

LINDON OFFICE SPACE

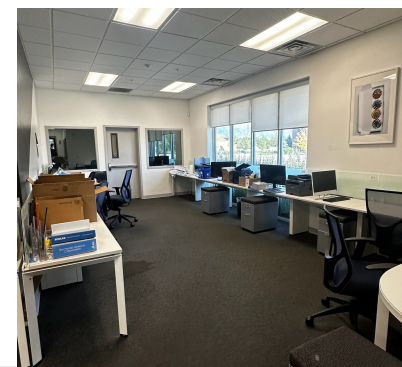
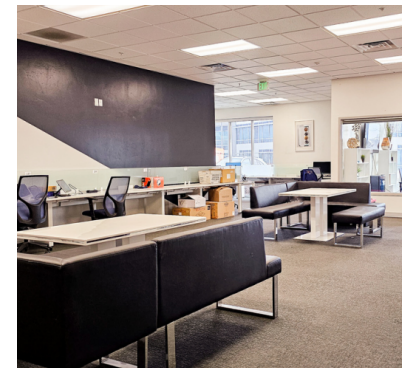


Lindon Tech Industrial

632 North 2000 West, Suite 110

Lindon, Utah 84042

For Sublease



Exclusively Marketed by:

Bryant Bishop

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40 North Real Estate
965 W 2760 N
Pleasant Grove, Utah 84062
40Northrealestate.com



LINDON OFFICE SPACE

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Estimated Measurements

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Class B Comps

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ADDRESS	632 N 2000 W, Suite 110 Lindon, UT 84042
County	Utah
Market	Utah County
CLASS B OFFICE/WAREHOUSE FLEX	3,026 sqft office
GROSS BUILDING AREA	81,833 SF
LAND ACRES	5.65 acres
LAND SF	246,114 SF
YEAR BUILT	2016
YEAR RENOVATED	Jan 2020
APN	45-563-0001

FINANCIAL SUMMARY

OFFERING PRICE	632 N 2000 W, Suite 110 Lindon, UT 84042
PRICE PSF	\$1 RENT \$0.23 CAM
MONTHLY RENT	\$3,026
MONTHLY CAM	\$6.95.98
TOTAL	\$3,721.98

DEMOGRAPHICS

DEMO	1 MILE	3 MILE
Population	4,805	72,815
Median Age	28.30	29.10
Median HH income	\$69,963	\$82,297
Daytime Employees	7.078	36,262

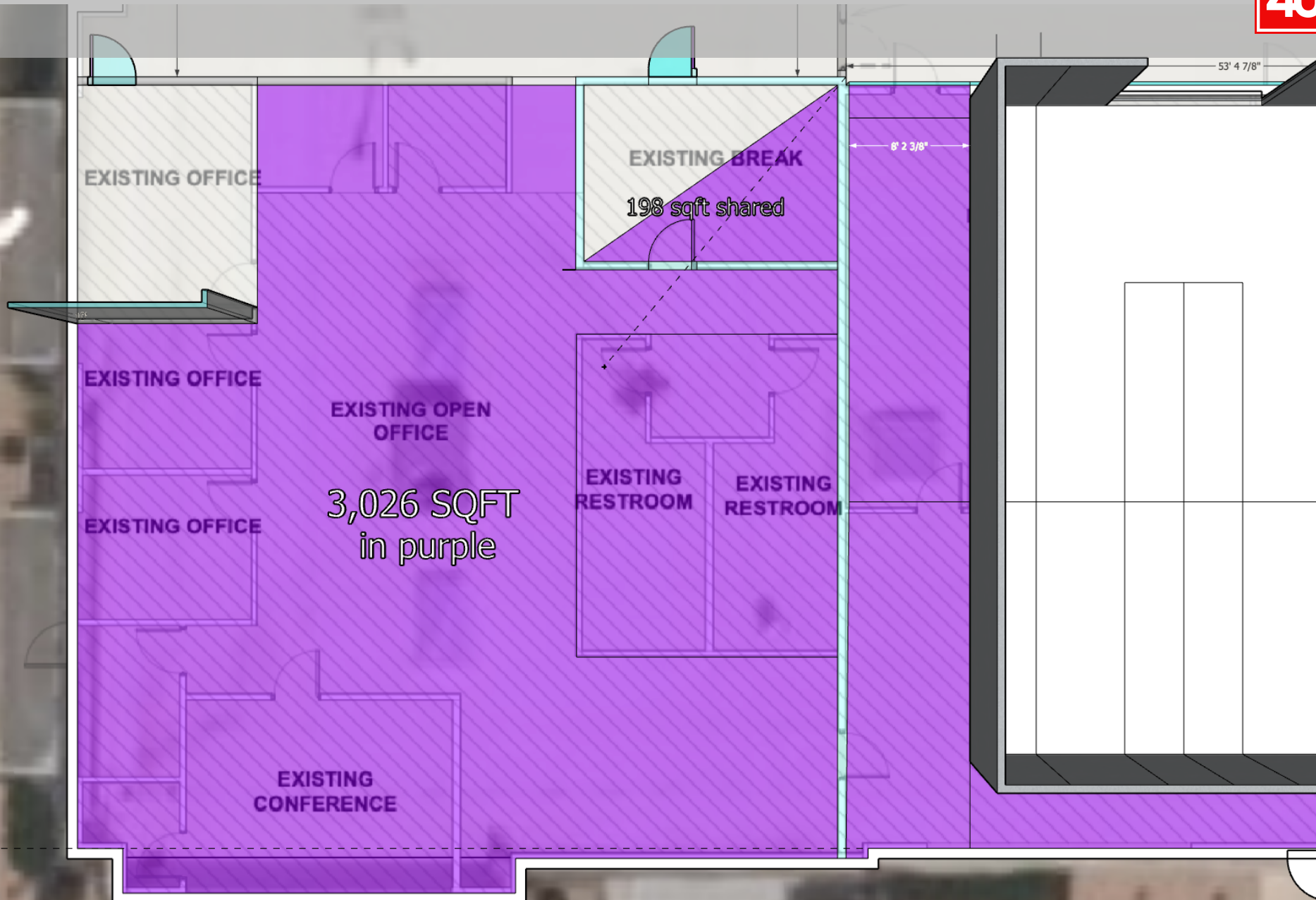


The office located at 632 N 2000 W, Lindon, Utah, is positioned in a key area with significant visibility from Interstate 15, providing excellent exposure to freeway traffic. This prime location offers easy access to major thoroughfares, enhancing convenience for both employees and clients. Lindon is a growing business hub in Utah County, benefiting from proximity to the tech-centric areas of Lehi and Provo, making this an attractive space for companies looking to tap into the thriving local economy. The area is also close to amenities like restaurants, retail spaces, and business services, adding value to the office lease



Drive Time/Distance		
Destination	Minutes	Miles
SLC International Airport	38	39
Downtown SLC	35	34
Silicon Slopes	13	10
Provo Airport	19	13

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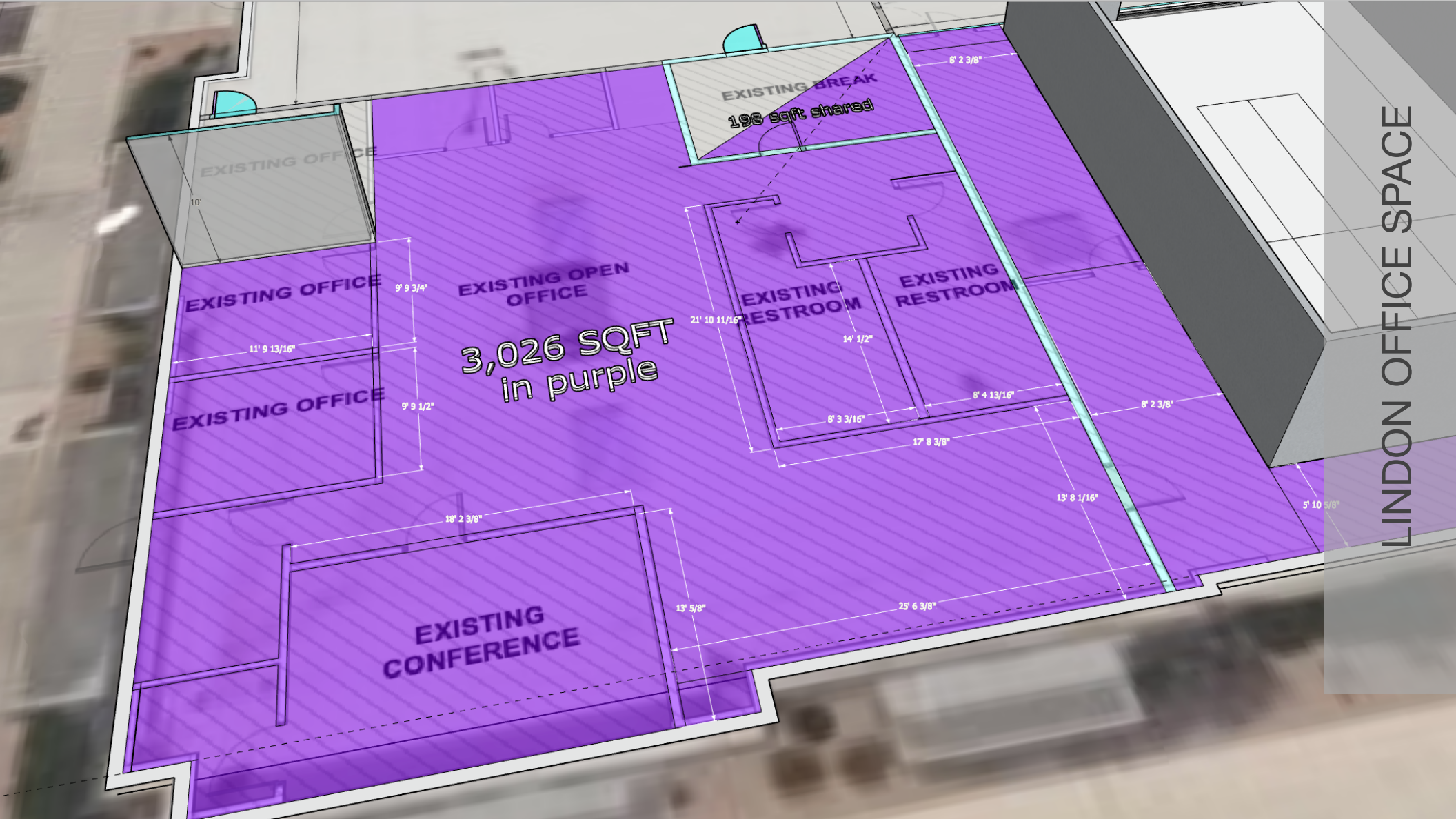
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★★★★★

Office - Utah County Submarket
Lindon, UT 84042

SF RBA

AC Lot

Built

Available SF

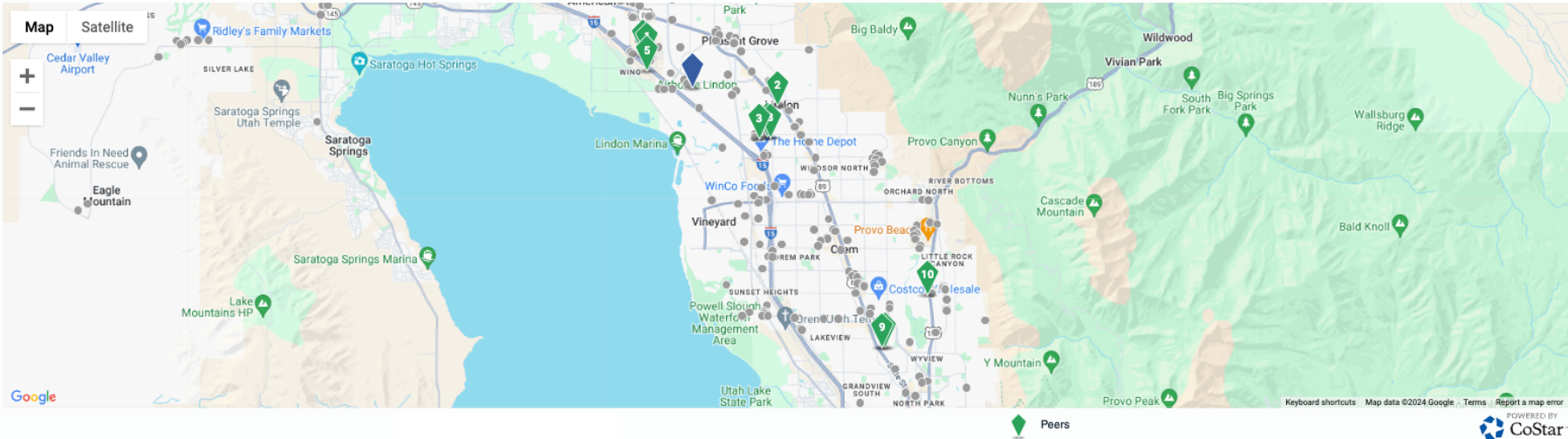
Max Contig SF

Asking Office Rent

\$1.23 - 1.50
CoStar Est. Office Rent

Summary | Lease | Lease Analysis | **Peers** | Sale | Tenant | Analytics | Loan | Financials | Changes | Demographics | Public Record | Contacts | Images | Map | My Data | News

Modify Peers



Peers					Direct Asking Rent/SF					Availability Rate					Vacancy Rate				
10					\$1.69					34.4%					26.4%				
Available Space Attributes					Low	Average	Median	High		Property Attributes					Low	Average	Median	High	
Available Spaces					1	2	2	4		Building SF					18,423	40,900	37,310	89,055	
Available SF					2,777	15,610	16,172	35,421		Year Built					1978	1995	1999	2008	
Max Contiguous SF					2,450	11,172	7,972	28,297		Stories					1	2	2	4	
Months On Market					3.06	19.59	11.73	50.37		Typical Floor SF					7,555	18,896	18,655	29,685	
Floor Number					TERR	1	1	3		Vacancy Rate					0%	26.4%	12.7%	100%	
Direct Asking Rent/SF					\$1.51	\$1.69	\$1.65	\$1.92		Availability Rate					5.2%	34.4%	39.8%	100%	
% Sublet					0%	2.0%	0%	100%		Star Rating					★★★★☆	★★★★☆2.9	★★★★☆	★★★★☆	

Peer Properties

Hide Stats

Map #	Address	Building Name	Rating	LoopNet Ad Level	Property Type	Secondary Type	Building Size SF	Stories	Yr Blt/Ren
1	1855 W 500 N	Lindon Tech Center Building 1	★★★★☆	Silver	Office	-	51,500	2	2015/-
2	772-776 E Utah Valley Dr	Building #3	★★★★☆	Silver	Office	-	28,297	1	1998/-
3	199 N 290 W	Legacy Lindon Office Building	★★★★☆	Silver	Office	-	18,423	2	2008/-
4	588 W 400 S	Canopy Three	★★★★☆	-	Office	-	89,055	3	2001/-
5	734 E Utah Valley Dr	Building 2	★★★★☆	Silver	Office	-	28,000	1	1996/-
6	752 E 1180 S	Bldg B	★★★★☆	-	Office	-	47,657	2	2005/-
7	1815 S State St	Central Park East	★★★☆☆	-	Office	-	53,048	4	1978/-
8	355 S 520 W		★★★★☆	-	Office	-	40,000	2	2000/-
9	350 S 520 W		★★★★☆	Silver	Office	-	34,620	2	2000/-
10	1875 S State St	Central Park West	★★★★☆	Silver	Office	Medical	47,235	4	1978/-
11	3549 N University Ave	Yorktown Building	★★★★☆	-	Office	-	22,666	3	1989/-

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