

PRICE REDUCED  
\$145,000

  
**FORTY ONE ELEVEN<sup>®</sup>**  
— REAL ESTATE GROUP —



**843 N 900 W #305**  
OREM, UT

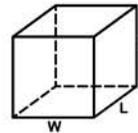
**3,377 SF OFFICE SPACE**  
Easy access to I-15 and close proximity  
to retail, dining, and services



# EXECUTIVE SUMMARY

This 3,377 SF office suite offers a well-balanced mix of private, collaborative, and instructional space designed to support a wide range of professional uses. The layout includes five private offices, two executive offices, two conference rooms, and a dedicated training room, along with additional support and ancillary areas.

The efficient configuration allows for both focused individual work and team collaboration, making the space well suited for administrative, corporate, medical, or professional service users seeking a flexible and well-located office environment in Utah County.



**3,377 TOTAL SF**

**.049 ACRES**



**BUILT IN 2009**

**7 PRIVATE OFFICES**



LIST PRICE  
~~\$1,225,000~~

CURRENT PRICE  
**\$1,080,000**



# OREM, UTAH

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Orem, Utah offers a strong and business-friendly environment for office and headquarters users, supported by steady economic growth, a highly educated workforce, and excellent regional connectivity.

Located in the heart of Utah County along the I-15 corridor, Orem provides convenient access to Salt Lake City, Provo, and the broader Wasatch Front, while maintaining a lower-cost alternative to larger metro markets.

The city benefits from proximity to major universities, a deep talent pool in technology, healthcare, and professional services, and a well-established base of corporate and institutional employers.

With modern infrastructure, an expanding daytime population, and a high quality of life that supports employee retention and recruitment, Orem continues to be a compelling location for businesses seeking a stable, efficient, and scalable office or headquarters setting.



Collection Street	Cross Street	Traffic Volume	Count Year	Distance
Canyon Parkway	980 West W	36,546	2021	0.09 mi
West 800 North	N 800 West St E	37,074	2023	0.13 mi
Canyon Parkway	N 800 West St E	37,091	2025	0.13 mi
800 West	West 970 North NW	870	2021	0.20 mi
Canyon Parkway	800 West W	36,546	2021	0.23 mi
North 800 West	W 1000 N S	875	2023	0.25 mi
800 West	W 1000 N S	876	2025	0.25 mi
Canyon Parkway	Canyon Parkway W	9,269	2021	0.26 mi

# TRAFFIC COUNTS

**843 N 900 W #305**  
OREM, UT



**TOTAL: 3377 sq. ft**  
1st floor: 3377 sq. ft  
EXCLUDED AREAS: WALLS: 175 sq. ft

# FLOOR PLAN

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**US★TITLE**  
INSURANCE AGENCY

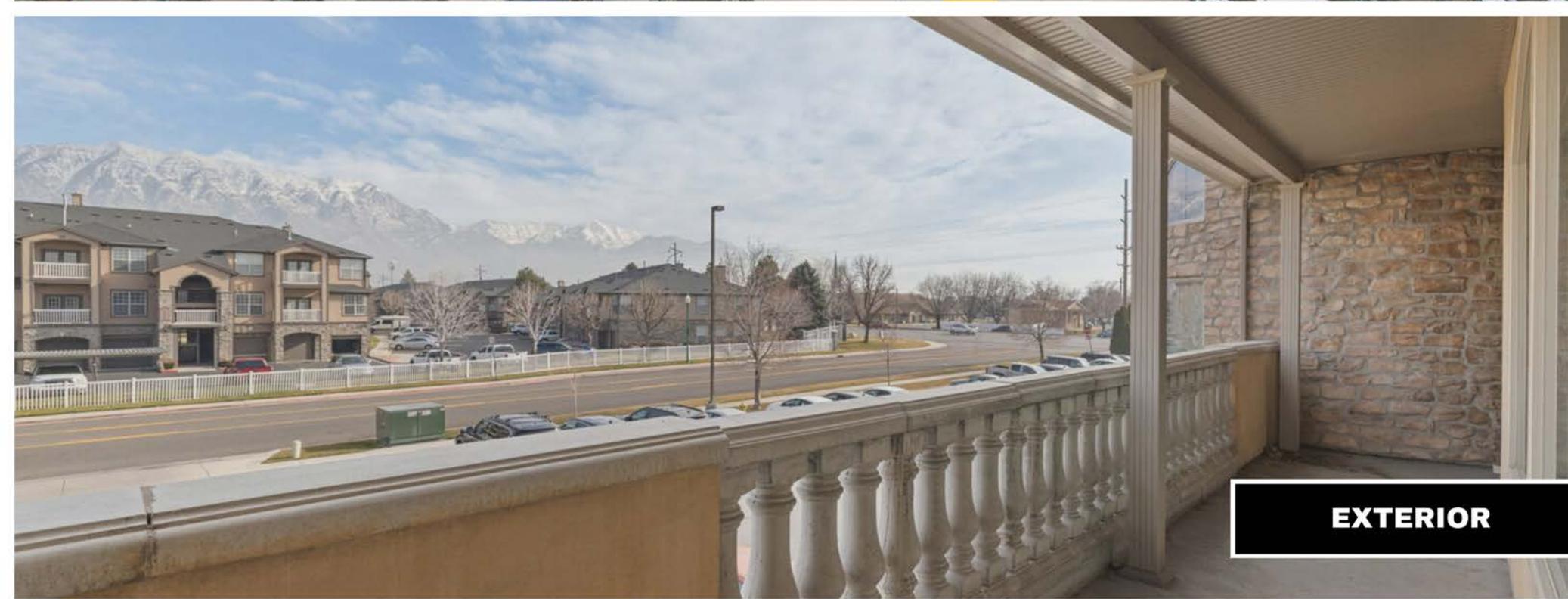
**MOMENTUM**  
WEALTH

841 N 857 N  
843 N 859 N  
849 N 865 N  
851 N 867 N  
900 WEST

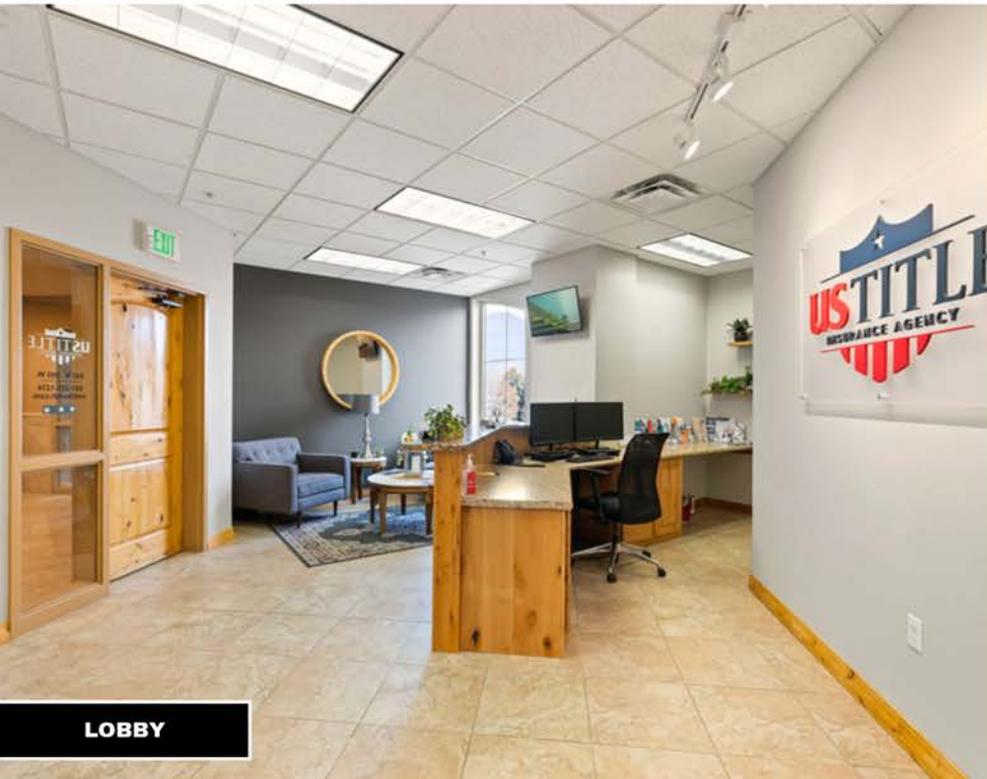
**PHOTO GALLERY**



**EXTERIOR**



**EXTERIOR**



**LOBBY**



**LOBBY**



**SITTING ROOM**



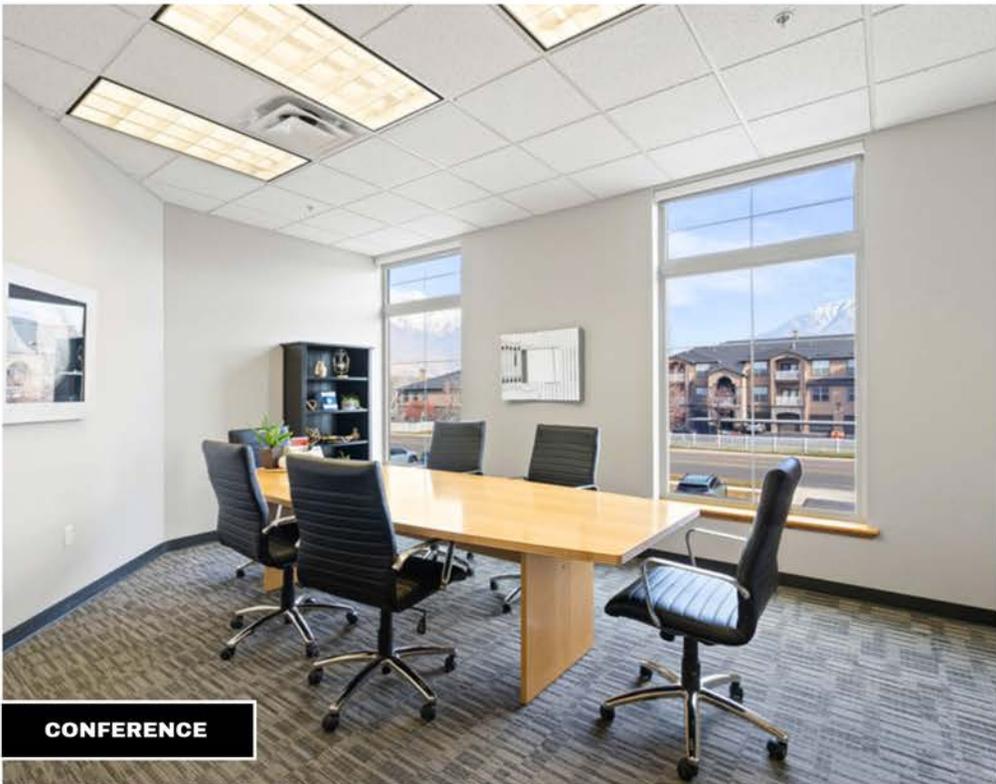
**COPY ROOM**



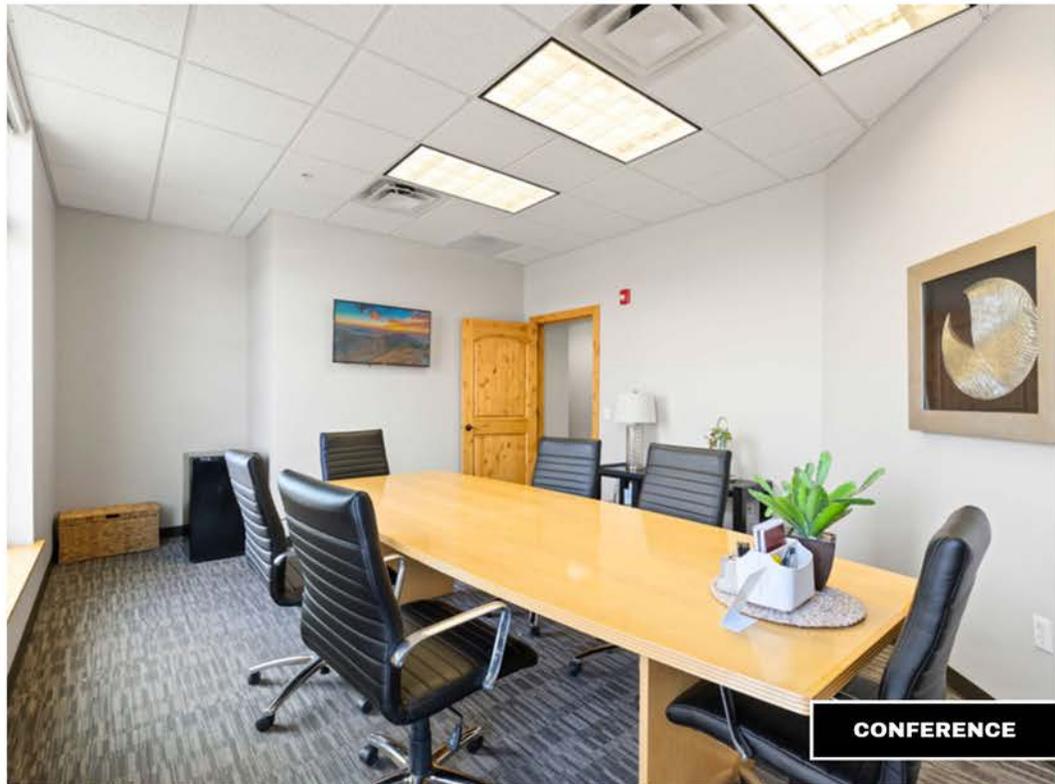
**OFFICE**



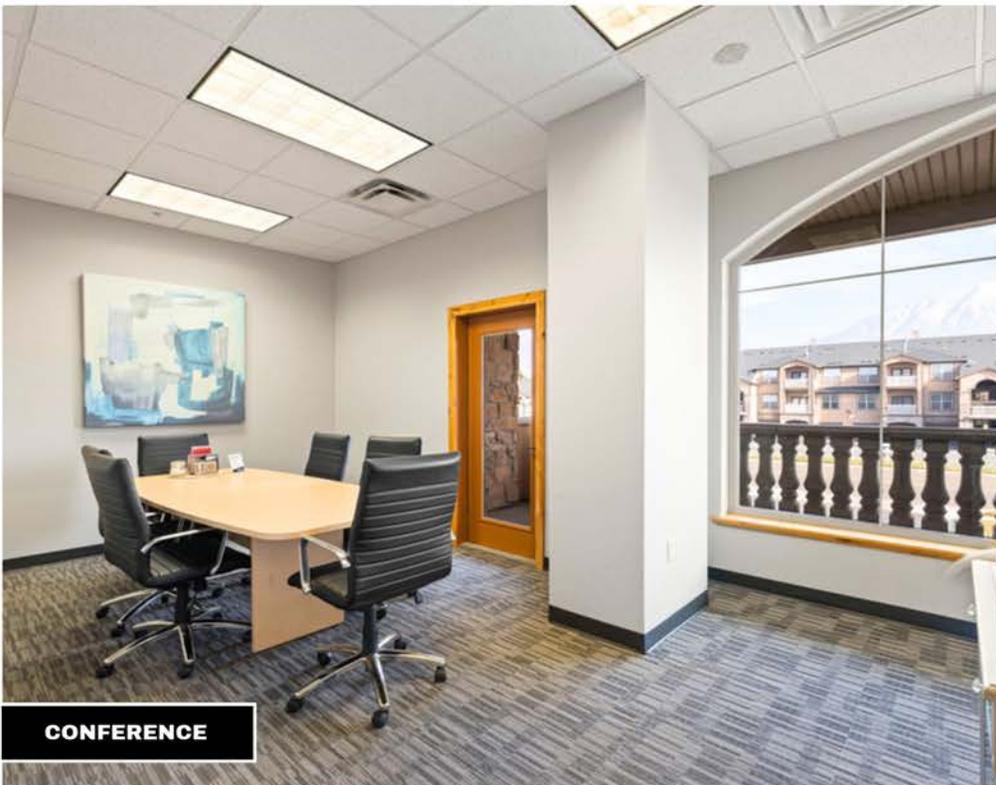
**OFFICE**



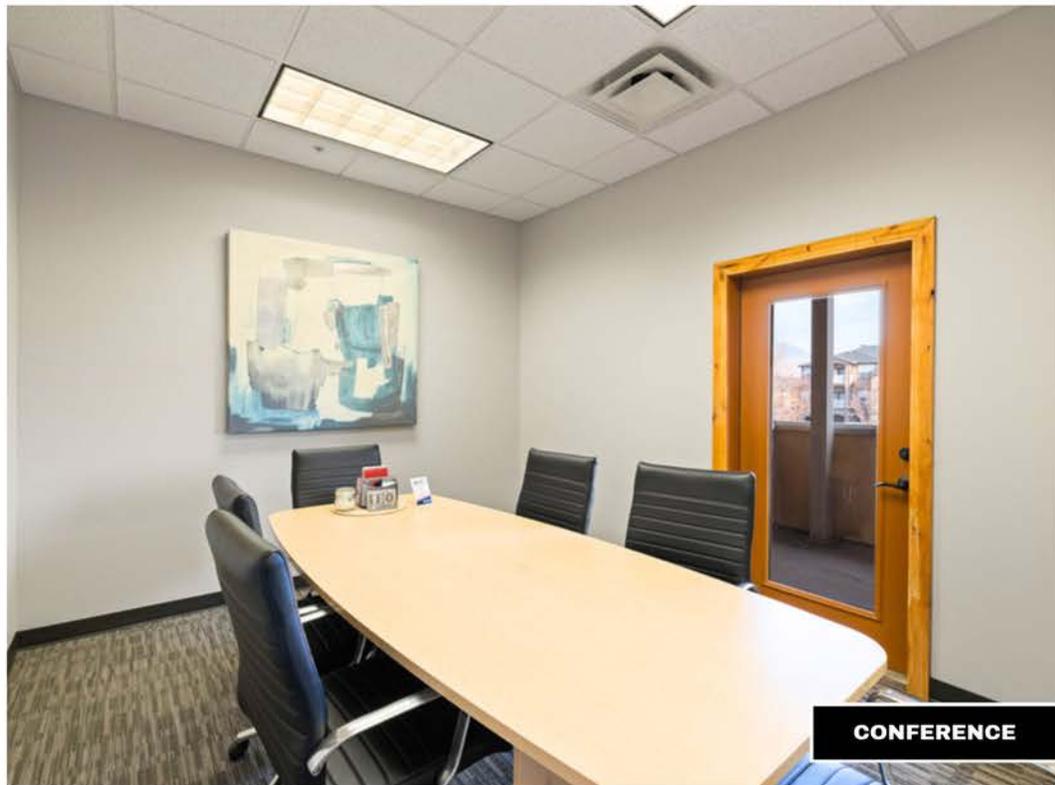
**CONFERENCE**



**CONFERENCE**



**CONFERENCE**



**CONFERENCE**



**OFFICE**



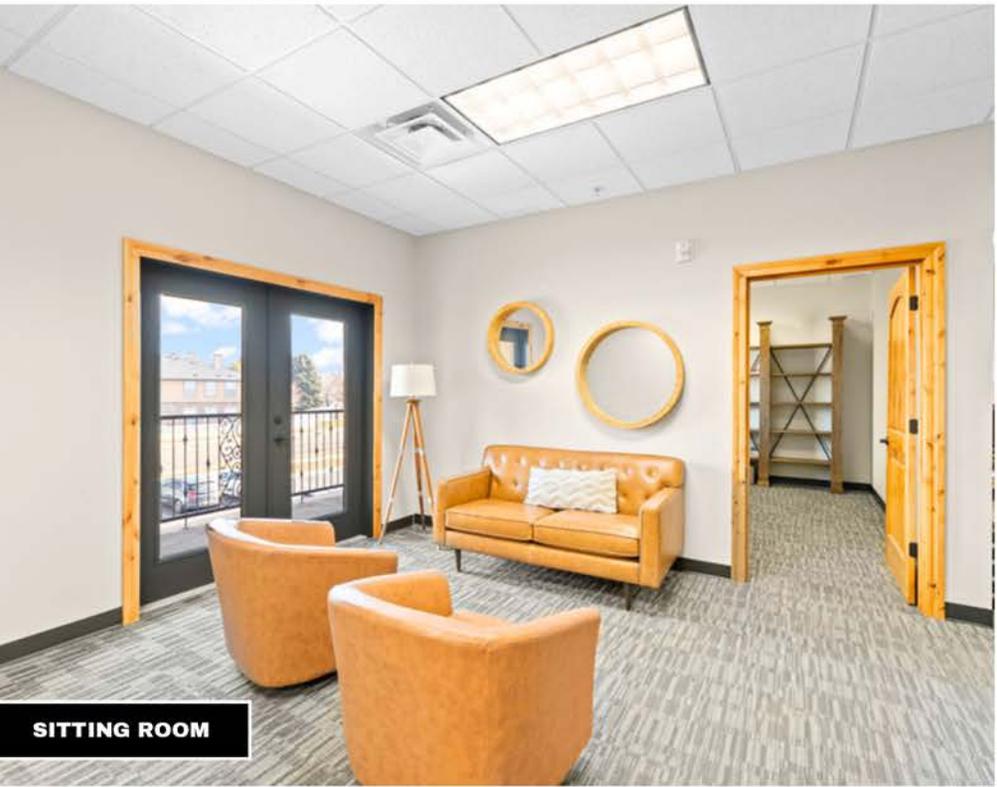
**OFFICE**



**OFFICE**



**OFFICE**



**SITTING ROOM**



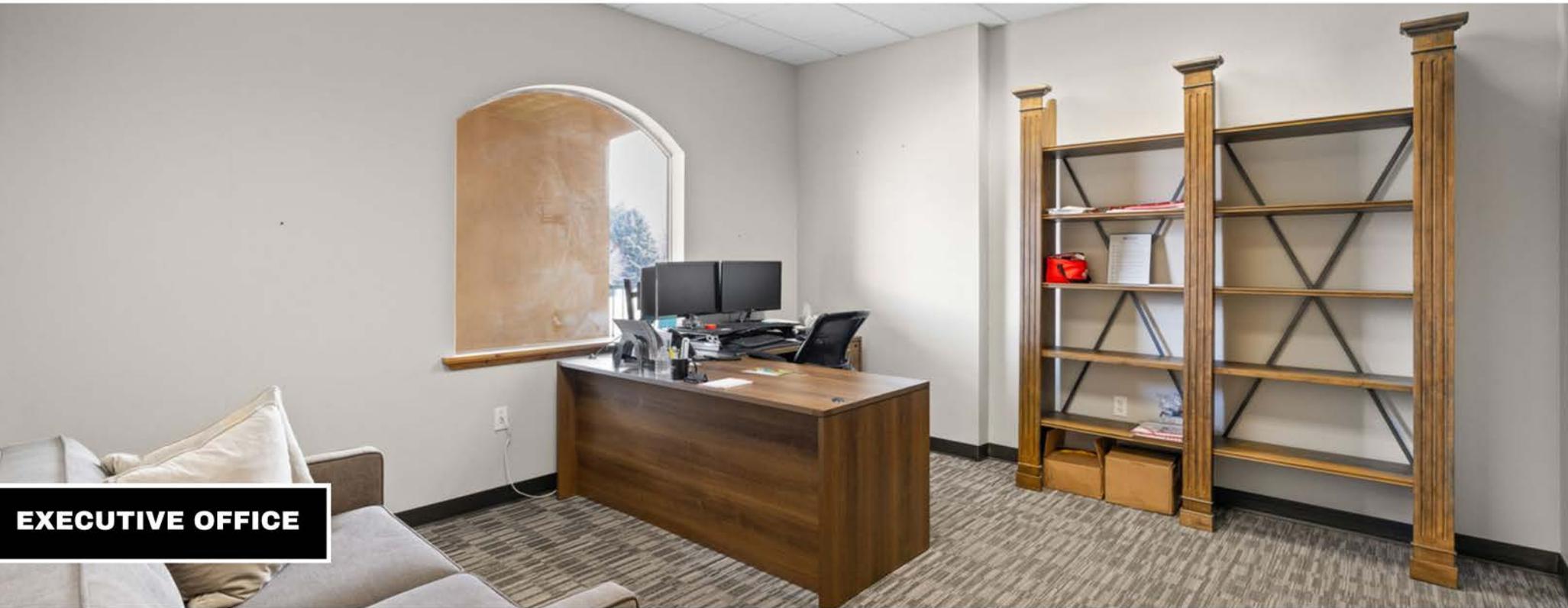
**SITTING ROOM**



**TRAINING ROOM**



**TRAINING ROOM**



**EXECUTIVE OFFICE**



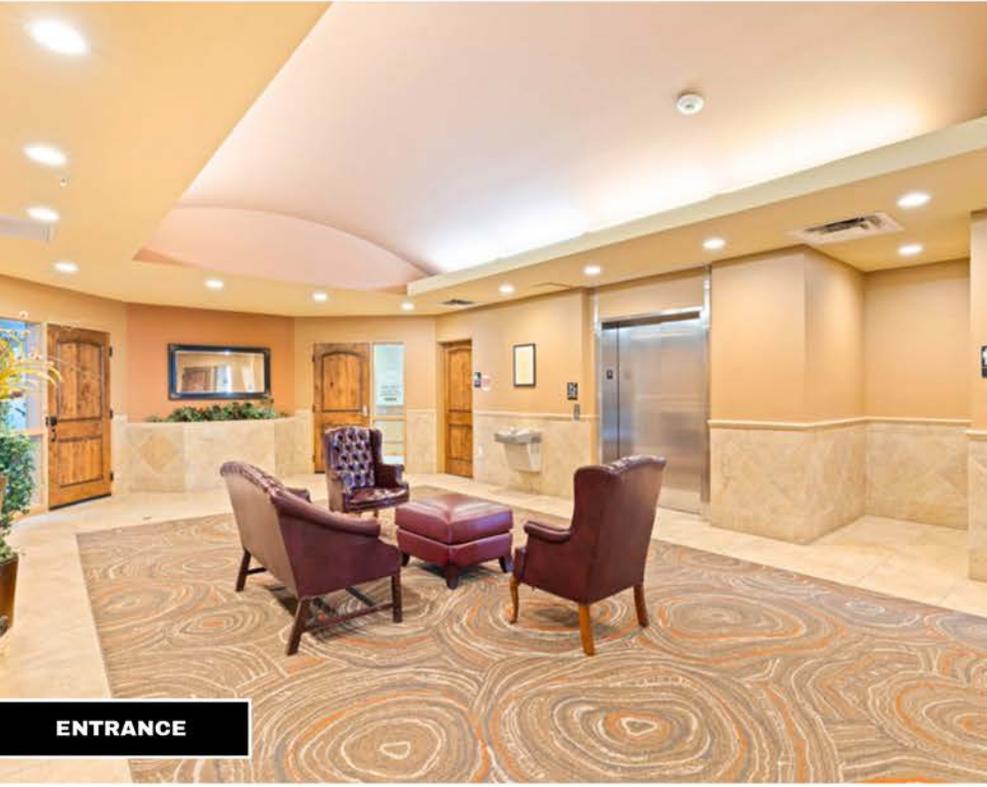
**EXECUTIVE OFFICE**



**ENTRANCE**



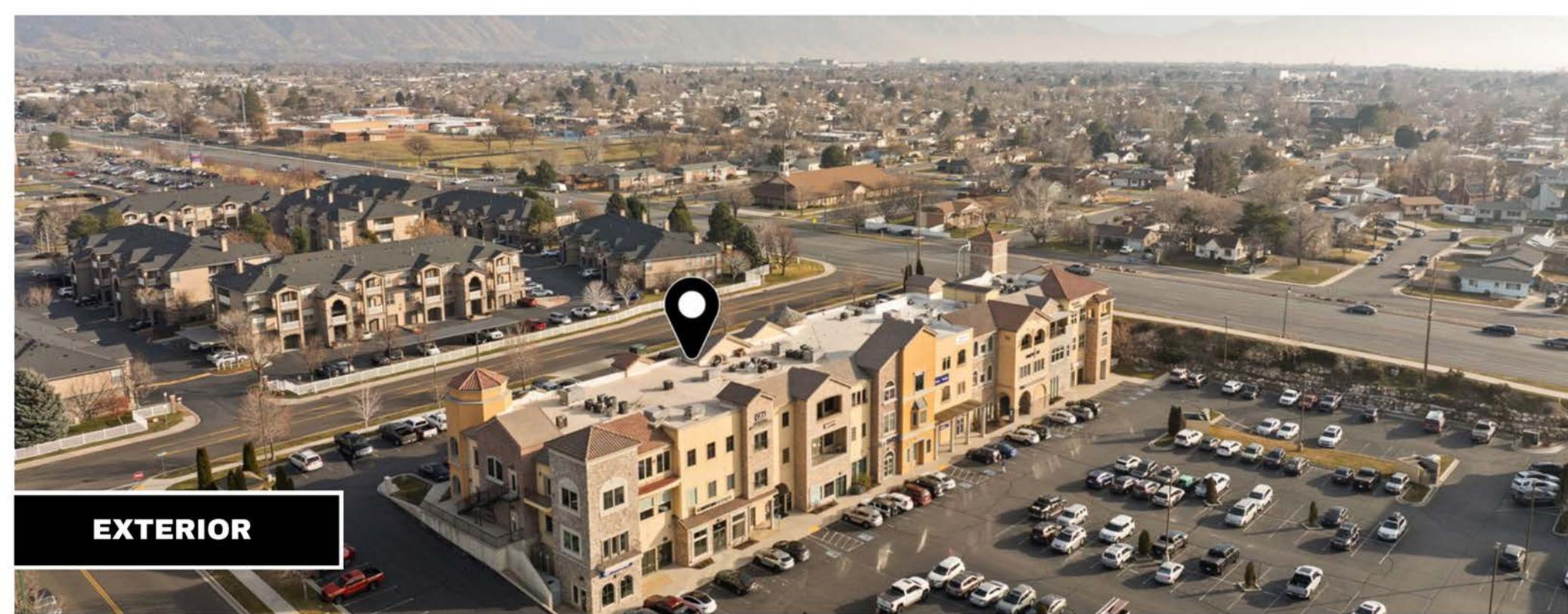
**ENTRANCE**



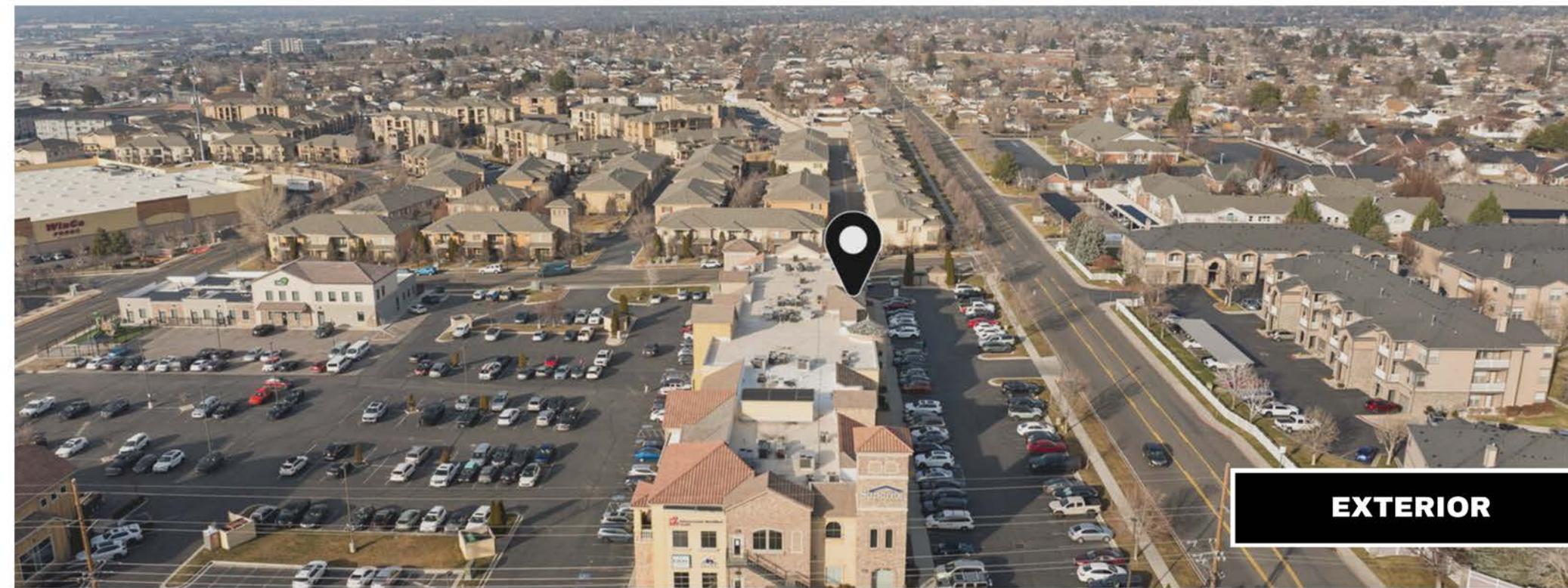
**ENTRANCE**



**ENTRANCE**



**EXTERIOR**



**EXTERIOR**



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— REAL ESTATE GROUP —

**kw SOUTH VALLEY**

KELLERWILLIAMS. REAL ESTATE



**JUSTIN HURD**  
Commercial Real Estate Agent



**801-664-8789**



**[www.fortyoneeleven.com](http://www.fortyoneeleven.com)**



**[Justin@fortyoneeleven.com](mailto:Justin@fortyoneeleven.com)**