

Timpanogos Landing

PRIME LOCATION | HIGH VISIBILITY | EASY ACCESS | NEW CONSTRUCTION



1950 N State Street, Orem, UT

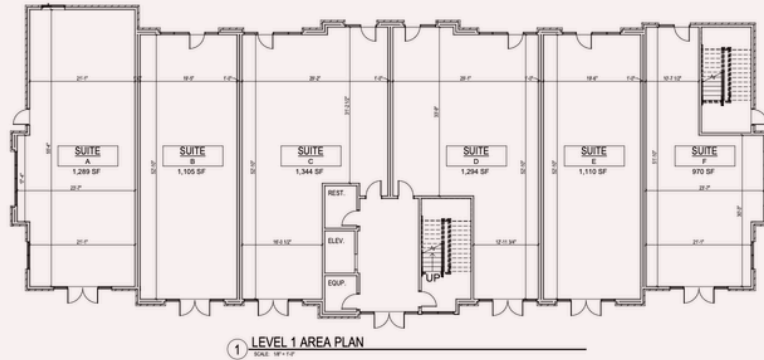


Property Details

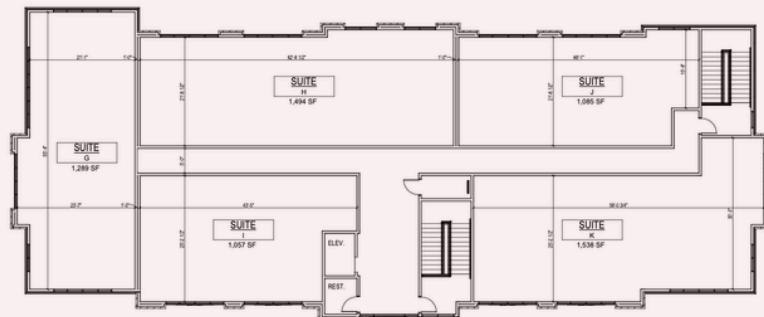
- 15,314 SF of Retail and Office Space
- Estimated Delivery: Q4 2027
- Drive-thru opportunity on approved pad along State Street
- Beautiful new shopping center anchored by Home Built Hardware Store
- Main-level retail end-cap and inline space available
- Second-floor office space available
- Monument signage on State Street



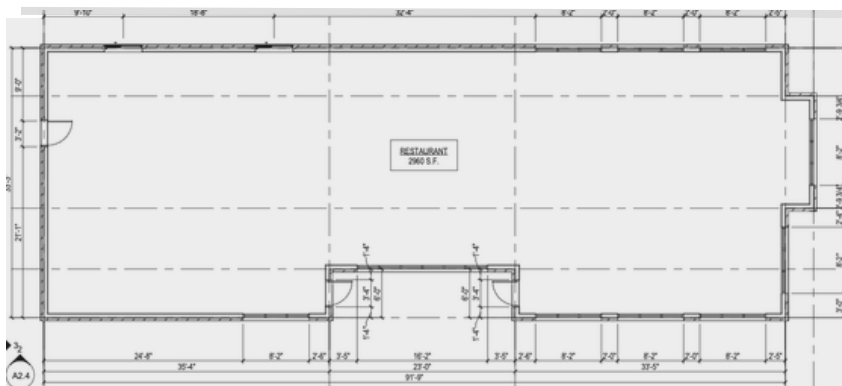
Floor Plans, Pricing, and Availability



Retail Floor 1	Square Feet	Asking Rate (NNN)
Suite B	1,105	\$38.00
Suite C	1,344	\$38.00
Suite D	1,294	\$38.00
Suite E	1,110	\$38.00
Suite F	970	\$40.00



Office Floor 2	Square Feet	Asking Rate (NNN)
Suite G	1,289	\$24.00
Suite H	1,494	\$24.00
Suite I	1,057	\$24.00
Suite J	1,085	\$24.00
Suite K	1,538	\$24.00



Restaurant pad available with drive-thru potential. Building size approximately 3,200 SF. Build to suit or ground lease. Call for pricing

Home Built Hardware Store

Restaurant Pad

Build to Suit or Ground Lease
3,200 SF

NEW
BDG. 2
1 STORY
3,200 SF

60 SEATS
20 STALLS REQ

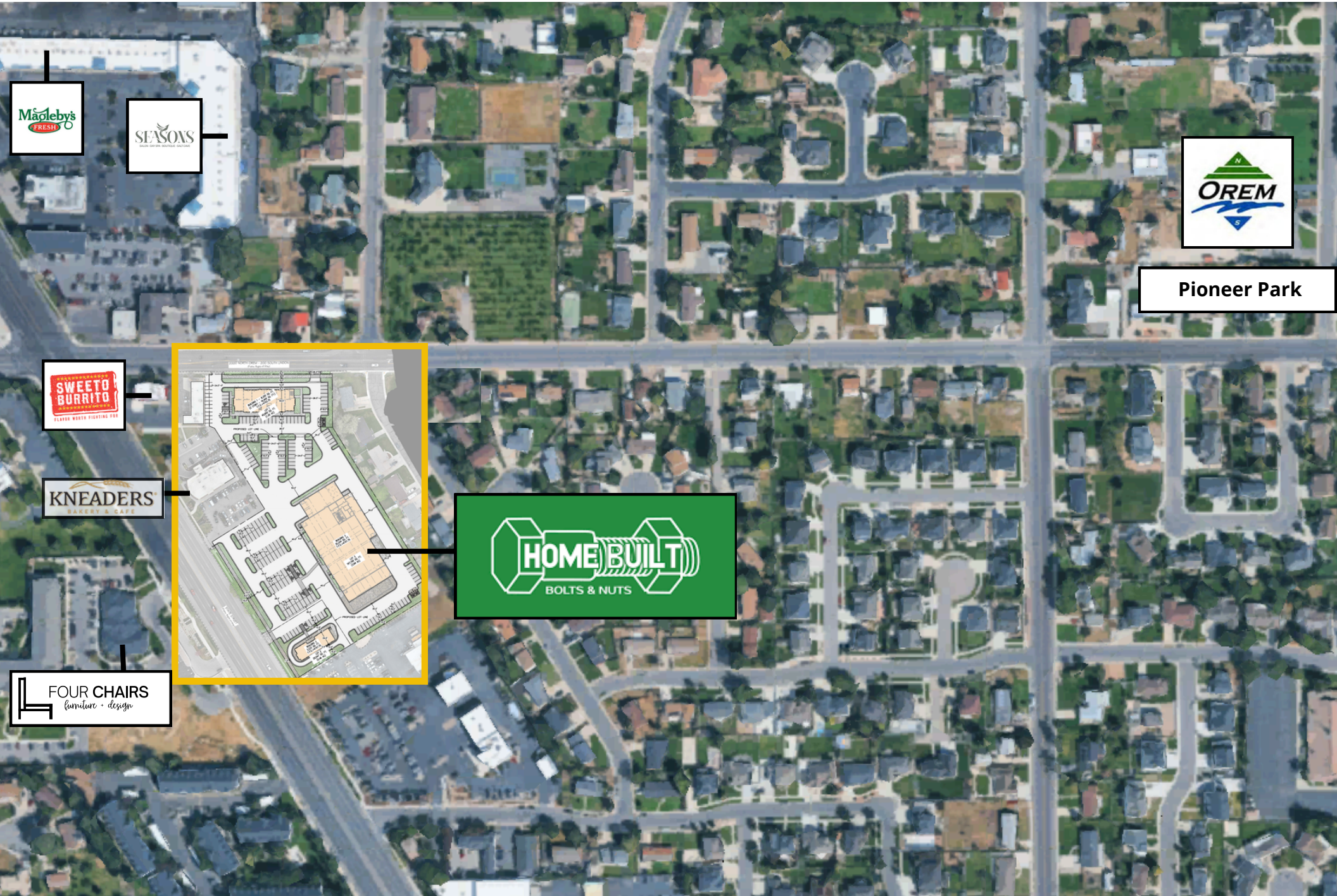


DRIVE THRU

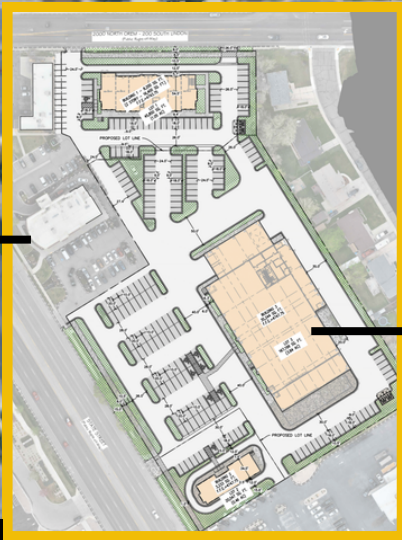
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STATE STREET

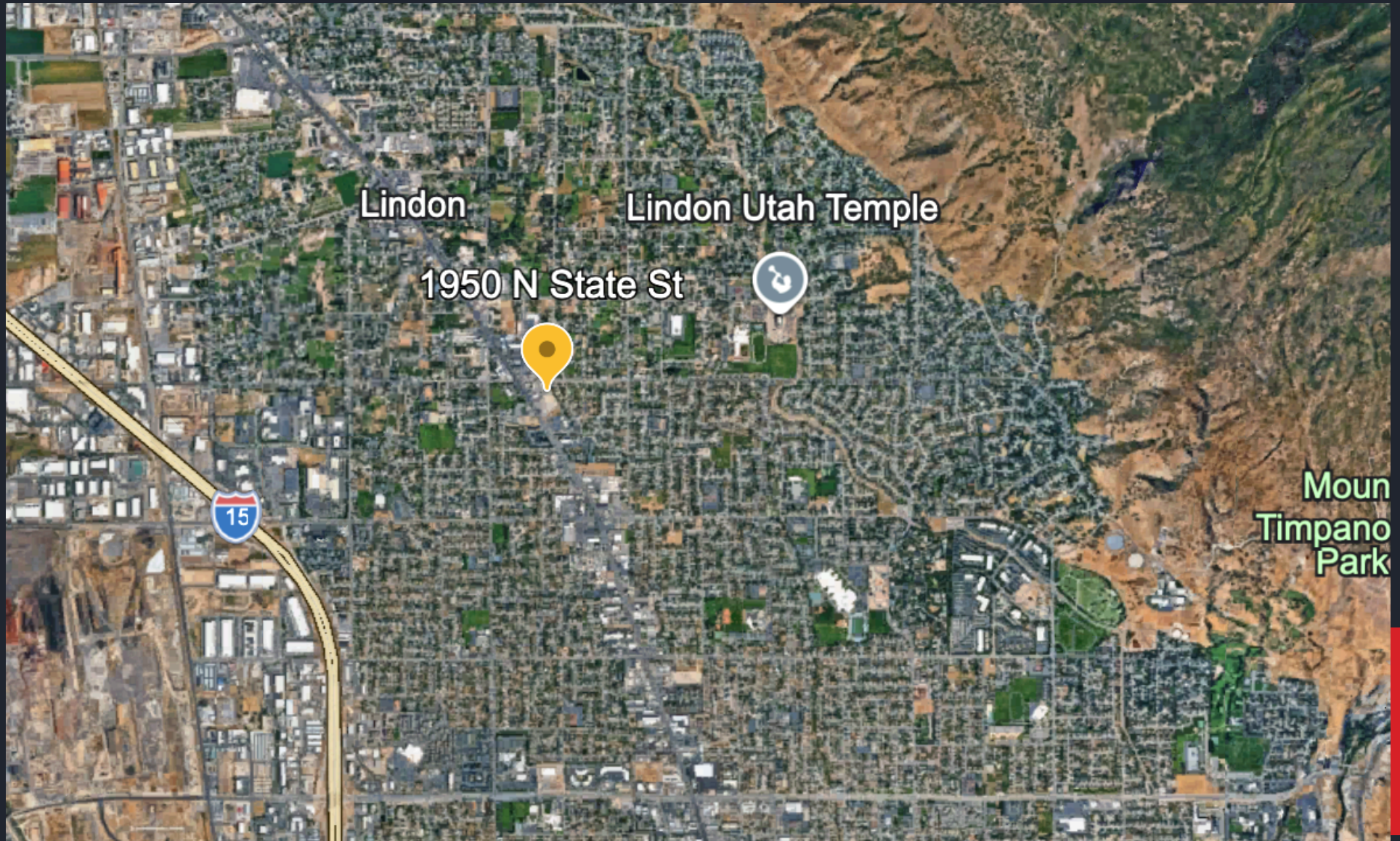
AERIAL VIEW



Pioneer Park



AERIAL VIEW



CONTACT US TODAY FOR A PRIVATE TOUR!

Aaron Cook - Aaron@Coreutah.com - 801-787-7255

Kevin Ford - Kevin@Coreutah.com - 801-473-6519



1950 N State Street, Orem, UT

- Located on one of Orem's busiest retail corridors.
- Excellent visibility from State Street.
- Surrounded by established national and local retailers.
- Convenient access to I-15 and major employment centers.
- Strong daytime population and residential growth.