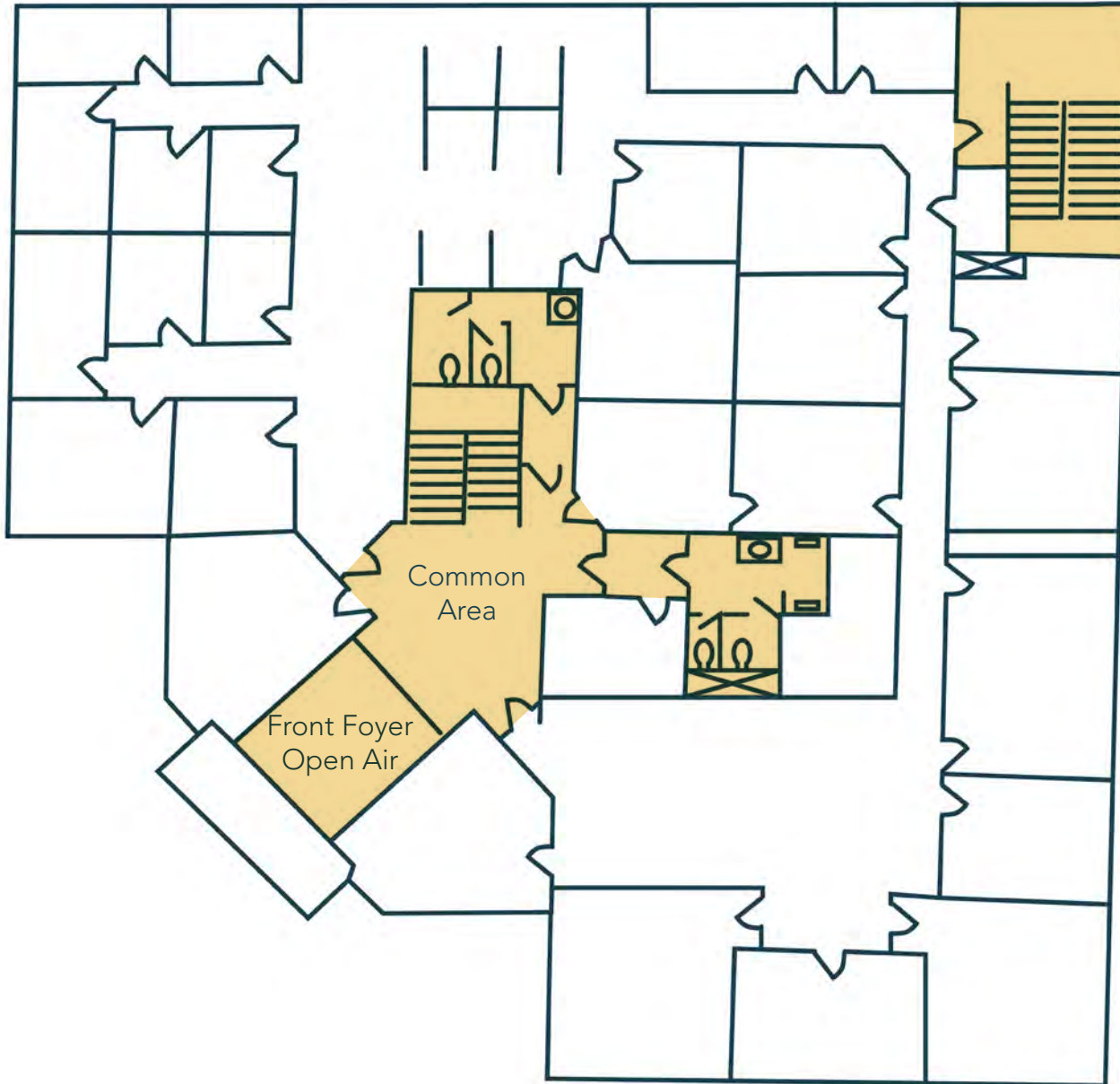
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# SITE PLAN - SECOND FLOOR

Tenant: Rural Solar



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