

CENTRAL PARK WEST



FOR SALE

PROPERTY DETAILS

1875 S. State Street, Orem, Utah 84097

PRICED REDUCED INVESTMENT OPPORTUNITY

- 46,095 SF
- Sale Price: \$8,988,525 (\$195/SF)
- Cap Rate with 5% Vacancy: 5.5%
- Easy access to public transportation
- Ample parking
- Indoor fitness center
- Racquetball courts
- New basketball and pickle ball courts
- Newly renovated office suites
- Credit tenants
- ADA compliant
- Ideal location
- Close to both BYU and UVU
- This is the place to invest! Orem benefits from a thriving economy. It is home to several large employers, including technology companies, healthcare providers, and educational institutions. This stability in the job market contributes to the overall strength of the local economy and creates opportunities for investment income and property value appreciation.
- Contact agent for financials



CODY BLACK
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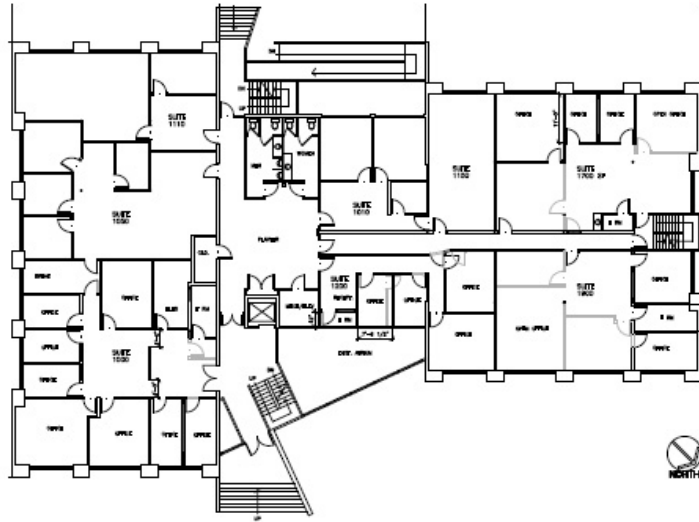
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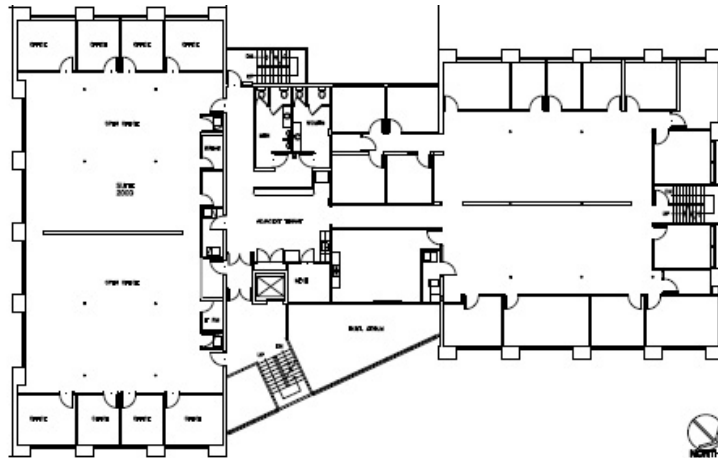
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FLOOR PLANS

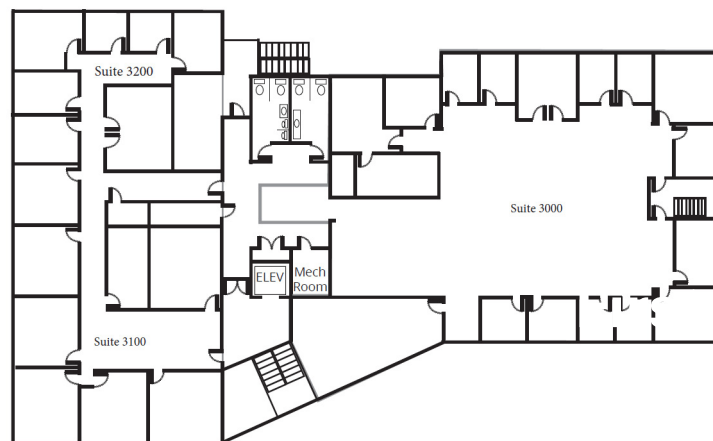
First Floor



Second Floor



Third Floor



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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.



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