



Orem Offices for Lease

216 N Orem Blvd, Orem, UT 84057

Orem Boulevard
OFFICES



Nathan Johnson

Orem Boulevard Offices
216 Orem Blvd, Orem, UT 84057
nj@oremboulevardoffices.com
(801) 823-1170



Available Suites

\$20.50 - \$34.94 /SF/YR

Professional office suites now available for lease in a well-maintained garden-level building in the heart of Orem. Ideal for small businesses, professionals, and startups seeking a turnkey workspace with no hidden costs.

- Four private office suites available (two suite sizes)
- All-inclusive monthly rate — no separate utility or service bills
- Internet and weekly cleaning included
- Garden level with natural light throughout
- Private entrance access
- Excellent condition — move-in ready
- Prime Orem location with easy access to major corridors...

- Central Location
- Full Service
- Garden Level



Rental Rate: \$20.50 - \$34.94 /SF/YR

Property Type: Office

Property Subtype: Loft/Creative Space

Building Class: C

Rentable Building Area: 4,058 SF

Year Built: 1995

Walk Score ®: 60 (Moderately friendly)

Transit Score ®: 30 (Somewhat friendly)

Rental Rate Mo: \$1.71 /SF/MO

Lower Level Ste 3

Space Available	667 SF
Rental Rate	\$20.50 /SF/YR
Contiguous Area	1,674 SF
Date Available	April 22, 2026
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 10 Years

Spacious, move-in-ready office suite offering a private, professional workspace at a predictable all-in monthly rate.-667 square feet of private office space-\$1,140/month — all-inclusive-Internet and weekly cleaning included-No additional utility or maintenance costs-Private entrance-Garden level with abundant natural light-Excellent condition-Central Orem location

1

Lower Level Ste 4

Space Available	170 SF
Rental Rate	\$34.94 /SF/YR
Contiguous Area	1,674 SF
Date Available	April 22, 2026
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 10 Years

Efficient, affordable private office suite in a well-kept garden-level building — everything included at one flat monthly rate.-170 square feet of private office space-\$495/month — all-inclusive-Internet and weekly cleaning included-No additional utility or maintenance costs-Large window with natural light-Garden level-Excellent condition-Central Orem location

2

Lower Level Ste 5

Space Available	170 SF
Rental Rate	\$34.94 /SF/YR
Contiguous Area	1,674 SF
Date Available	April 22, 2026
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 10 Years

Efficient, affordable private office suite in a well-kept garden-level building — everything included at one flat monthly rate.-170 square feet of private office space-\$495/month — all-inclusive-Internet and weekly cleaning included-No additional utility or maintenance costs-Large window with natural light-Garden level-Excellent condition-Central Orem location

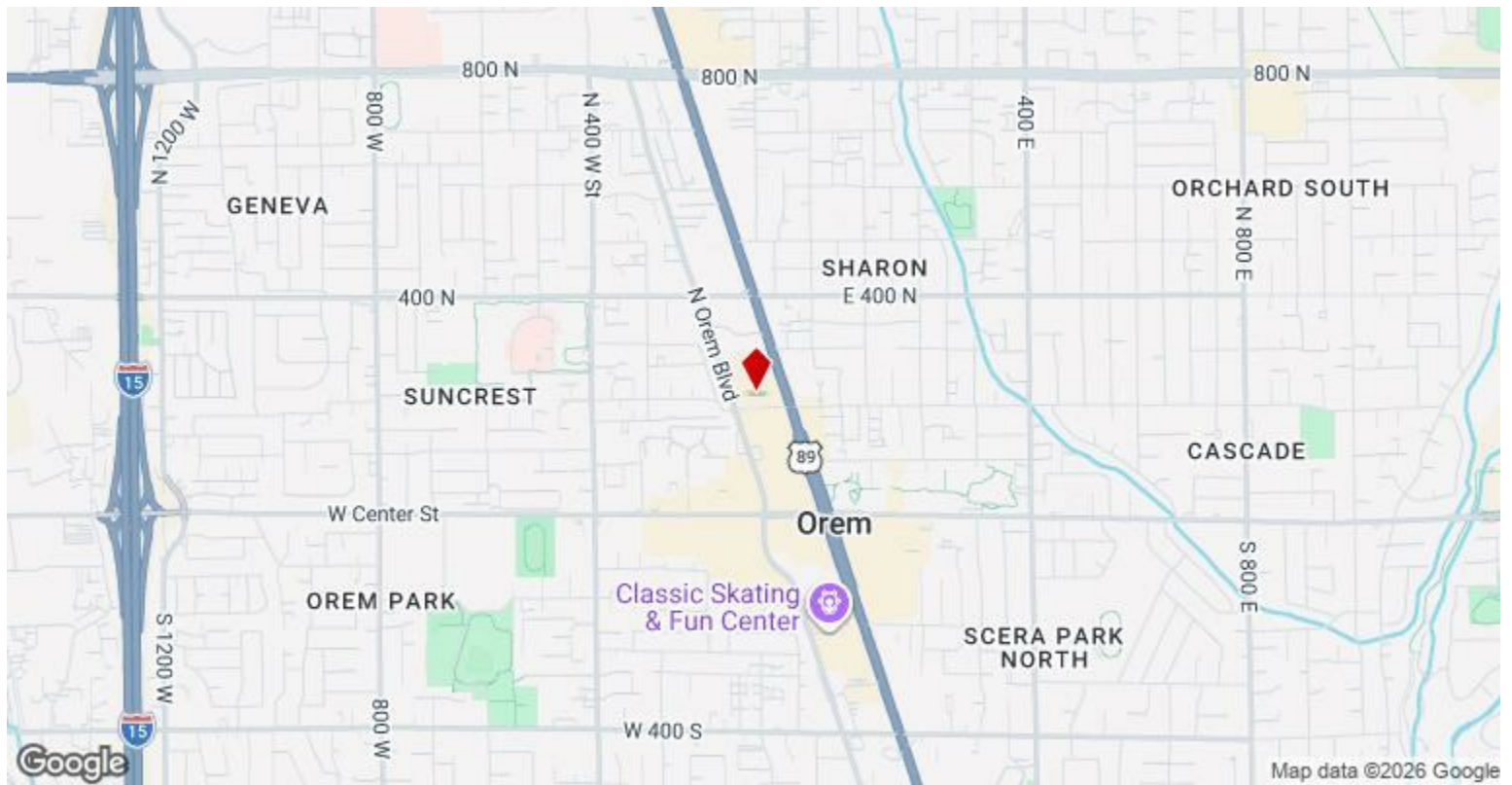
3

Lower Level Ste 6

4

Space Available	667 SF
Rental Rate	\$20.50 /SF/YR
Contiguous Area	1,674 SF
Date Available	April 22, 2026
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 10 Years

Spacious, move-in-ready office suite offering a private, professional workspace at a predictable all-in monthly rate.-667 square feet of private office space-\$1,140/month — all-inclusive-Internet and weekly cleaning included-No additional utility or maintenance costs-Private entrance-Garden level with abundant natural light-Excellent condition-Central Orem location



216 N Orem Blvd, Orem, UT 84057

Professional office suites now available for lease in a well-maintained garden-level building in the heart of Orem. Ideal for small businesses, professionals, and startups seeking a turnkey workspace with no hidden costs.

- Four private office suites available (two suite sizes)
- All-inclusive monthly rate — no separate utility or service bills
- Internet and weekly cleaning included
- Garden level with natural light throughout
- Private entrance access
- Excellent condition — move-in ready
- Prime Orem location with easy access to major corridors