

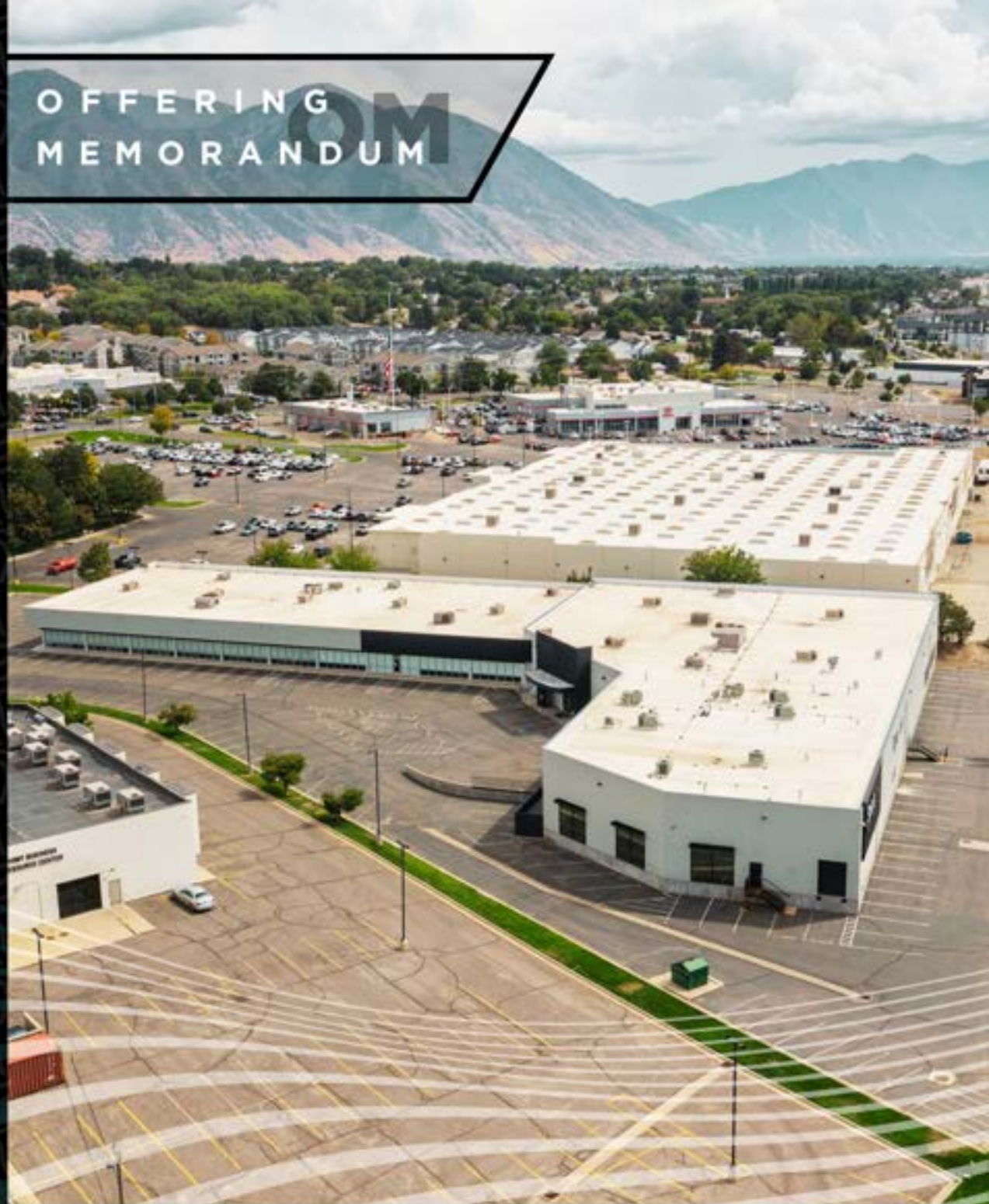


**SAELA**  
BUILDING

**SAELA  
BLDG -  
FOR  
SALE**

1290 S SANDHILL  
ROAD, OREM,  
UTAH 84058

OFFERING  
MEMORANDUM



PRIME CORPORATE OFFICE SPACE IN OREM, UT



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# THE OFFERING |

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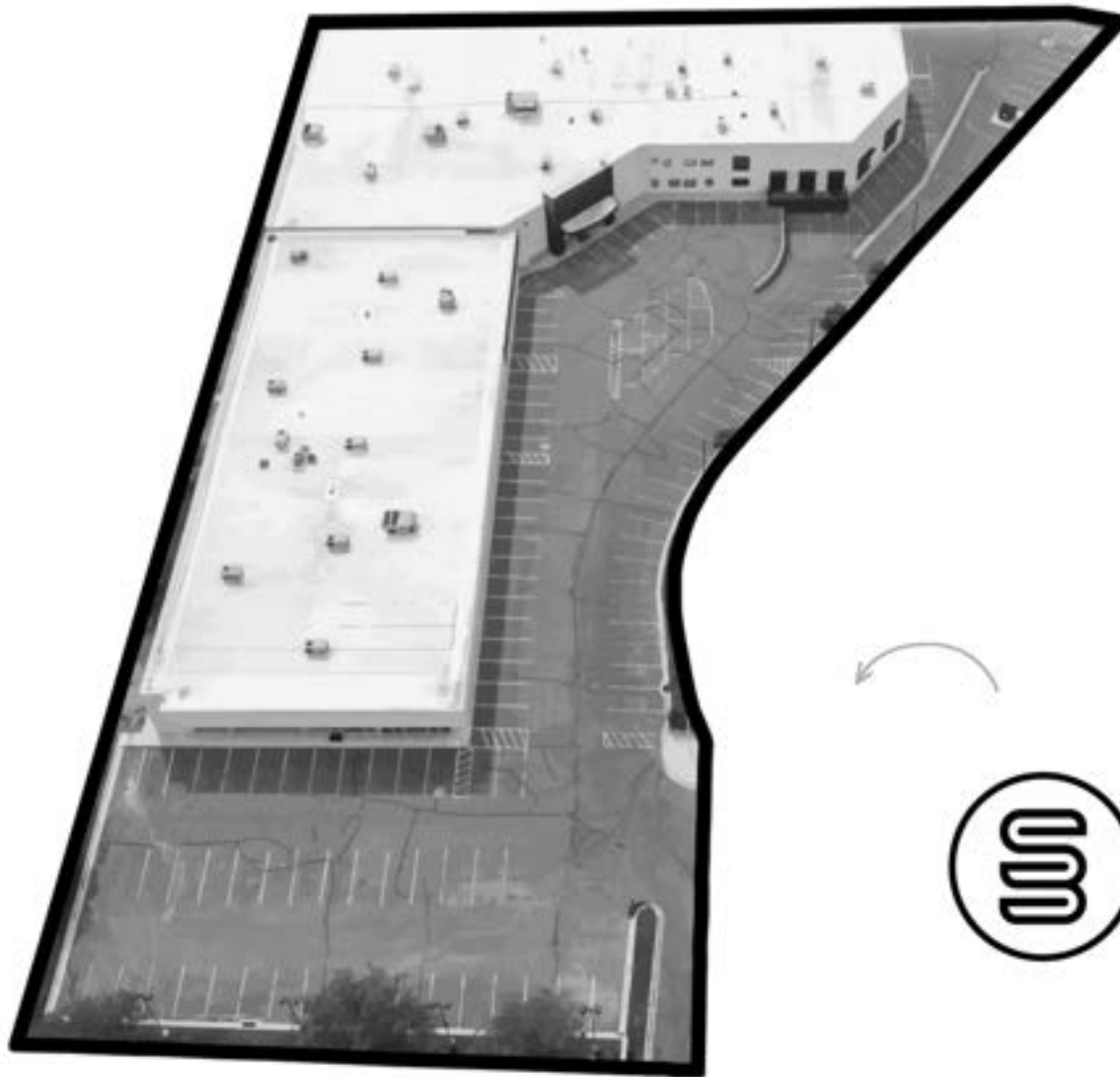
THE 3.2-ACRE PROPERTY IS PROMINENTLY POSITIONED ALONG SANDHILL ROAD WITH MORE THAN 400 FEET OF DIRECT FRONTAGE ON INTERSTATE 15. LOCATED JUST OFF UNIVERSITY PARKWAY, THE ASSET OFFERS UNMATCHED VISIBILITY AND IMMEDIATE ACCESS TO THE FREEWAY, ALLOWING FOR QUICK CONNECTION NORTH TOWARD LEHI AND SALT LAKE CITY OR SOUTH TOWARD PROVO AND PAYSON.

THE PROPERTY SITS IN THE HEART OF UTAH COUNTY'S GROWTH CORRIDOR, SURROUNDED BY MAJOR DESTINATIONS INCLUDING UTAH VALLEY UNIVERSITY, BRIGHAM YOUNG UNIVERSITY, AND UNIVERSITY PLACE MALL, AS WELL AS NUMEROUS DINING AND RETAIL OPTIONS. WITH AVERAGE DAILY TRAFFIC COUNTS EXCEEDING 139,000 VEHICLES ON I-15 AND 47,000 ON UNIVERSITY PARKWAY, THE LOCATION BENEFITS FROM SOME OF THE HIGHEST EXPOSURE IN THE REGION.

THE BUILDING COMPRISES 57,858 SQUARE FEET AND FEATURES CLASS A OFFICE SPACE, A FULL-SCALE GYM AND AUDITORIUM, AND A WAREHOUSE COMPONENT. AMENITIES INCLUDE AN INDOOR BASKETBALL COURT, WORKOUT ROOMS, MULTIPLE CONFERENCE SPACES, EXECUTIVE LOCKER ROOMS, AND COLLABORATIVE OPEN AREAS. THE PROPERTY ALSO PROVIDES 159 SURFACE PARKING STALLS, A DOCK-HIGH DOOR, AND PROMINENT FREEWAY SIGNAGE. ORIGINALLY CONSTRUCTED IN 2001 AND SIGNIFICANTLY REMODELED IN 2017, THE FACILITY IS DESIGNED FOR A CORPORATE HEADQUARTERS ENVIRONMENT.



# SITE PLAN



**SAELA**  
BUILDING



**SAELA  
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# SITE AREA

PROVO  
MUNICIPAL  
AIRPORT

CLUB PICKLEBALL USA

HANG TIME ADVENTURE PARK

CRUMBL DISTRIBUTION CENTER

UNIVERSITY  
VILLAGE  
APARTMENTS



INTERSTATE 15



THE BUSINESS RESOURCE  
CENTER AT UVU

HAMPTON INN  
& SUITES



# SITE AREA



BRIGHAM YOUNG UNIVERSITY

 SAELA BUILDING

WALMART SUPERCENTER

CLUB PICKLEBALL-USA

HANG TIME ADVENTURE PARK

CRUMBL DISTRIBUTION CENTER

BEST BUY

HOBBY LOBBY

LOWES HOME IMPROVEMENT

HAMPTON INN & SUITES

INTERSTATE 15

UNIVERSITY PARKWAY

UTAH VALLEY UNIVERSITY



SAELA BUILDING

FUTR.



# MEET THE TEAM

THE FUTR. OF  
REAL ESTATE



# O1

**ANDY GUNTHER**

PRINCIPAL BROKER

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# OUR MISSION

Delivering strategic solutions for  
all of your real estate needs.

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advisory services.



# PRIME LOCATION & ACCESSIBILITY

- Across the green from UVU
- 10 mins to Brigham Young University
- 24 mins to American Fork Canyon
- 43 mins to Salt Lake City Airport
- 45 mins to Downtown SLC
- 37 mins to I-215 (Belt Route)

Easy access to major logistics & transportation hubs

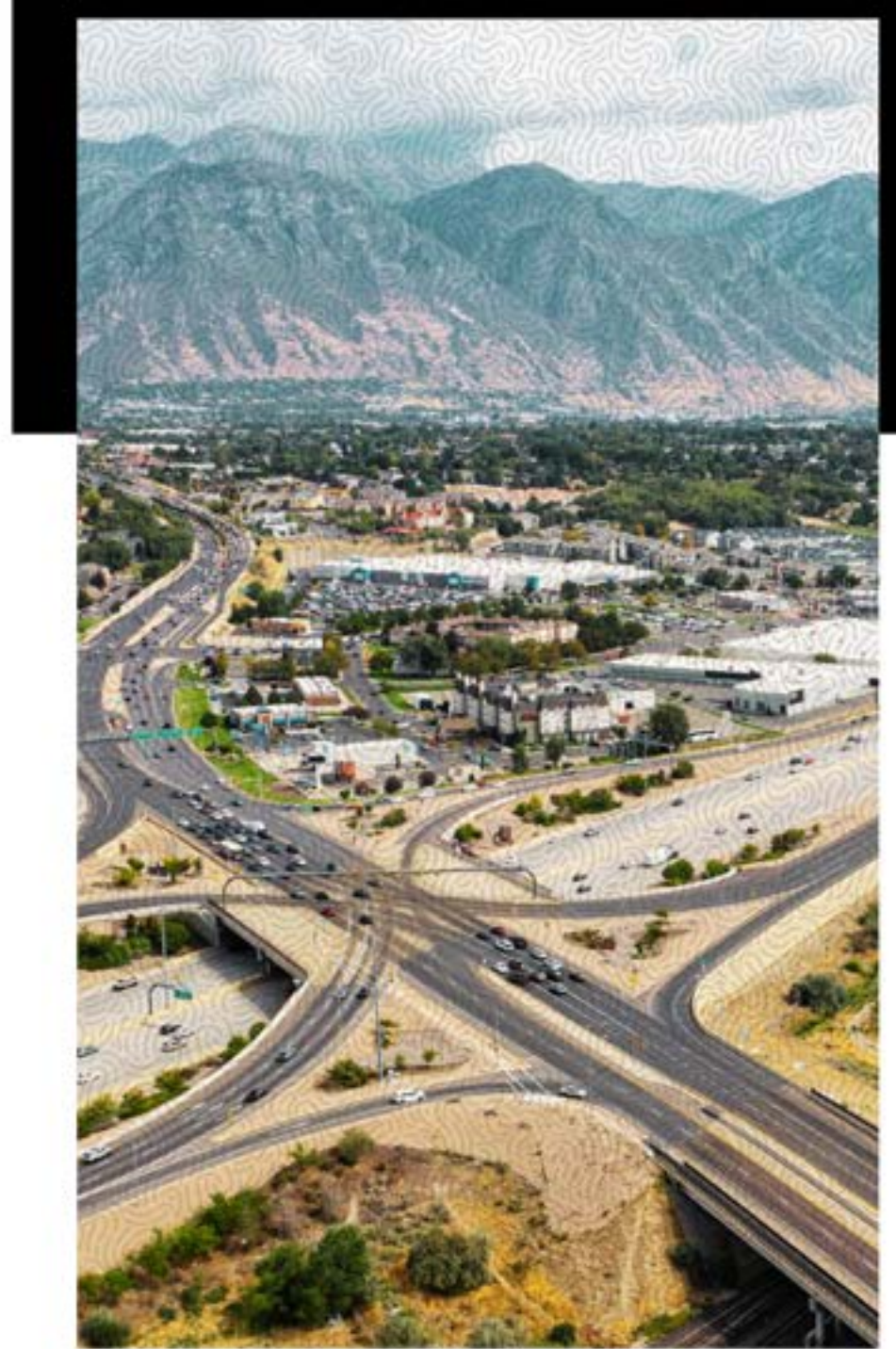
# NEARBY AMENITIES & BUSINESS ESSENTIALS

● 27 Restaurants

● 11 Gyms

● 21 Retailers

● 23+ Entertainment Venues

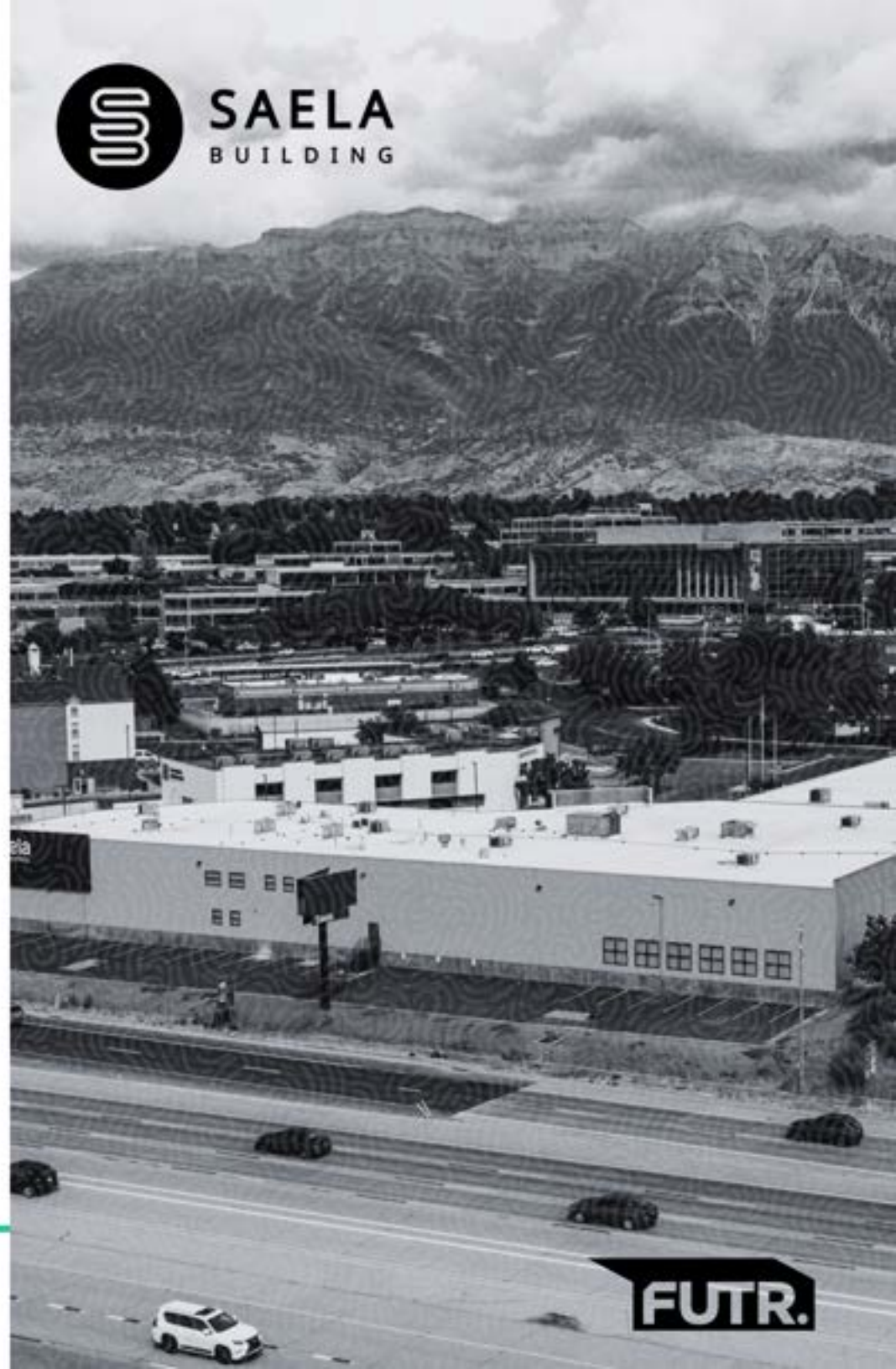


# OFFERING MEMORANDUM

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1 2 9 0 S S A N D H I L L  
R O A D , O R E M ,  
U T A H 8 4 0 5 8


- Offering Saela Building
- \$14,250,000
- Prime corporate office space in Orem




# CONTACT US



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