



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



812 SOUTH STATE STREET

OREM • UTAH • 84058

MEDICAL/DENTAL BUILDING FOR LEASE

PROPERTY SPECS

- 2,498 SF
- \$34 PSF NNN
- Zoning C2
- Solar Panels Value Add
- Waiting Room
- Kids Play Room
- Reception/Work Area
- Billing Office
- 2 Consultation Rooms
- 3 Exam Rooms
- Lab Room
- 2 Offices
- Breakroom
- Restrooms
- Shared parking for employees on neighboring Walgreens parking lot
- Interior improvements and electronic sign modified in the last 5-10 years

1 MILE	20,279 2022 EST. POPULATION	6,624 2022 EST. HOUSEHOLDS	\$97,554 2022 EST. AVERAGE HH INCOME
3 MILE	143,208 2022 EST. POPULATION	43,813 2022 EST. HOUSEHOLDS	\$87,584 2022 EST. AVERAGE HH INCOME
5 MILE	242,338 2022 EST. POPULATION	73,147 2022 EST. HOUSEHOLDS	\$82,681 2022 EST. AVERAGE HH INCOME

CONTACT:

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FULL SERVICE COMMERCIAL REAL ESTATE



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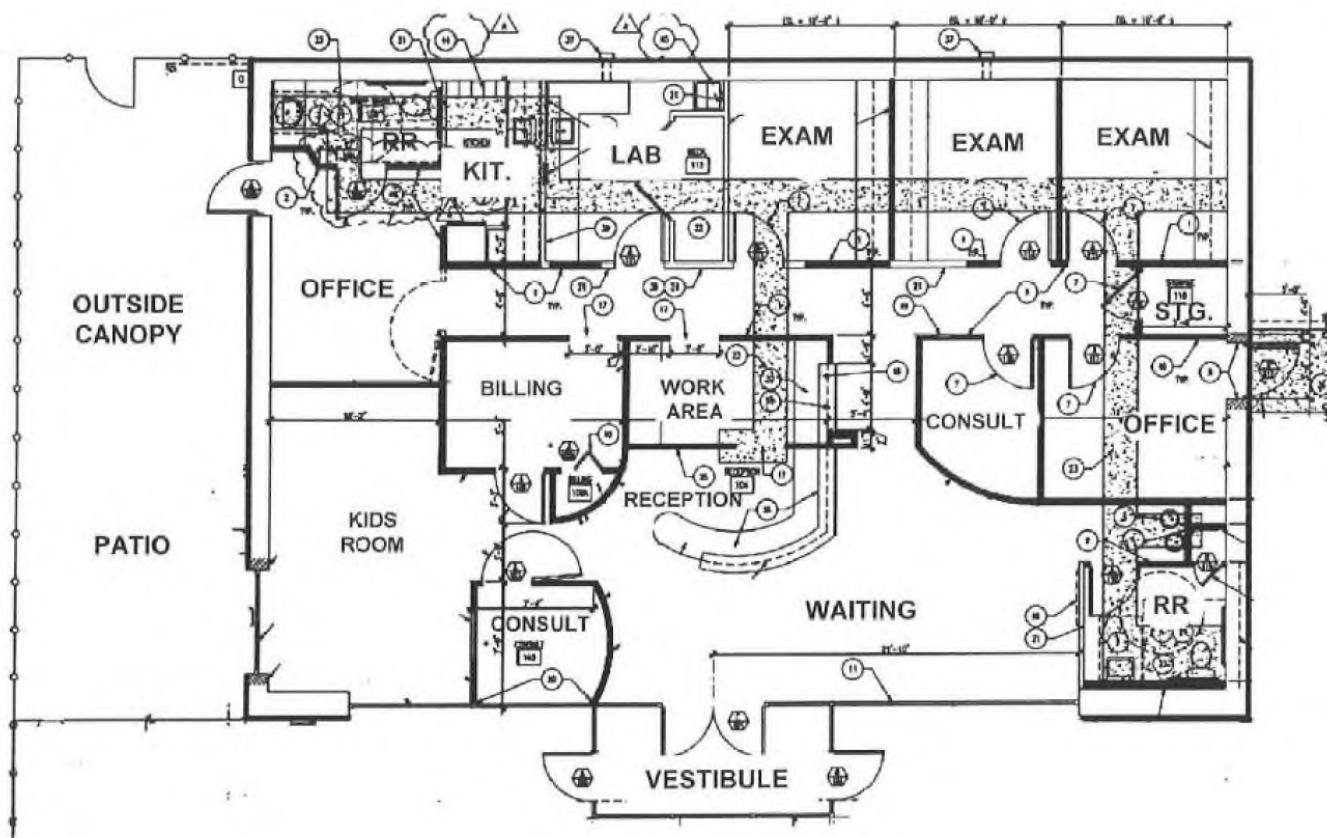


FULL SERVICE COMMERCIAL REAL ESTATE

2015 W. Grove Pkwy, Suite J | Pleasant Grove, UT 84062 | Office 801.233.9140 | www.mtnwest.com

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. The above information while not guaranteed has been secured from sources we believe to be reliable.

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