

# WOLVERINE CROSSING

FOR LEASE



## PROPERTY DETAILS

1111 South 1350 West, Orem, UT 84058

- Suite F40 (3,866 sq ft)
- Quick Access to I-15 and Utah Valley University
- Adjacent to Orem FrontRunner Station
- Excellent location for call center or office
- 8:1 Parking ratio available
- Marquee signage available
- Lease Rate: \$18-\$20 PSF Full-Service

## 2021 DEMOS

### EST. POPULATION

1 MILE » 12,700  
3 MILE » 96,316  
5 MILE » 221,201

### EST. HOUSEHOLDS

1 MILE » 3,445  
3 MILE » 29,947  
5 MILE » 65,046

### EST. AVERAGE HH INCOME

1 MILE » \$59,753  
3 MILE » \$78,867  
5 MILE » \$83,057



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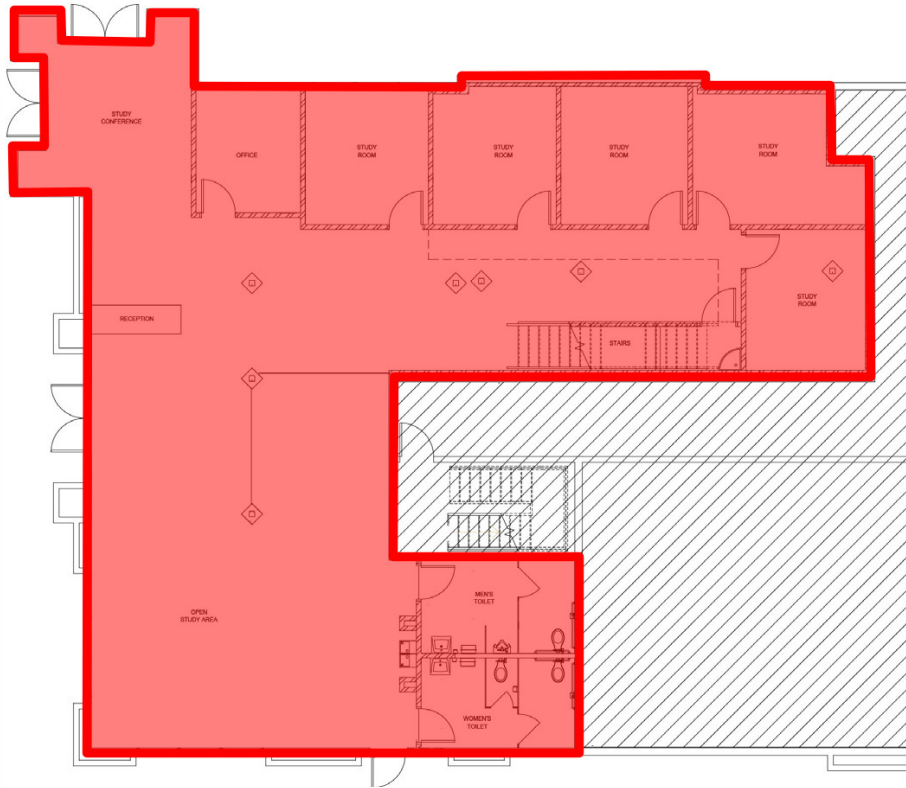
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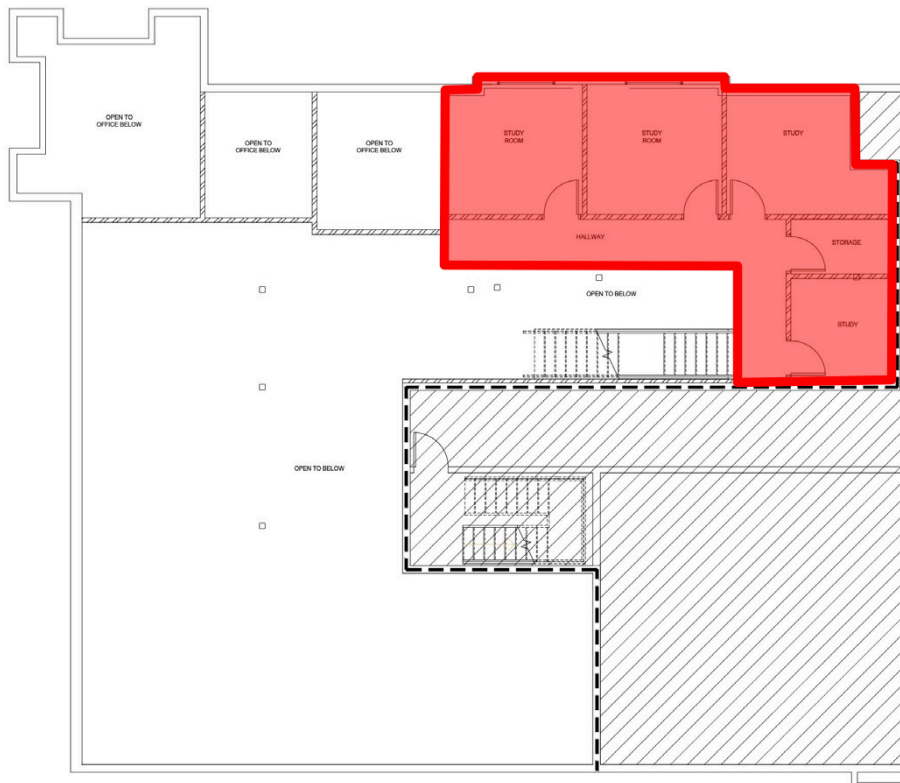
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.

# WOLVERINE CROSSING

## F40 MAIN LEVEL



## MEZZANINE LEVEL



## FLOOR PLAN



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