

CENTRAL PARK EAST

FOR LEASE



PROPERTY DETAILS

1815 S. State St., Orem, UT 84097

Lease Rates:

- » \$19.11 - 21.50 full service
- First floor:
 - » First floor executive office
Lease Rate: \$850.00/Month
- Third floor:
 - » Suite 324: 980 SF
Lease Rate: \$21.50 PSF/YR
 - » Suite 330: 4,124 SF
Sublease Rate: \$19.11 PSF/YR
 - » Sublease Ends: 08/31/2028
- Improvement allowance available

- Updated common area
- On-site fitness center with two racquetball courts, basketball, sauna and showers
- Close proximity to numerous amenities and food services
- Fiber optic connectivity
- Abundant parking
- 9'+ ceilings
- Stunning views of the Provo valley and mountains

2025 DEMOS

EST. POPULATION

- 1 MILE » 19,215
- 3 MILE » 157,507
- 5 MILE » 230,913

EST. HOUSEHOLDS

- 1 MILE » 6,277
- 3 MILE » 48,227
- 5 MILE » 70,855

EST. AVERAGE HH INCOME

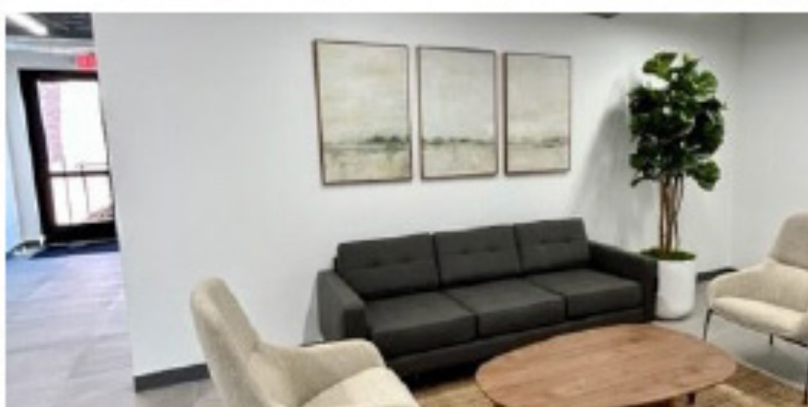
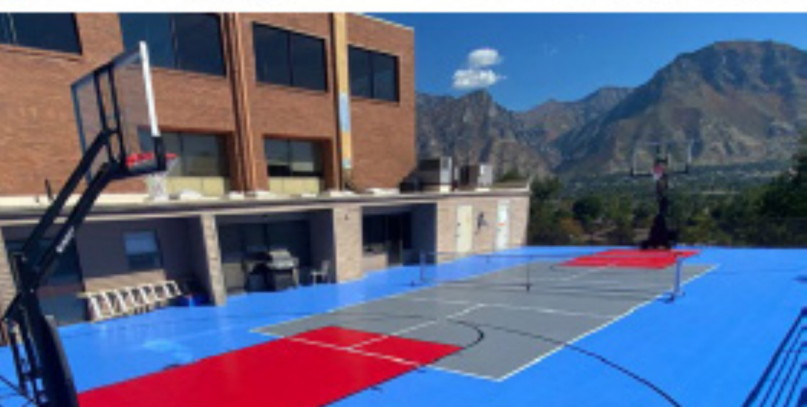
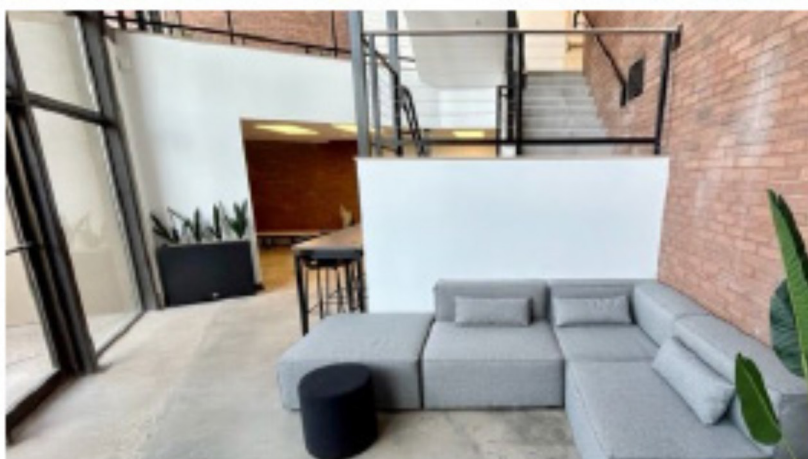
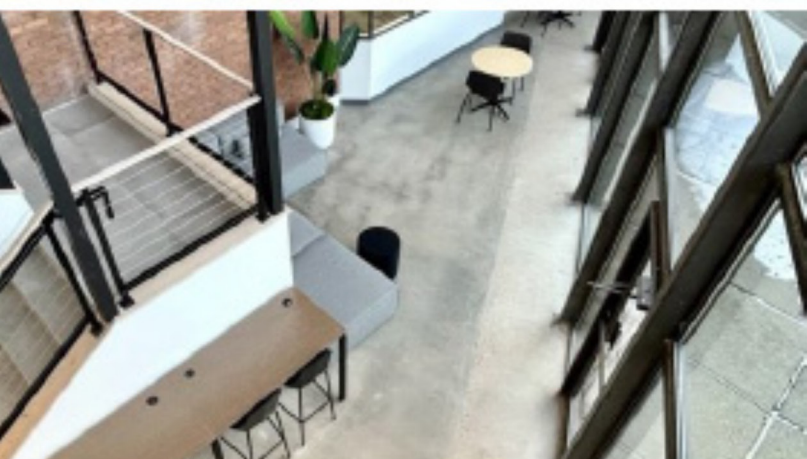
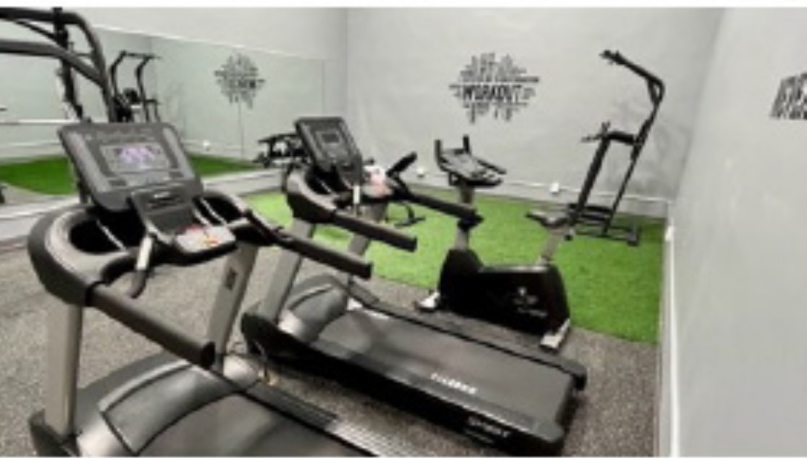
- 1 MILE » \$114,812
- 2 MILE » \$101,266
- 3 MILE » \$107,918



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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.

SUITE 124



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CENTRAL PARK EAST

FIRST FLOOR SITE PLAN

FLOOR PLAN



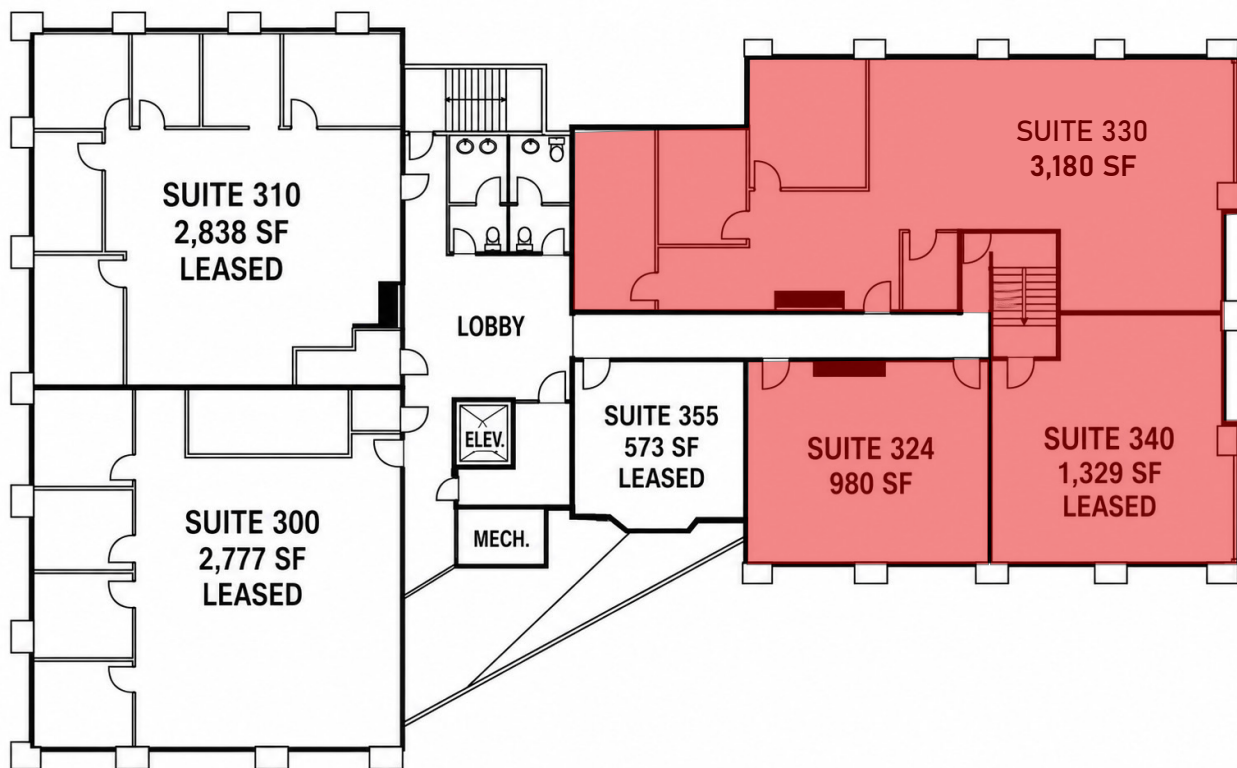
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CENTRAL PARK EAST

THIRD FLOOR SITE PLAN



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