



OWNER USER OPPORTUNITY WITH HIGH EXPOSURE ON STATE STREET

Property Highlights

- 14,435 SF Building on Large 1.15 Acre Site with Strong Frontage Presence
- Ideal for Owner/User, Medical, Education or Professional Office Use
- High Visibility State Street Frontage with Strong Daily Traffic Counts
- Prominent Building Identity & Signage Opportunity
- Well Positioned for Corporate HQ, Counseling, Wellness or Training Facility
- Flexible Multi-Level Layout for Single or Multi-Department Occupancy
- Ample On-Site Parking (44 Stalls)
- Convenient Access to I-15 & Major Orem Retail Amenities
- Functional Floor Plans with Private Offices, Open Areas & Meeting Space
- Central Utah County Location Near Retail, Dining & Freeway Access

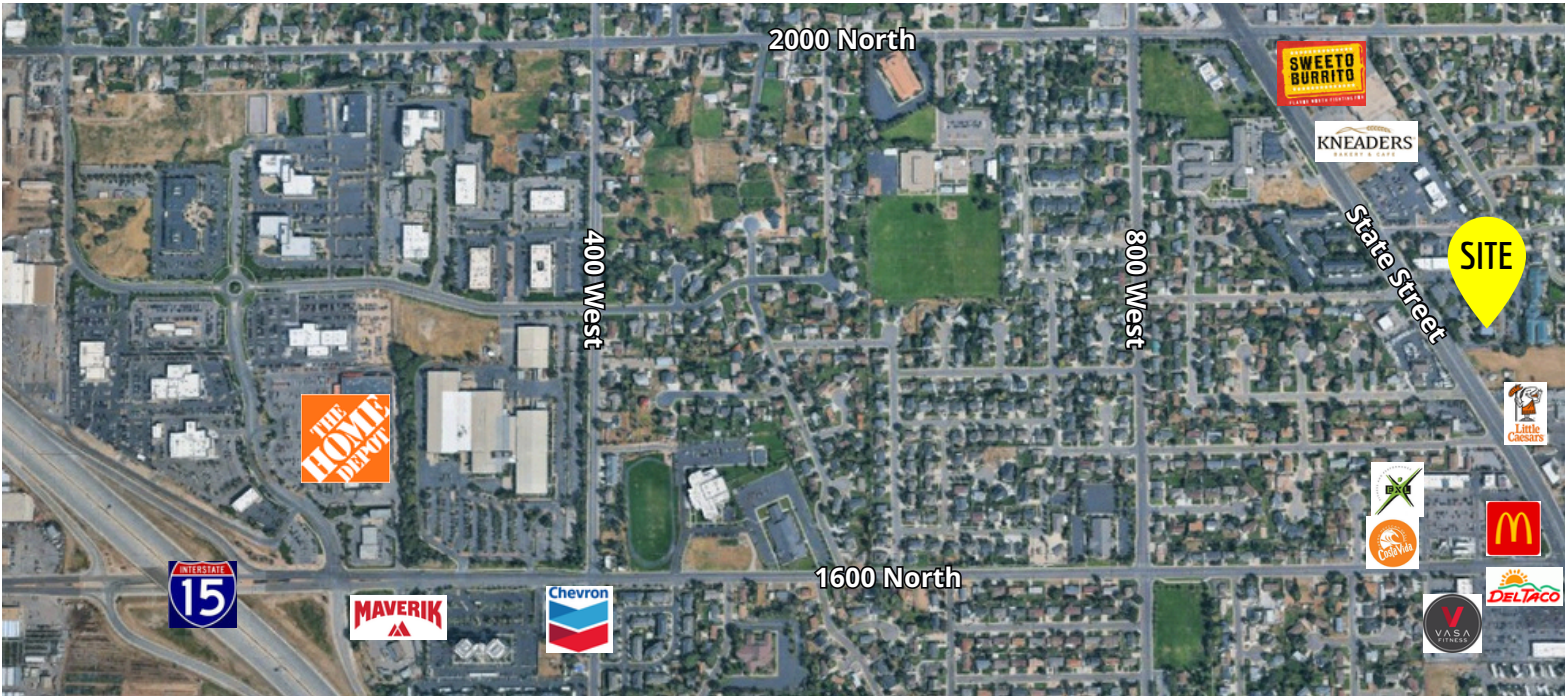
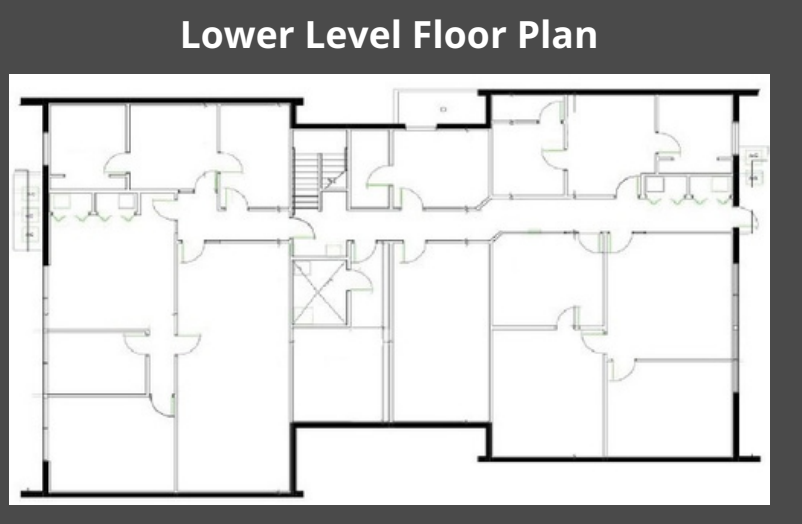
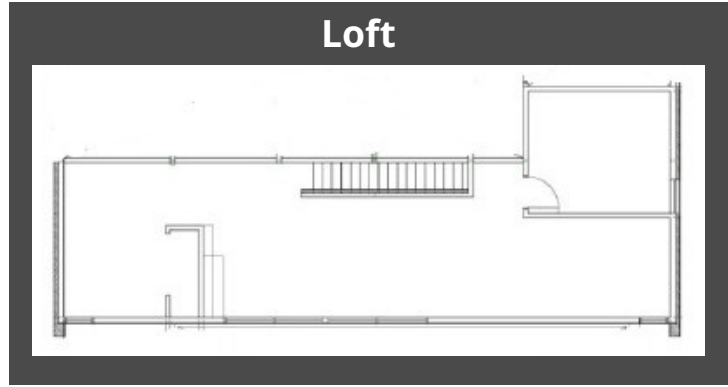
PURCHASE PRICE REDUCED! : from ~~\$2,700,000~~ to \$2,400,000.00

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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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