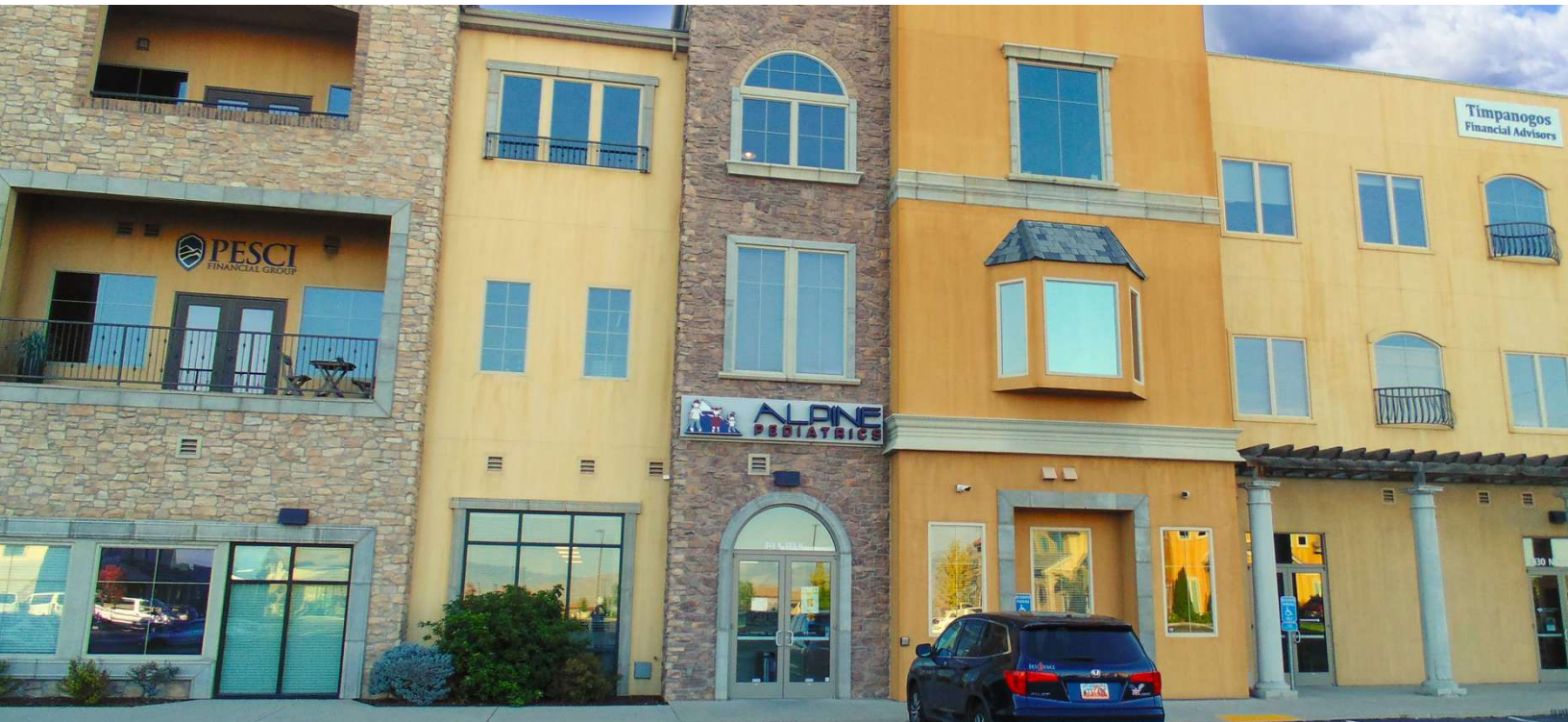


OREM OFFICE CONDO

848 N 980 W, Orem, UT 84057



Property Description

Fully built out Medical Office for sale or lease in the highly desirable Il Centro Piazza Development in Orem. This condo suite is over 5,700 SF and offers direct access on the ground level. Currently configured with 16 exam rooms, multiple procedure rooms, and staffing areas. Located just off I-15 and directly down the street from Timpanogos Regional Hospital. If that is not enough, owner has the right to install building signage facing 800 North!

Property Highlights

- 5,777 RSF Unit
- Direct Access from Parking Field
- Exam Rooms and Procedure Rooms installed
- Easy access to I-15
- 5/1000 Parking Designated to Suite

Offering Summary

Sale Price:	\$1,500,000
Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	5,777 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	6,160	35,230	59,064
Total Population	19,475	116,291	192,345
Average HH Income	\$98,001	\$122,065	\$120,455

ANDY EVANS

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OREM OFFICE CONDO

848 N 980 W, Orem, UT 84057



Building Name	Orem Office Condo
Property Type	Office
Property Subtype	Office Building
APN	42-069-0105
Building Size	5,777 SF
Lot Size	5,777 SF
Building Class	B
Year Built	2008
Number of Floors	1

Fully built out Medical Office for sale in the highly desirable II Centro Piazza Development in Orem. This condo suite is over 5,000 SF and offers direct access on the ground level. Currently configured with 16 exam rooms, multiple procedure rooms, and staffing areas. Located just off I-15 and directly down the street from Timpanogos Regional Hospital. If that is not enough, owner has the right to install building signage facing 800 North!



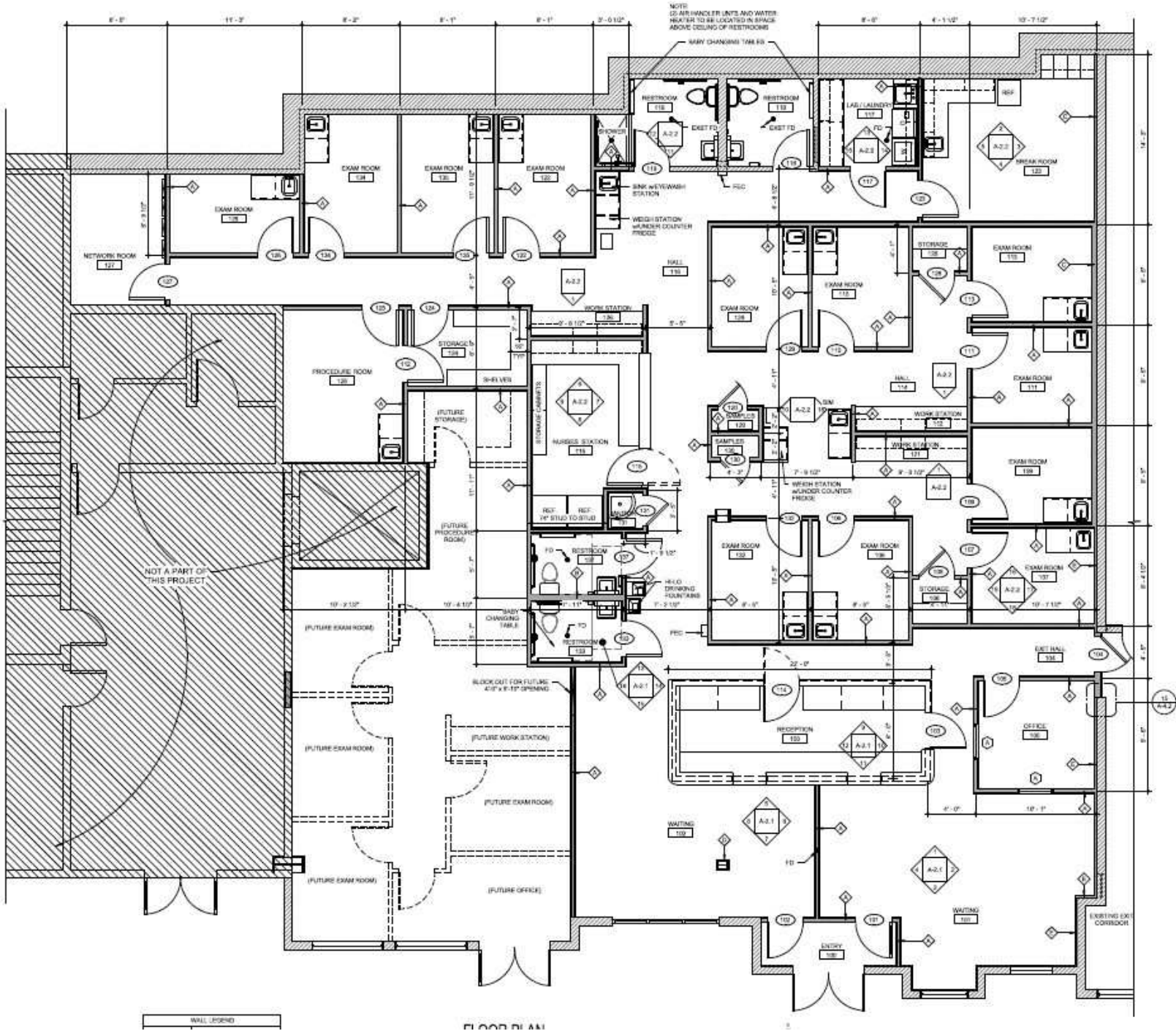
- 5,777 RSF Unit
- 5/1000 Parking Designated to Suite
- Great Central Utah County Location
- Easy Access to I-15
- Ready for Immediate Occupancy
- Work with the best agent in the state!

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Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

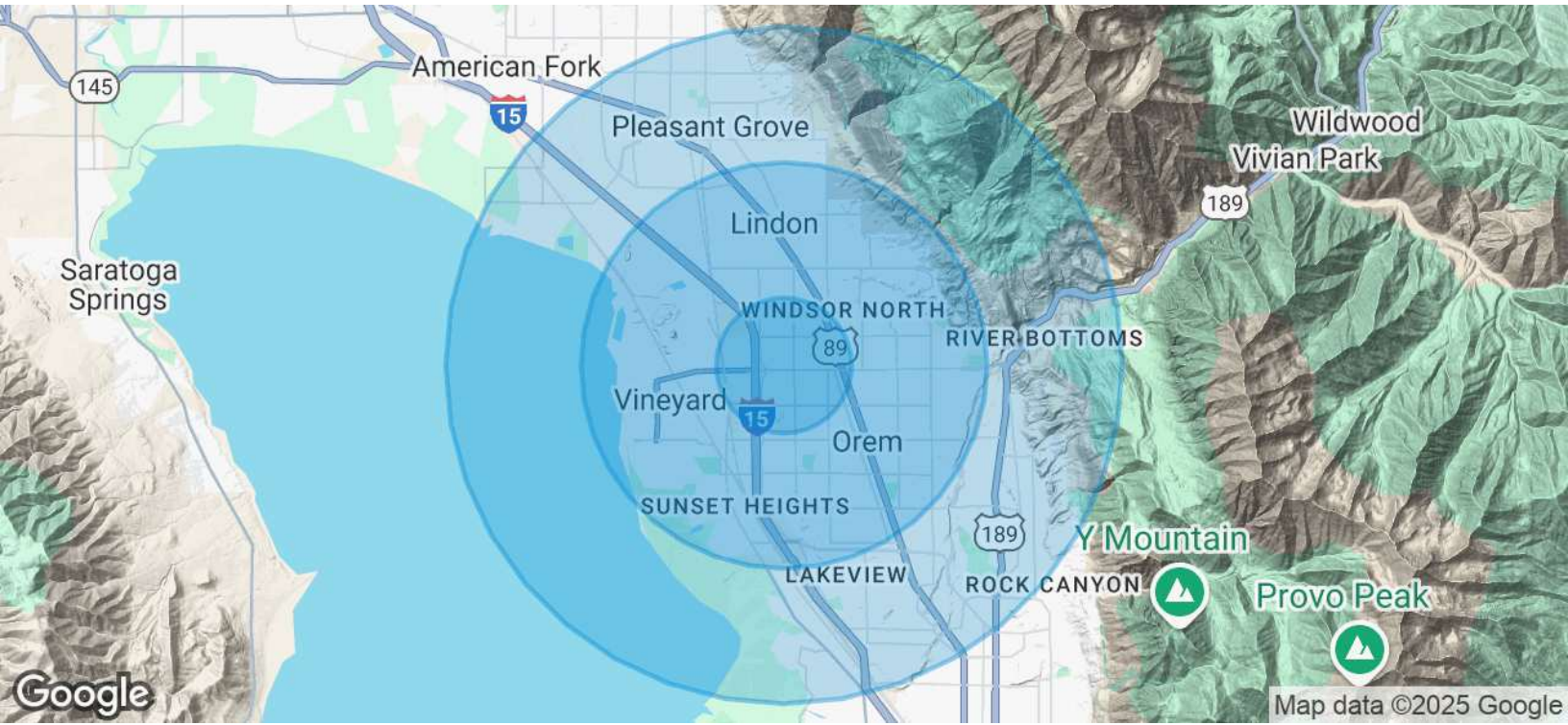
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Population	1 Mile	3 Miles	5 Miles
Total Population	19,475	116,291	192,345
Average Age	33	32	33
Average Age (Male)	32	32	32
Average Age (Female)	34	33	33

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,160	35,230	59,064
# of Persons per HH	3.2	3.3	3.3
Average HH Income	\$98,001	\$122,065	\$120,455
Average House Value	\$451,355	\$559,344	\$568,557

Demographics data derived from AlphaMap

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