



FOR LEASE

1375 E 800 N Ste 202
Orem, UT 84097

Cascade Professional Plaza
±2,275 SF MEDICAL OFFICE

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Zach Hatch

801.633.6313

zhatch@naiexcel.com

Jay Blacker

801.341.0992

jblacker@naiexcel.com

Property Specs

LEASE RATE **\$1.75 PSF NNN**

TOTAL AVAILABLE **±2,275 SF**

ZONING **Community Commercial**

TYPE **Office | Medical Office**

CLASS **B**

- Great medical / dental office layout
- 6 private offices
- Ample parking
- Sublease thru October 31, 2027 | Possible New Lease



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)



SUMMARY

PHOTOS



2005
YEAR BUILT

B
CLASS

± 2,275
TOTAL SF AVAILABLE



PHOTOS



PHOTOS



AREA MAP

cms
PROVO CANYON SCHOOL
CENTRAL UTAH WATER CONSERVANCY DISTRICT
nexio

PALLISADE PARK
SITE

Chevron

PROVO CANYON

UTAH VALLEY SPECIALTY HOSPITAL
UCCU
aptive pest control
.vivint
KPI FIRE BUSINESS IMPROVEMENT SOFTWARE
kmc

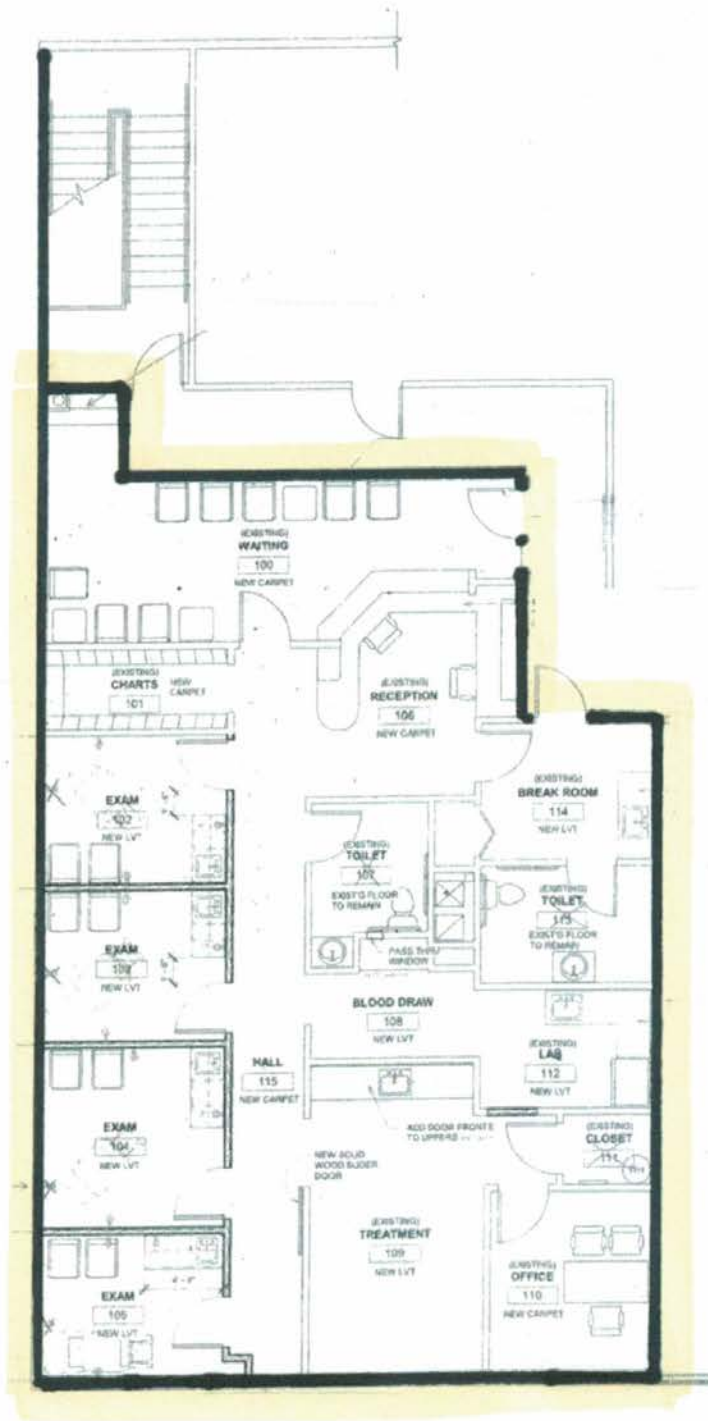
smash DANCE ACADEMY
SCENICVIEW ACADEMY
EMPOWERING LIVES OF INDEPENDENCE

THE SHOPS AT RIVERWOODS

ROXBERRY JUICE CO. **KNEADERS BAKERY & CAFE**
RODIZIO GRILL *Color Me Mine*
THE BRAZILIAN STEAKHOUSE | **amc**
WHITE KNIGHT PEST CONTROL

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

FLOOR PLAN





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	7,280	76,814	191,977
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,277	24,035	57,516
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$143,079	\$125,501	\$113,019

Traffic Counts

STREET	AADT
East 800 North	14,510
US Hwy 189	22,580

Neighboring Cities

Bluffdale	16 miles
Provo	28 miles
Spanish Fork	36 miles
Salt Lake City	38 miles
Cedar City	224 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+
OFFICES

1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

 LEARN MORE AT
naixel.com

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

2901 Ashton Blvd Ste 102
Lehi, Utah 84043
801.341.0900 | naixel.com

Zach Hatch
801.633.6313
zhatch@naixel.com

Jay Blacker
801.341.0992
jblacker@naixel.com

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property. Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose. ARTI Terms of Service | <https://brokerstechnology.com/terms-of-use/> ARTI Privacy Policy | <https://brokerstechnology.com/privacy-policy/>