



**FOR SALE**

## CASCADE OFFICE PARK BUILDING 2 OFFICE CONDO

980 East 800 North  
Suite 201  
Orem, Utah 84097



**RSE**

1,812 SF



**SALES PRICE**

\$1,100,000.00  
\$607.08 /PSF



**AVAILABILITY**

By Appointment Only



**CODY BLACK**

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FULL SERVICE **COMMERCIAL** REAL ESTATE

1875 S STATE ST., SUITE 1000, PO BOX 970432, OREM, UT 84097

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.

# PROPERTY DESCRIPTION

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Discover an exceptional opportunity for your business at Cascade Office Park – Building 2, ideally located at 980 East 800 North in northeast Orem, Utah. Built in 2021, this modern office condominium offers 1,557 SF of net usable space and 1,812 SF of rentable area, providing an efficient, professional environment well suited for office, medical, wellness, or other professional uses. Situated just off Canyon Drive, the property offers excellent connectivity to the 800 East commercial corridor, I-15, and University Avenue gateway with convenient access to major transportation routes and surrounding amenities. Located along the prominent Canyon View 800 North corridor, the property provides an attractive and accessible setting for both employees and clients. The property is approximately 8 miles from downtown Provo, 11.8 miles from Provo Airport (PVU), and 44 miles from Salt Lake City International Airport (SLC), offering convenient regional and air-travel accessibility. The contemporary brick and composite exterior creates a polished, professional image, while the surrounding area offers an outstanding selection of restaurants, cafés, retail, shopping, fitness, wellness facilities, and healthcare services. Convenient access to the Provo River Parkway Trail further enhances the location, providing an attractive outdoor amenity for employees and clients who enjoy walking, running and cycling.

## SALES PRICE:

**\$1,100,000.00 (\$607.08 PSF)**

## KEY FEATURES

- Turnkey Upper-Level Space within Cascade Office Park
- Modern, high end finishes
- High Visibility on 800 North.
- Well positioned for nearby retail and restaurant amenities
- Beautiful views of Provo Canyon with outdoor connectivity to the Provo River Trail providing an excellent amenity for employees and clients who enjoy walking, running and cycling,
- FF&E list available separately for purchase



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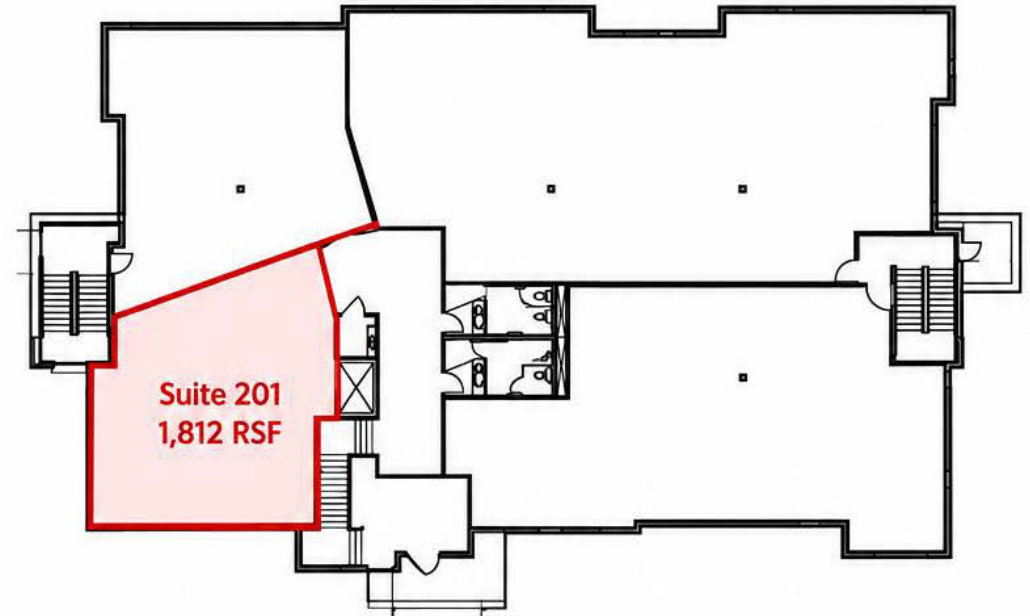


# FLOOR PLAN

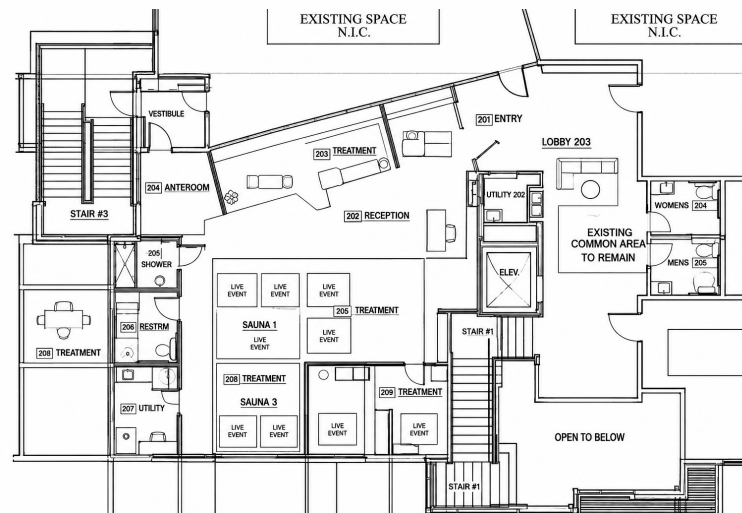
## FIRST FLOOR



## SECOND FLOOR



## INTERIOR LAYOUT



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# AVAILABLE EQUIPMENT

**FOR SALE BY SEPARATE AGREEMENT:  
TOTAL COMBINED VALUES OF ASSETS : \$379,585.00**

|    | WELNESS CENTER EQUIPMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |      |     |               |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------|-----|---------------|
| 1  | Trident Cryo, Dual Chamber Electric Cryotherapy System, Model-The Chief, 100x98x57. Includes: Mechanical Cabinet With Copeland Compressors, Digital Readout And Safety Switch, Condenser-Roof Mount, And Chamber.                                                                                                                                                                                                                                                                                      | N/A            | G-VG | 8+  | \$ 110,000.00 |
| 2  | (10) Custom Built/Soul Inception, Infrared Sauna Rooms. Room #1 Approx. 5'x5', Rooms 2-4 Approx. 5'x4'. Room #5 Approx. 6'x10'. Room #6 Approx. 10'x10'. Each Include: Fan, Heat Sensor, Sprinkler, Junction Box, Digital Display, Color Light Therapy Lights, Salt Brick, Remote Control Switch Glass Film Windows/Doors. Rooms 1-4 Have Wood Bench. Spaces #7-10 Adjoined (1 Room) Approx 25' x 10'. *FMV Value Represented As "Fair Market Value-Installed". See "Appraisal Definitions" on page 4. | N/A-Custom     | G-VG | 12+ | \$ 250,000.00 |
| 3  | (4), HigherDOSE, PEMF Infrared Mat, With Time/Temp Controller.                                                                                                                                                                                                                                                                                                                                                                                                                                         | N/A            | G    | 7+  | \$ 2,800.00   |
| 4  | (4), Wood, Lounge/Bed Frames, *For Use With HigherDOSE Mats.                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A            | G    | 8+  | \$ 2,000.00   |
| 5  | Prizma/SALT FX, Commercial Halo Generator. Model-Pro/Prizsalt-5.                                                                                                                                                                                                                                                                                                                                                                                                                                       | 202123031123   | G-VG | 5+  | \$ 4,800.00   |
|    | <b>FACILITY SUPPORT EQUIPMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |      |     |               |
| 6  | (11), Samsung, Touch Screen Tablets. (6) For Sauna Control. (1) For Online Waiver And Workout Media (4) With Infrared Mat Stations. Includes (6) Durable Products Wall Mount Tablet Holders And Wireless Headphones. *Check Quantity With Infrared Mat Stations/Occupied At Time Of Inspection.                                                                                                                                                                                                        | N/A            | G    | 3+  | \$ 2,750.00   |
| 7  | GE, "Smart" Front Load, Stackable Washer. Electric.                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/A            | G    | 5+  | \$ 475.00     |
| 8  | GE, "Smart" Front Load, Stackable Stackable Dryer. Electric.                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A            | G    | 5+  | \$ 475.00     |
| 9  | RCA 4.5 Cu. Ft. Single Door Mini Fridge.                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A            | G    | 5+  | \$ 80.00      |
| 10 | Keurig, Single Serve Coffee Maker. Model-K-Mini Plus.                                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A            | G    | 3+  | \$ 60.00      |
| 11 | Misc. Furniture/Facility Support: Lounge Chair/Large Padded Chair, (4) Waiting/Padded Chairs, (4) Wood Benches, Trash Receptacles, Wall Decorative Shelving, Ladder, Sumo Multi Line Phones, Dividers For Sauna Stations 8-10.                                                                                                                                                                                                                                                                         | N/A            | G    | 7+  | \$ 1,200.00   |
| 12 | Hikvision, Network Video Recorder. Model-DS-7604N1-Q1/4P. With (2) Hikvision Ceiling Mounted Security Cameras.                                                                                                                                                                                                                                                                                                                                                                                         | N/A            | G    | 5+  | \$ 270.00     |
|    | <b>EXERCISE EQUIPMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |      |     |               |
| 13 | Precor/Spinning, Indoor Cycle "Spin Bike". Model-Spinner Ride.                                                                                                                                                                                                                                                                                                                                                                                                                                         | AC96G01200174  | G    | 7+  | \$ 850.00     |
| 14 | Precor/Spinning, Indoor Cycle "Spin Bike". Model-Spinner Shift.                                                                                                                                                                                                                                                                                                                                                                                                                                        | AGNRF30200139  | G    | 7+  | \$ 850.00     |
| 15 | Precor/Spinning, Indoor Cycle "Spin Bike". Model-Spinner Shift.                                                                                                                                                                                                                                                                                                                                                                                                                                        | AGNRF30200130  | G    | 7+  | \$ 850.00     |
| 16 | Cascade, Indoor Row Machine. Model-Rower.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 39710201001303 | G    | 7+  | \$ 1,300.00   |
| 17 | Hyperwear, Sand bell/Sandbag Weight Set. Model-Softbell. Includes: (30) Various Weight Sand Bags, Barbell, Kettle Bell And Dumbbell Bars.                                                                                                                                                                                                                                                                                                                                                              | N/A            | G    | 7+  | \$ 225.00     |
| 18 | Misc. Wellness/Exercise Equipment: Earbuds, Foam Rollers, Ring Light.                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A            | G    | 7+  | \$ 600.00     |

**Condition Key Code: E=Excellent, VG= Very Good, G= Good, F=Fair, P=Poof, SA=Salvage  
SC=Scrap, NI-No Inspection**

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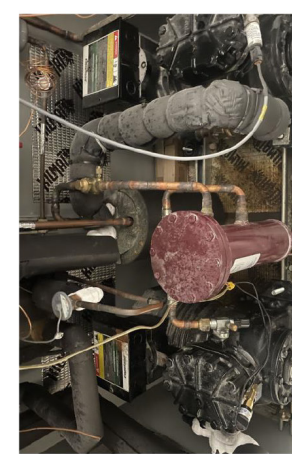
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Trident Cryotherapy Chamber (4)



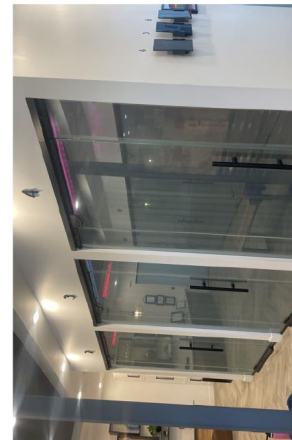
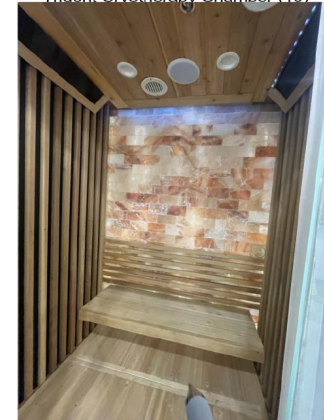
Sauna #2 (1)



Trident Cryotherapy Chamber (9)



Trident Cryotherapy Chamber (10)



Sauna #2-4



Sauna #3 (1)

# Demographics

## DATA SUMMARY

### 1 MILE RING

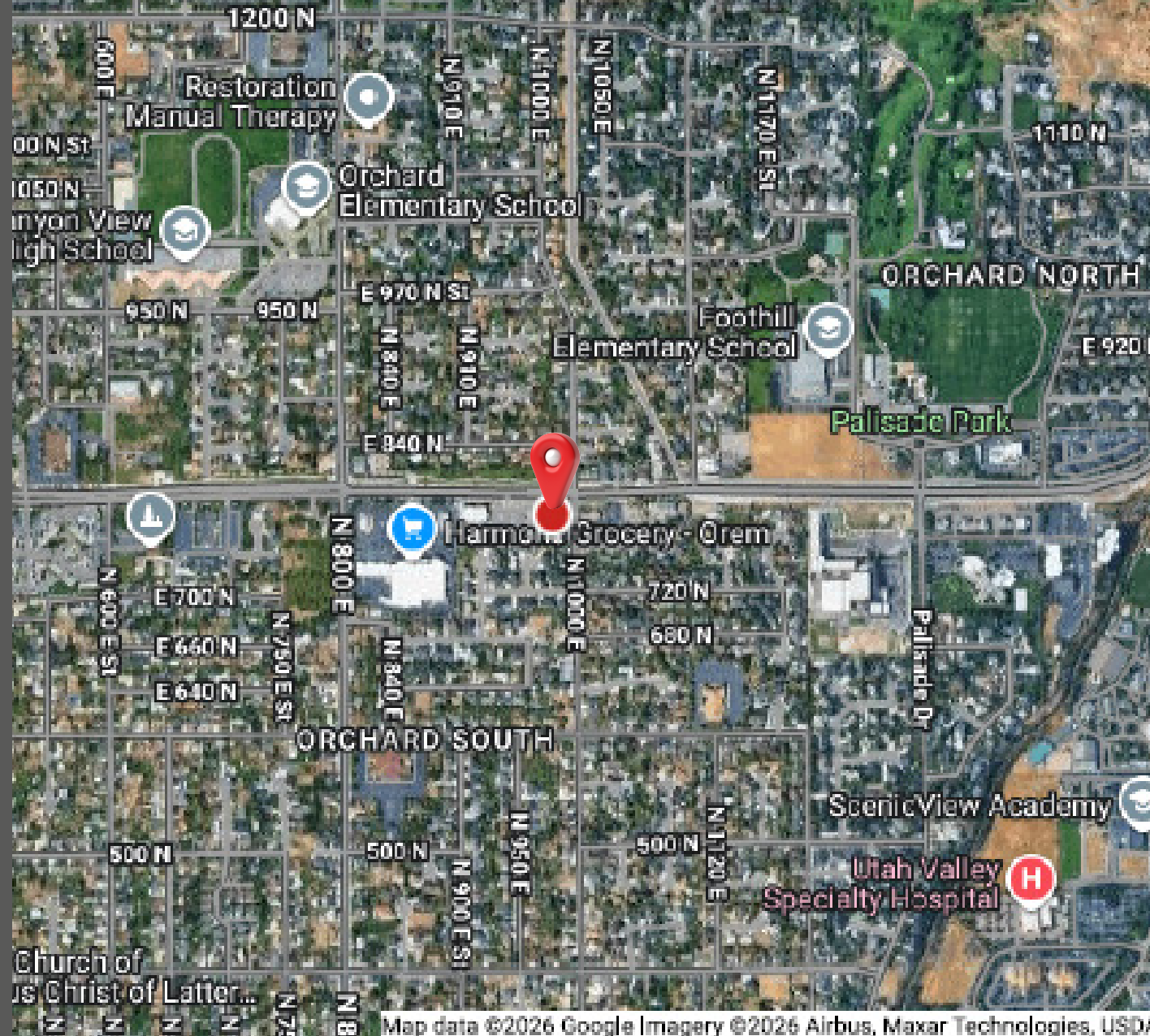
|                   |          |
|-------------------|----------|
| Population        | 1,072    |
| Households        | 307      |
| Median HH Income  | \$96,877 |
| Per Capita Income | \$35,091 |
| Owner Occupied    | 68%      |

### 3 MILE RING

|                   |          |
|-------------------|----------|
| Population        | 9,650    |
| Households        | 2,761    |
| Median HH Income  | \$96,877 |
| Per Capita Income | \$35,091 |
| Owner Occupied    | 68%      |

### 5 MILE RING

|                   |          |
|-------------------|----------|
| Population        | 26,806   |
| Households        | 7,670    |
| Median HH Income  | \$96,877 |
| Per Capita Income | \$35,091 |
| Owner Occupied    | 68%      |



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