



FOR LEASE

Prime State Street Commercial Property

1595 - 1597 S. State Street
Orem, Utah 84097



MARY STREET, CCIM

mary@summitutahre.com
direct: 801.358.6279
office: 801.435.5005

[View Profile](#)



BILL STREET

bill@summitutahre.com
direct: 801.376.5282
office: 801.435.5005

[View Profile](#)

2025 DEMOS

EST. POPULATION



1 MILE » 1,072
3 MILE » 9,650
5 MILE » 26,806

EST. HOUSEHOLDS



1 MILE » 307
3 MILE » 2,761
5 MILE » 7,670

EST. AVERAGE HH INCOME



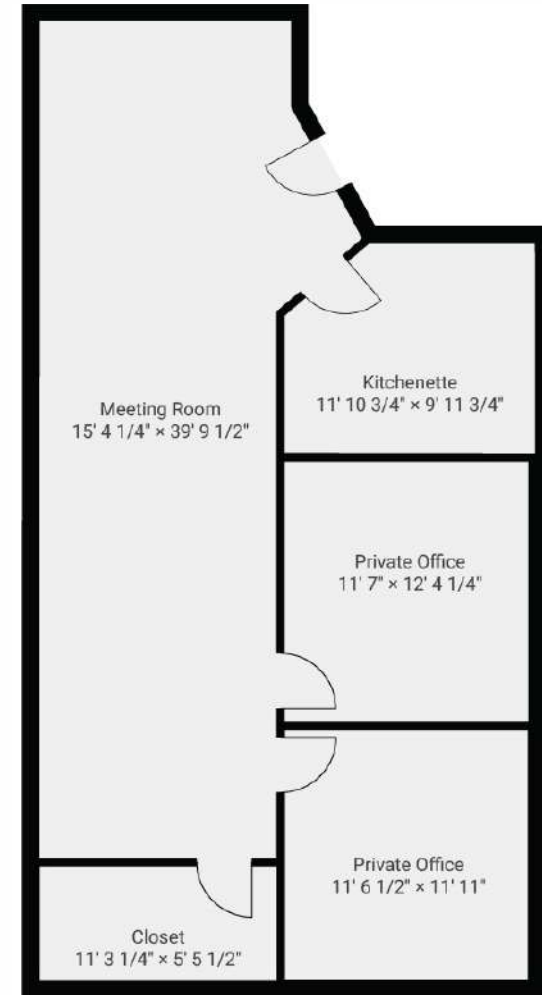
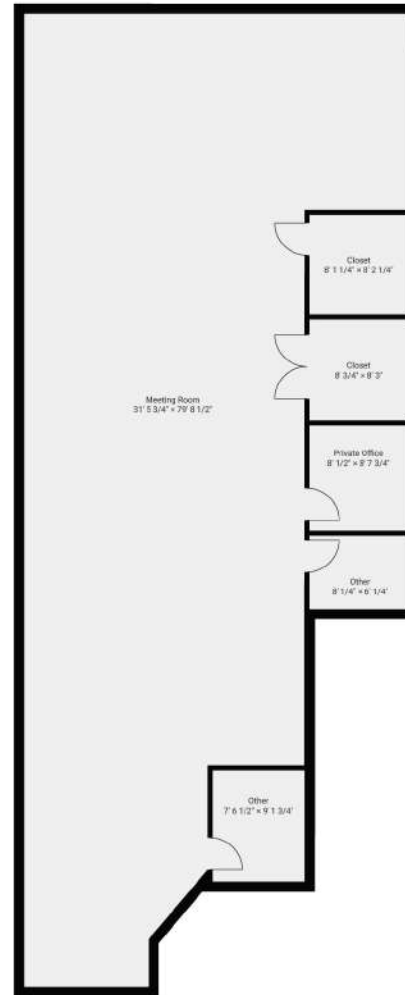
1 MILE » \$96,877
3 MILE » \$96,877
5 MILE » \$96,877



FLOOR PLAN

Building Highlights

- Prime State Street Commercial Space
- Two contiguous suites available for lease
- Lease Rate: \$14.50 PSF MG
- Suite 1595A (2,475 SF)
- Suite 1597A (1,177 SF)
- The spaces can be leased individually or together
- Suite 1595A features a spacious layout with a raised platform ideal for presentations, events, training, or creative productions. The floor plan can be reconfigured to your specifications.
- Suite 1597A provides a open classroom-style environment complete with a kitchenette.
- Ample parking



MARY STREET, CCIM

mary@summitutahre.com
direct: 801.358.6279
office: 801.435.5005

[View Profile](#)



BILL STREET

bill@summitutahre.com
direct: 801.376.5282
office: 801.435.5005

[View Profile](#)





MARY STREET, CCIM

mary@summitutahcre.com
direct: 801.358.6279
office: 801.435.5005

[View Profile](#)



BILL STREET

bill@summitutahcre.com
direct: 801.376.5282
office: 801.435.5005

[View Profile](#)



PRIME LOCATION. SUPERIOR ACCESS.

LOCATION OVERVIEW

DETAILS ABOUT LOCATION

- Located along Orem State Street's retail corridor
- Three blocks from University Place Mall
- Quick access to State Street retail corridor
- Public transit access toward Orem Central Station

NEARBY AMENITIES

- Close to many restaurants, recreation facilities, fitness and retail shopping centers
- Within 3-6 miles of UVU and BYU campus
- Within 1.5-3.5 miles of Timpanogos Regional Hospital and Utah Valley Hospital



MARY STREET, CCIM

mary@summitutahre.com
direct: 801.358.6279
office: 801.435.5005

[View Profile](#)



BILL STREET

bill@summitutahre.com
direct: 801.376.5282
office: 801.435.5005

[View Profile](#)

