

For Lease

## Medical Office

### Contact:

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## Hoyal Medical Office

1798 N State Street  
Orem, Utah

### Property Information

- Shell office space available Summer 2025
- High traffic area along State Street
- 47,000 ADT along State Street
- Neighboring tenants include: Hoyal Podiatry, Center for Change, Stonehaven Dental, Westco Carpets & Interiors...
- \$25.00 PSF Tenant improvement allowance

Available: 1,742 SF, 2,426 SF or 4,168 SF

Lease Rate: \$25.00 PSF | NNN



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# Property Location

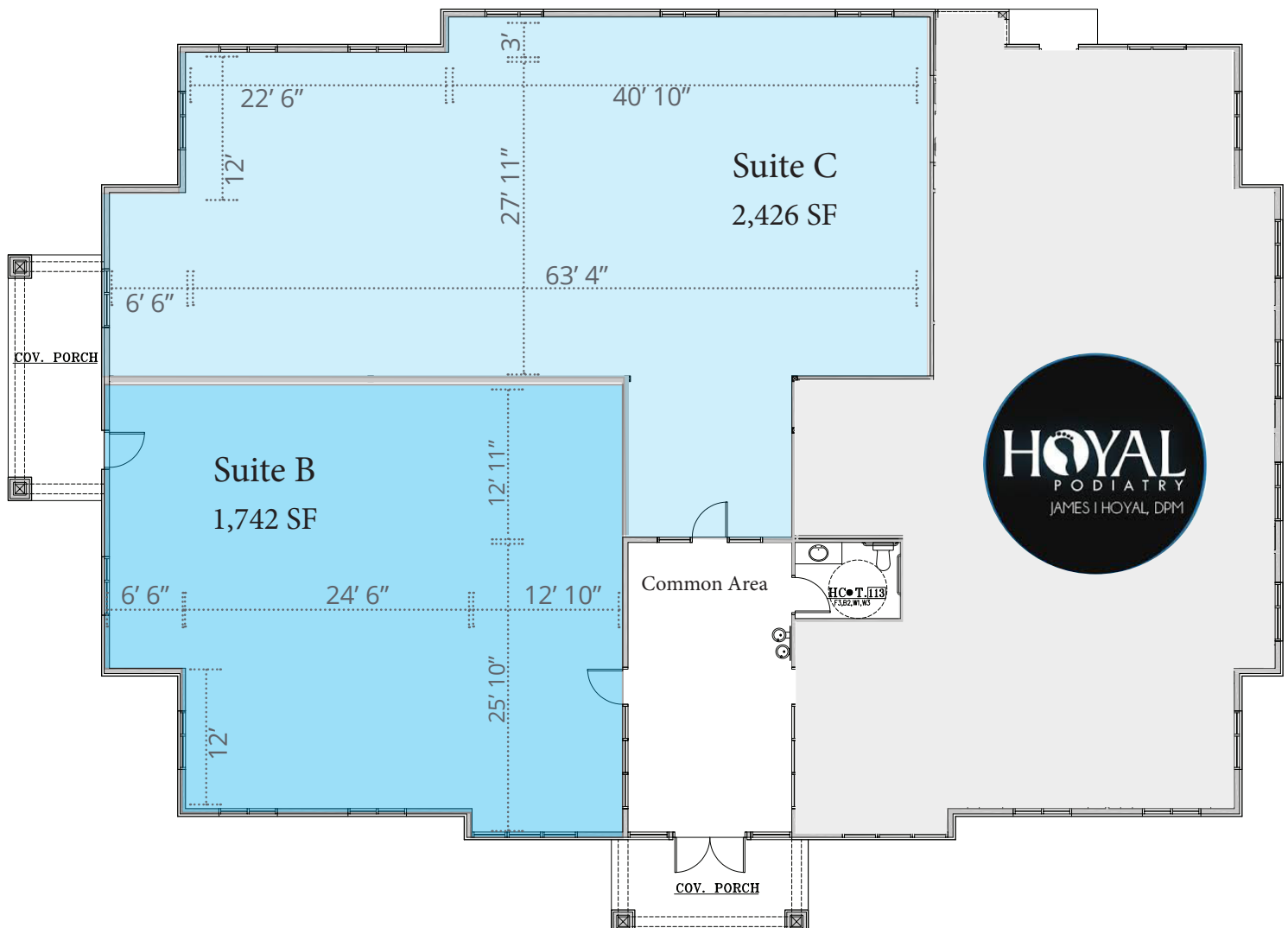


# Floor Plan

Suite B - 1,742 SF

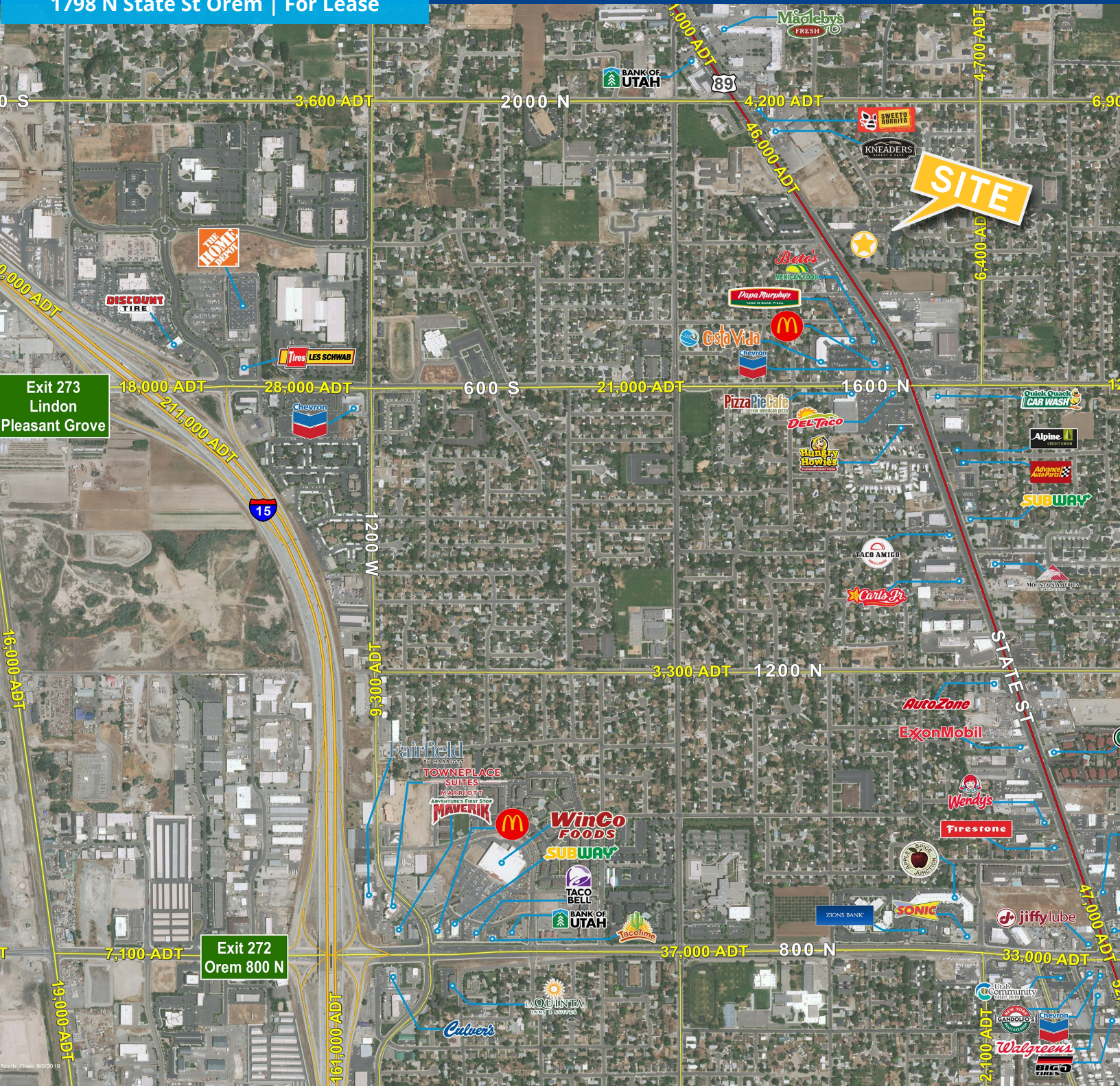
Suite C - 2,426 SF

- Medical office suites delivered in shell condition
- \$25.00 PSF Tenant Improvement Allowance
- Will be ready for tenant improvements August 2025





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