

FOR LEASE



NEWMARK
 **MOUNTAIN WEST**

BRIEONA PAPPAS
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PROPERTY DETAILS

1182 South 1680 West, Orem Utah 84058

- Prime Standalone Office/Flex Building in Orem Utah
- Great for office tenant looking for small warehouse area
- Approximately 4,720 SF
 - « Office: 3,496 SF
 - « Warehouse: 1,224 SF
- Roughly 18' ceiling height
- Small outdoor yard space (fence needed)
- 0.11 acres
- One Grade Level Door
- Approximately 15 allocated parking stalls
- Zoned Commercial (CM) Orem Zoning
- Tenant Improvement Allowance Negotiable
- Asking Rate: ~~\$1.65~~ **\$1.40/SF per month, NNN**
- Estimated CAM: \$0.16/SF per month

2025 DEMOS



EST. POPULATION

1 MILE » **8,639**
 3 MILE » **81,046**
 5 MILE » **192,799**



EST. HOUSEHOLDS

1 MILE » **2,398**
 3 MILE » **25,476**
 5 MILE » **59,341**



EST. AVERAGE HH INCOME

1 MILE » **\$119,666**
 3 MILE » **\$117,289**
 5 MILE » **\$114,684**

**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 312 East South Temple
 Salt Lake City, Utah 84111
 Office 801.456.8800
www.newmarkmw.com

FLOOR PLANS - WAREHOUSE 6



NEWMARK

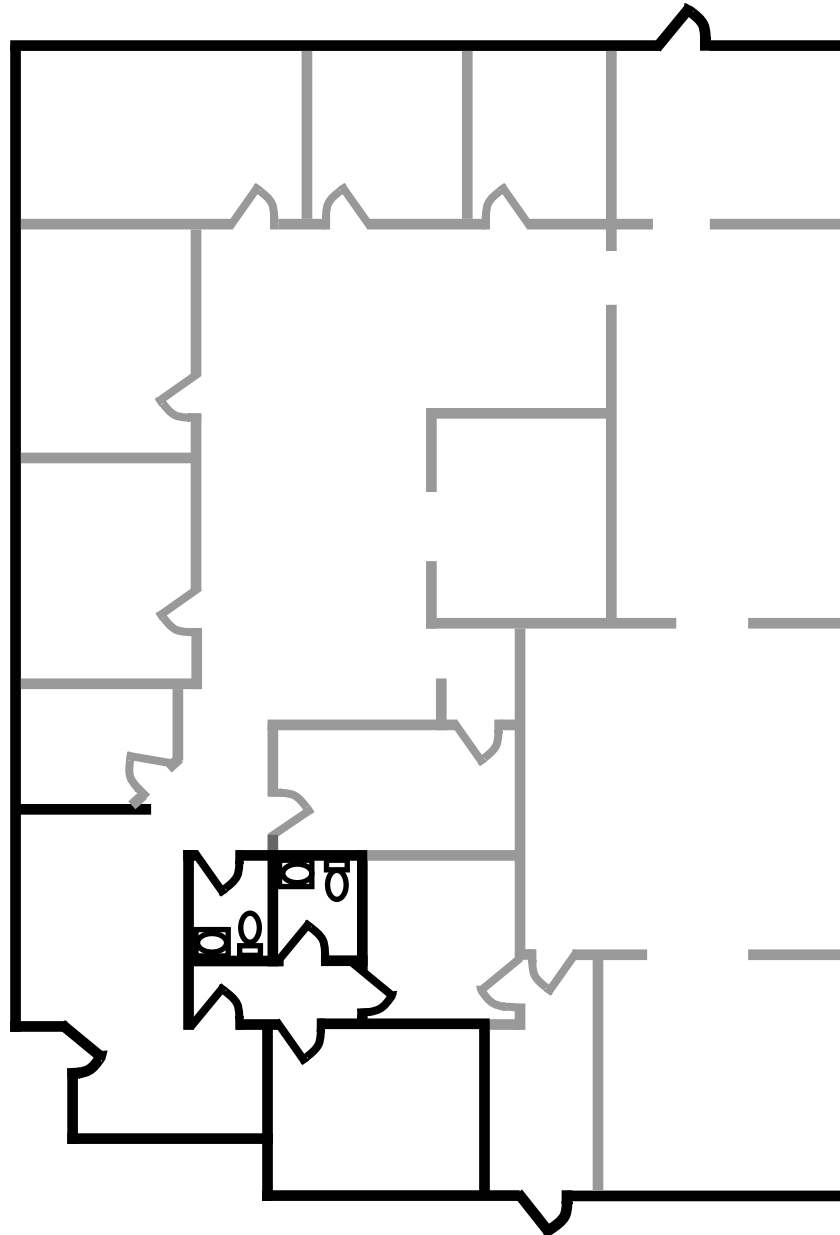
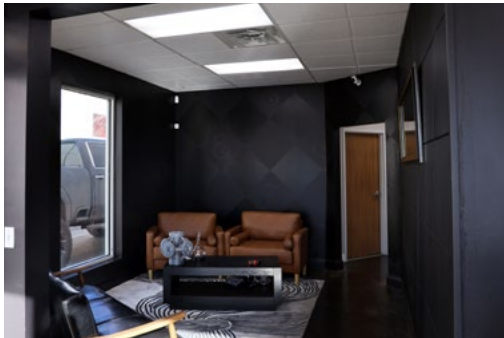
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NOT TO SCALE

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