

# 495 University Pkwy

Office/Retail For Lease

495 W University Pkwy, Orem, UT 84058



## Property Highlights:

Size:  
4,800 SF

- Suite 200 - 1,343 SF Main Level; 3,457 Second Level
- Easy Access from I-15
- Private Entry
- 7 Private Offices, 1 Executive Office, 1 Conference Room, Bullpen, Podcast Area
- Call Agents for Pricing



(Proposed)

## Demographics:

### Radius

2029 Population

2024 Population

### Drive Time

2029 Population

2024 Population

### 1-Mile

20,174

18,132

### 5-Minute

36,541

33,875

### 3-Mile

140,617

130,667

### 10-Minute

154,364

143,233

### 5-Mile

259,560

242,314

### 15-Minute

306,883

283,883

## Daytime Demographics:

### Radius

2024 Population

### Drive Time

2024 Population

### 5-Mile

86,863

### 15-Minute

116,727

OFFERED EXCLUSIVELY BY:

**Nate Mayfield**

Agent

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**Patrick Grady**

Agent

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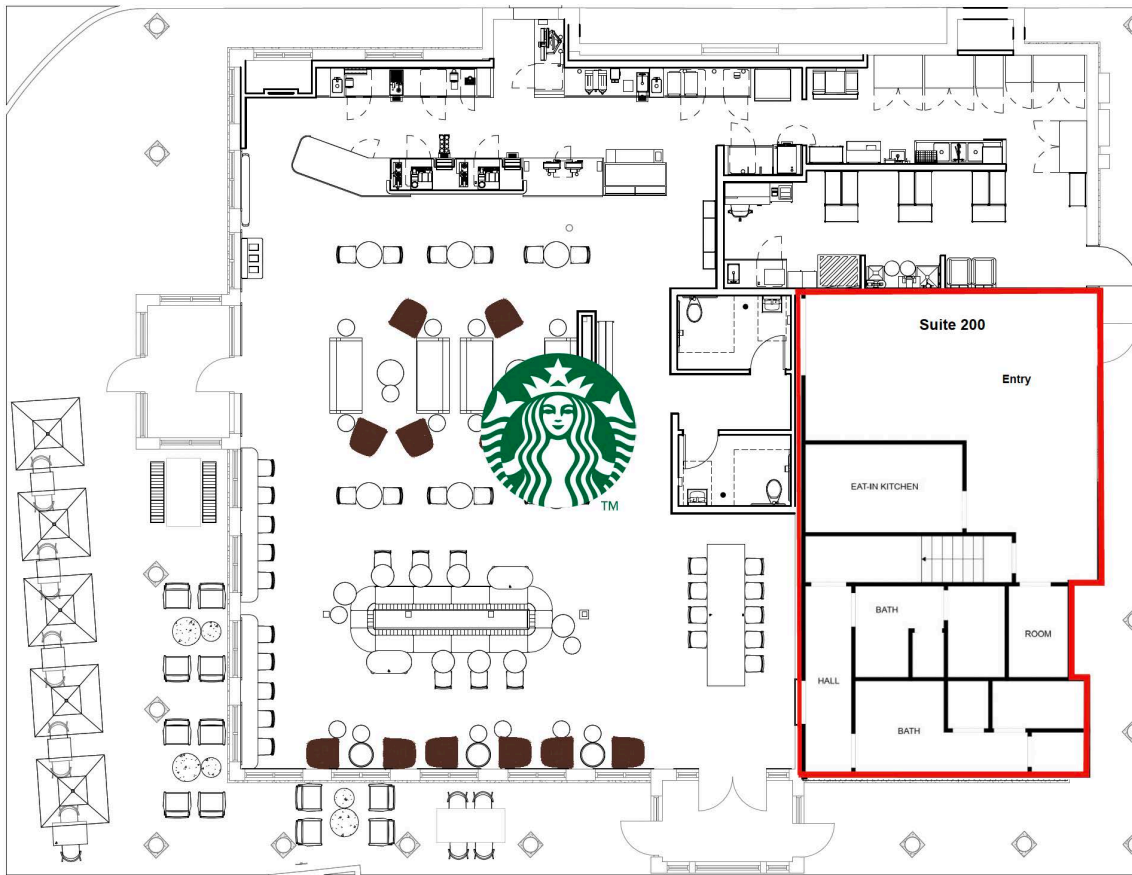


**SPARTAN**  
PARTNERS CRE

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1st Level

2nd Level



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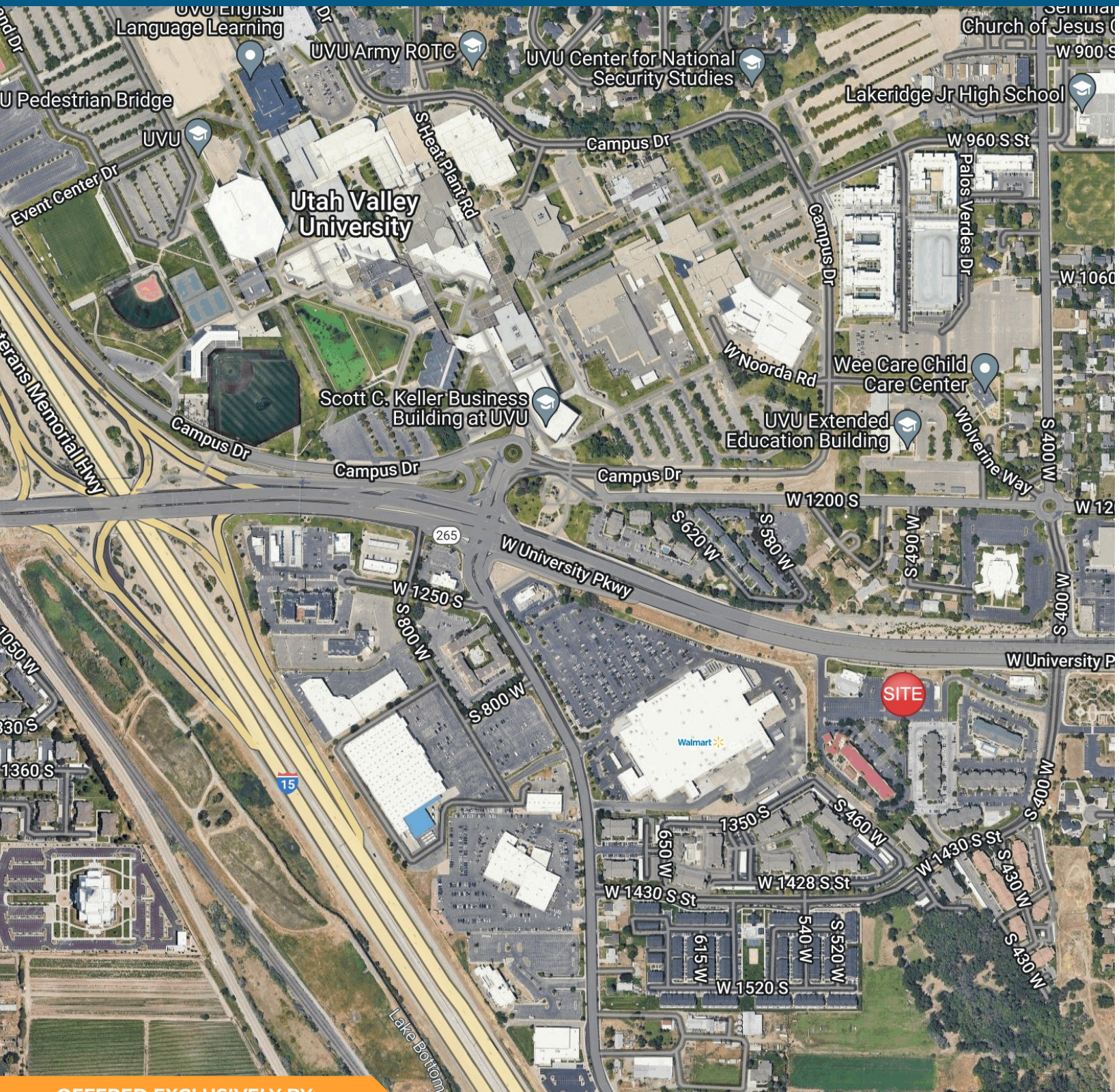


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