



OREM OFFICE SUITE AVAILABLE FOR LEASE

1178 SOUTH STATE STREET, OREM, UTAH 84097



Property Information

- 6,000 SF Second Level Office
- Pylon Signage Available
- Site Size: 0.87 Acres
- State Street Frontage
- Across from University Place Mall
- Nearby Access to I-15

Demographics

	1 Mile	3 Mile	5 Mile
Population	18,427	151,529	244,320
Households	6,023	46,486	75,330
Avg. Household Income	\$92,821	\$91,323	\$92,166

Traffic Counts

State Street.: 55,2119 Annual Average Daily Traffic
 1300 South: 43,301 Annual Average Daily Traffic

LEASE RATE: \$13.00/SF YEAR MODIFIED GROSS

SAM CHRISTENSEN

801.361.9798

STERLING HOWELL

801.376.9500

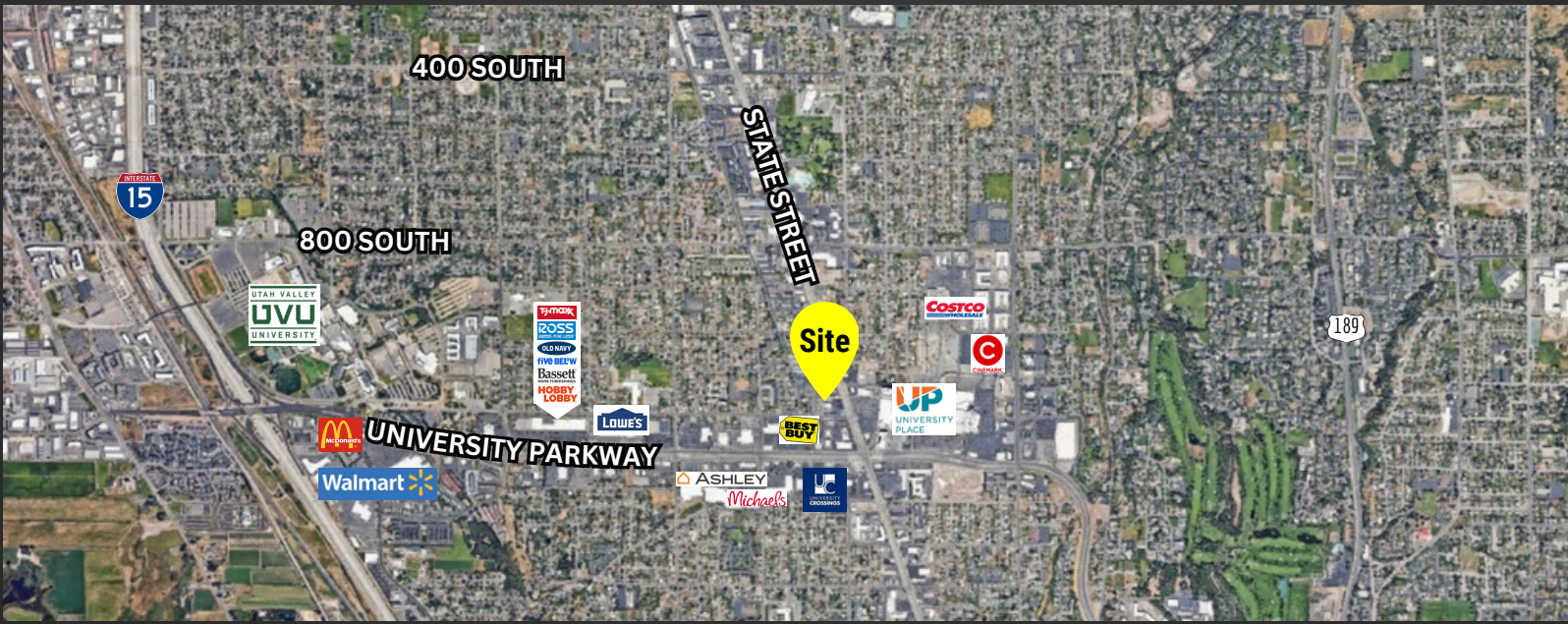
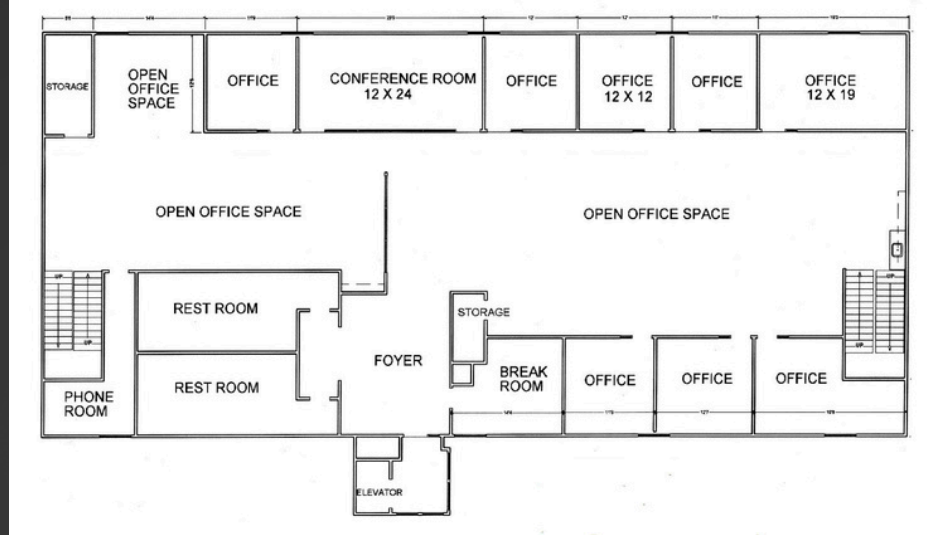
SAM.CHRISTENSEN@CRCNATIONWIDE.COM

STERLING.HOWELL@CRCNATIONWIDE.COM



OREM OFFICE SUITE AVAILABLE FOR LEASE

1178 SOUTH STATE STREET, OREM, UTAH 84097



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

SAM CHRISTENSEN

801.361.9798

STERLING HOWELL

801.376.9500

SAM.CHRISTENSEN@CRCNATIONWIDE.COM

STERLING.HOWELL@CRCNATIONWIDE.COM