



**1,900 SF FOR LEASE**  
**\$15.00 PSF NNN**

# 1,900 SF Two-Level Office Suite Just Off State Street

194 E 860 S, Orem, UT 84058



PARK  
COMMERCIAL  
GROUP

**KW WESTFIELD**  
KELLERWILLIAMS. REAL ESTATE

## Property Overview

194 E 860 S offers a **functional two-floor office** layout in **Orem, Utah**, positioned just off State Street for convenient local access. The space includes seven private offices, two bathrooms, two reception areas, a kitchenette, and a walk-out basement level, supporting a variety of professional office, service, or administrative users. With a flexible interior configuration and separate reception areas across two levels, the property is well suited for tenants seeking **operational separation, client-facing functionality, and efficient workspace** in a central Orem location.

## PROPERTY HIGHLIGHTS

1,900 SF office space available for lease
Two-floor layout with operational flexibility
Seven private offices
Two reception areas for client-facing use
Walk-out basement level
Kitchenette included
Convenient location just off State Street in Orem

**Randy Park** - Director  
(801) 368-9133  
randypark@gmail.com

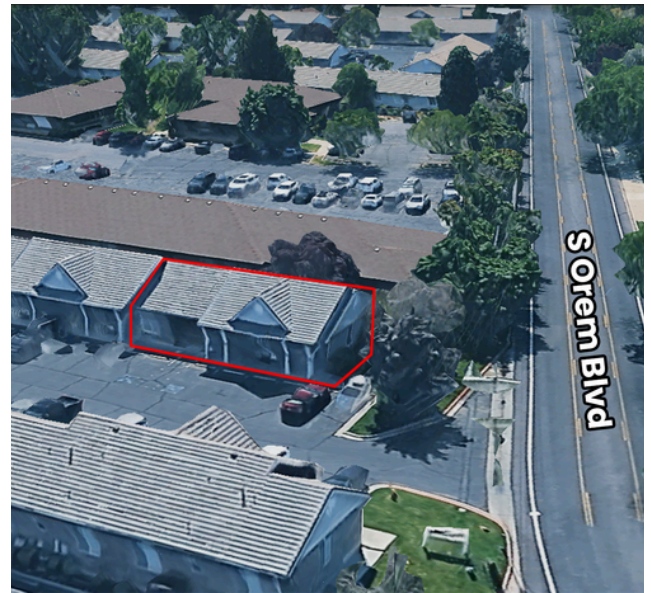
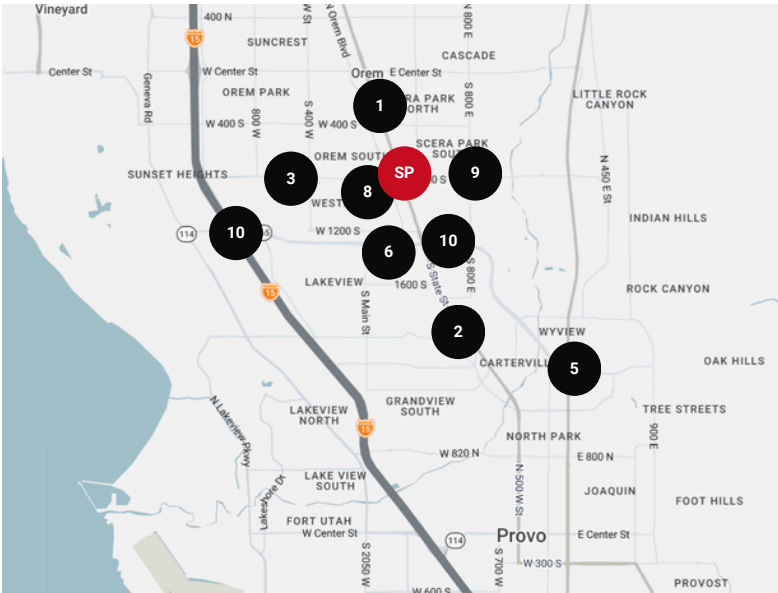
**Corey Gebhardt** - Co-Listing Agent  
(801) 885-7174  
coreyg@gmail.com

**Park Commercial Group**  
998 N 1200 W, Orem, UT 84604  
adampark@kw.com



Each Office Is Independently  
Owned and Operated.

## Traffic Count



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	South State Street	Alabama Ave	0.01 NW	2024	43,180	MPSI	0.03
2	University Parkway	S State St	0.12 W	2024	54,500	MPSI	0.11
3	S State St	E 800 S	0.09 N	2024	44,700	MPSI	0.12
4	E 800 S	S State St	0.04 NE	2023	16,605	MPSI	0.14
5	University Parkway	200 East	0.15 SE	2024	52,395	MPSI	0.22
6	S State St	1100 South	0.08 NW	2023	41,220	MPSI	0.28
7	Main Street	W 800 S	0.05 SW	2024	8,255	MPSI	0.35
8	Orem Boulevard	E 800 S	0.11 SE	2023	4,790	MPSI	0.39
9	800 East	E 800 S	0.02 N	2024	19,500	MPSI	0.62
10	Interstate 15	University Pkwy	0.40 SW	2024	134,110	MPSI	1.15

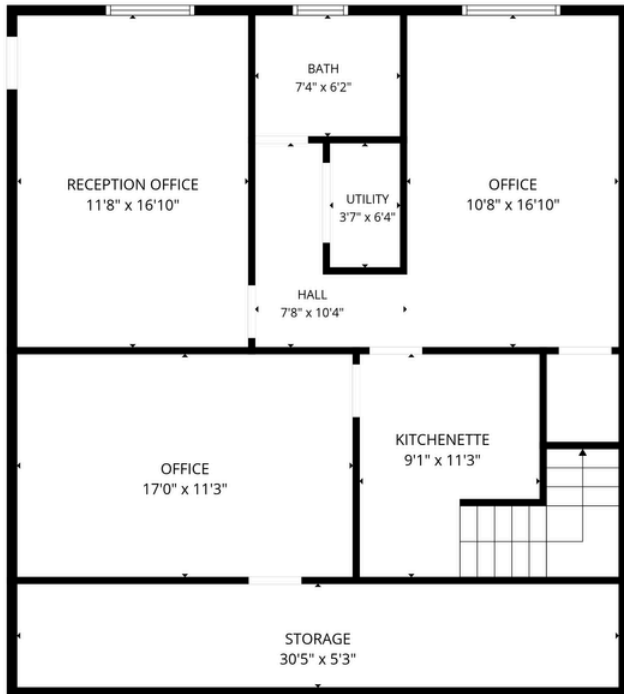


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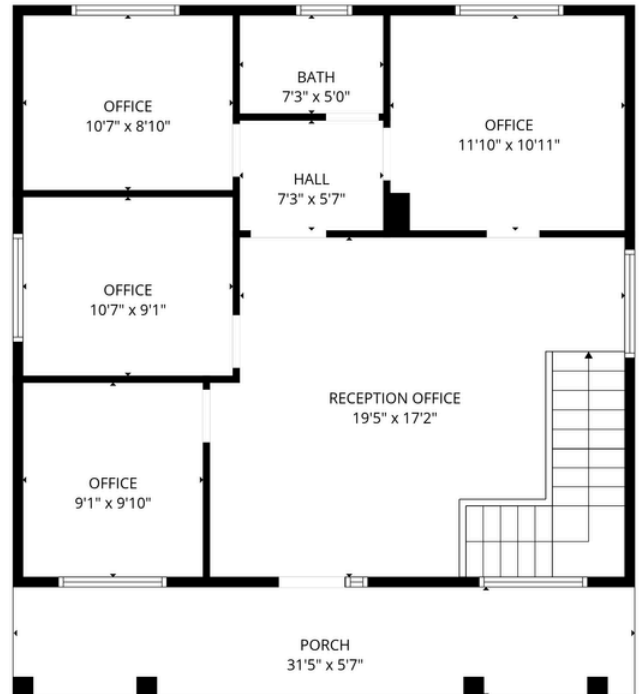
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## Property Photos and Floor Plan



Basement



1st floor

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## Nearby Establishments



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