

# FOR LEASE-SPRINGVILLE OFFICE SPACE

PROFESSIONAL | FLEXIBLE | MOVE-IN READY

1086 N 450 W, Units 209 and 210, Springville, UT

# PROPERTY HIGHLIGHTS



## Key Property Highlights

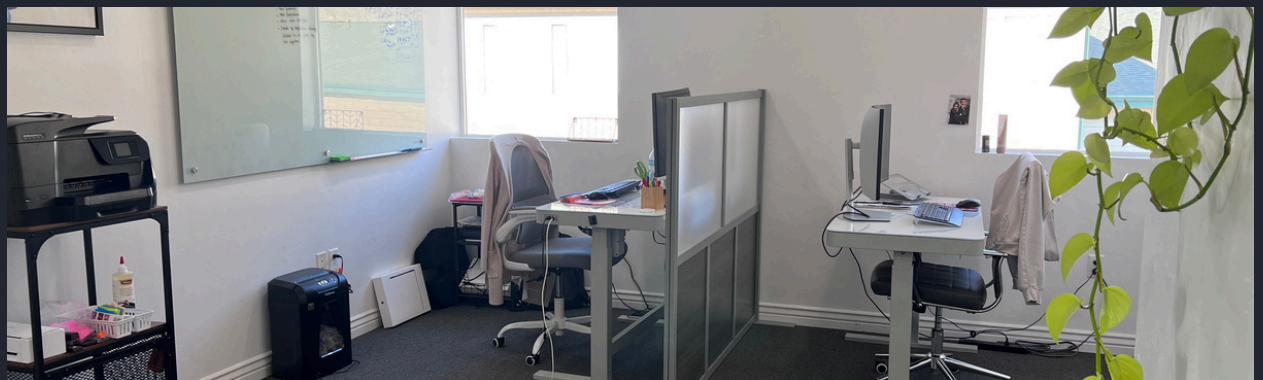
- \$13.50 PSF
- \$2.40 NNN fee
- Unit 209 1155 s.f.
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- 2 Units Can be Combed for a total of 2,310 s.f.
- Lease individual unit or entire contiguous space
- Two private conference rooms
- Large open collaboration area
- Modern second-floor office layout
- Private break room
- High-speed Comcast available
- Onsite HOA management
- Excellent natural light throughout

## Location Advantages

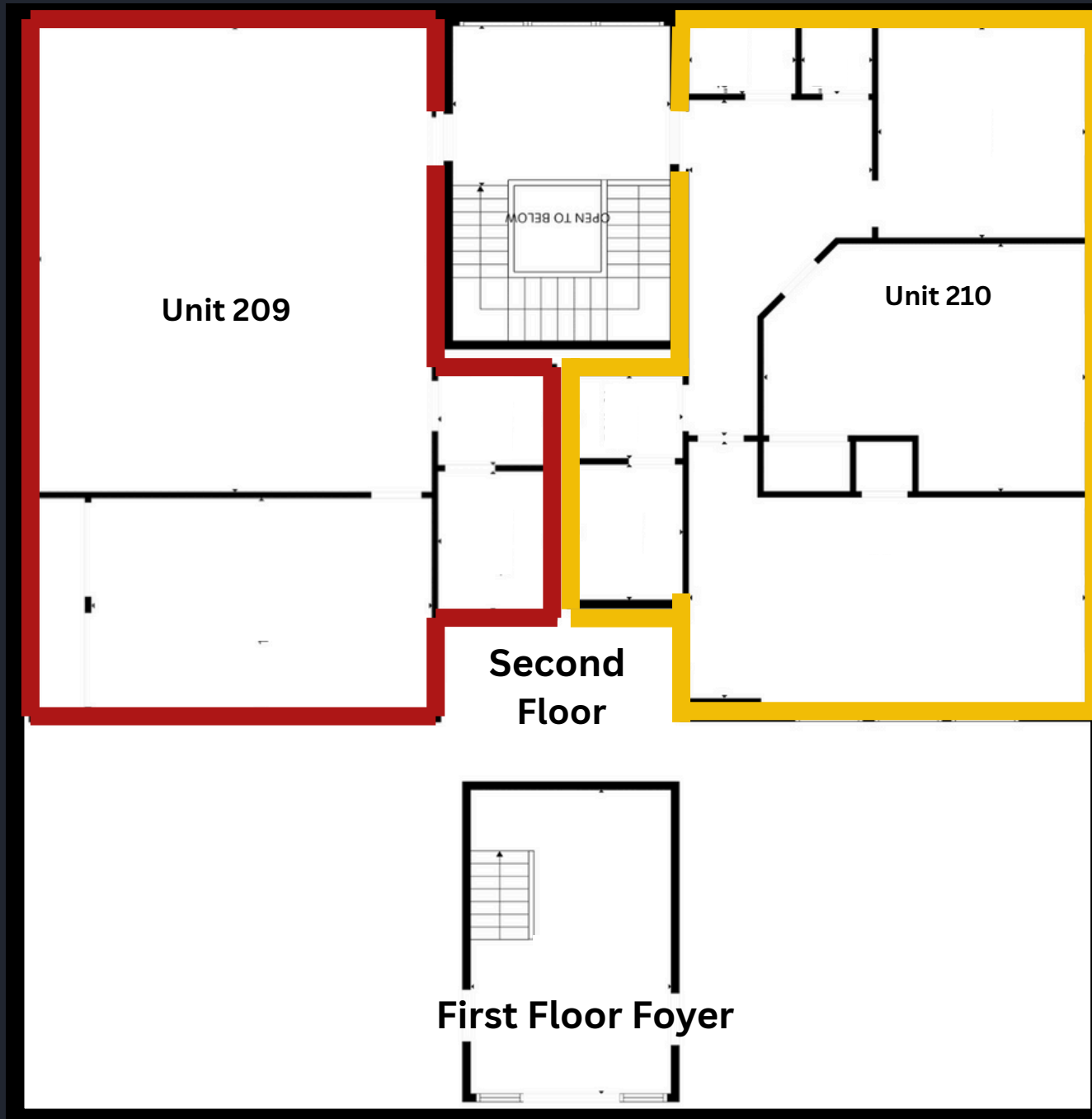
- Prime Springville office location with quick I-15 access
- Minutes from Main Street, retail, dining & services
- Surrounded by established professional businesses
- Easy access to Provo, Spanish Fork & Utah County
- Mountain views and professional park setting



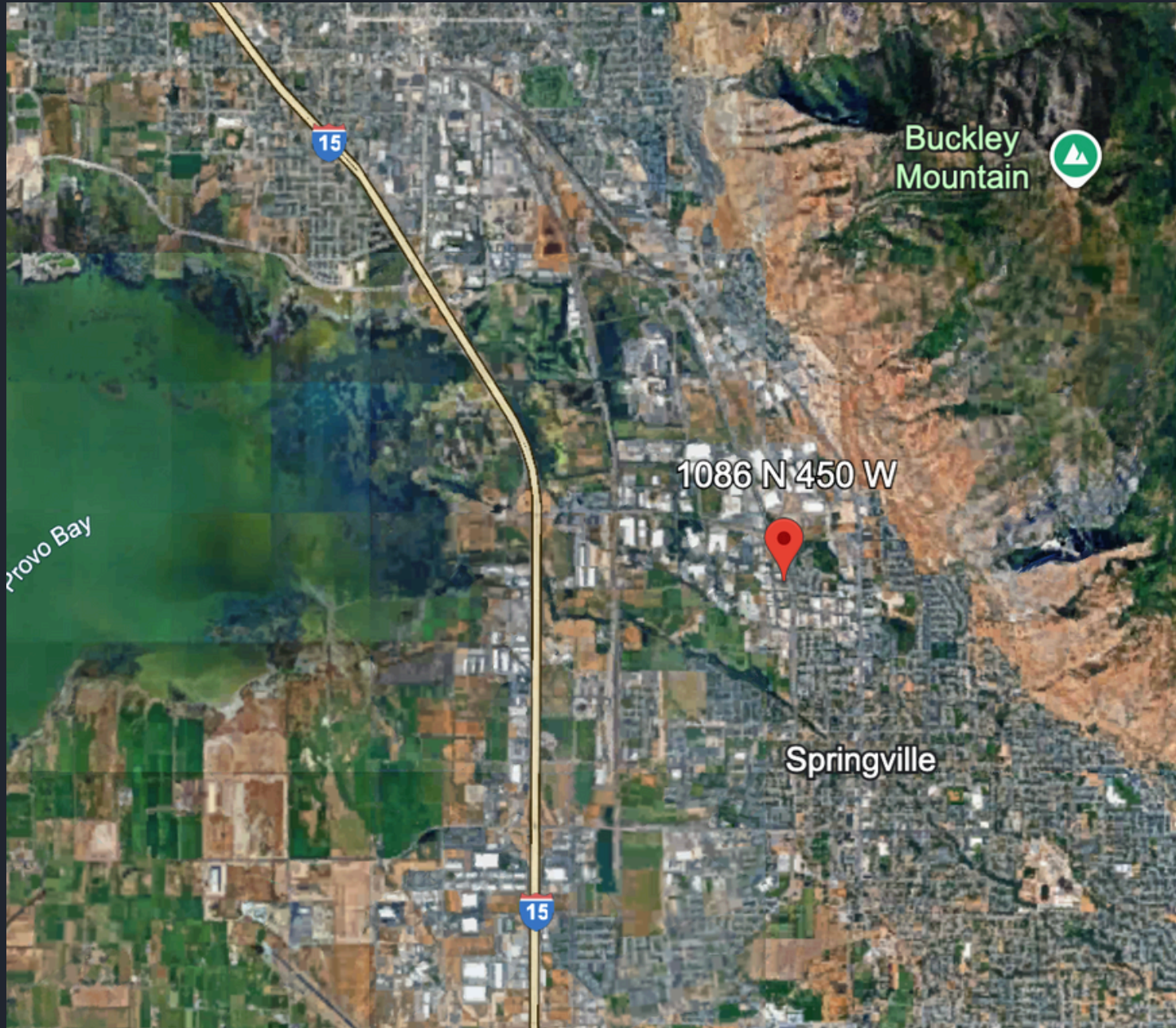




# FLOORPLAN



# AERIAL VIEW



**CONTACT US TODAY  
FOR A PRIVATE TOUR!**

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