

FOR LEASE

**PROFESSIONAL OFFICE
SPACE**

359 E State Rd, American Fork, UT 84003



Investment Realty
ADVISORS

JOSEPH MILLS

Principal, Director Sales & Leasing
801.971.2542
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ELLIOT ABEL

Executive Vice President
801.231.8722
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1,454 Sf Of Retail Space

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Amazing professional office with store front entrance in office strip center. Convenient location just blocks from I-15 in American Fork. This plaza has ample parking and very nice finishes inside!

Unit 2 is a single level with towering ceilings. Includes three large offices, vast reception area, bullpen area, two rest rooms (Male and Female), and a break area. Available for occupancy now!

Physical Address 359 E State Rd Unit #2.

1,454 Square feet

\$15.00 SF/YR BASE (\$1,817/mo)

\$3.00 SF/YR CAM (\$363/mo)

Total Payment: \$2,180/mo

Tenants put gas and electricity in their own name.

Video Walkthrough: <https://photos.app.goo.gl/VcmqcrAdRh2YRxDdA>

Contact Elliot Abel for showings and more information: 801-231-8722

OFFERING SUMMARY

UNIT 2

Unit Size:	1,454 SF
Base Rent	\$15 SF/yr
CAM Fee	\$3 SF/Yr
Monthly Rent - Base+CAM	\$2,180/mo
Building	
Units Available	1
Total Building Size:	13,212 SF
Acres:	0.3
Parking:	Plenty of Parking

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1174 E Graystone Way Salt Lake City, UT 84106

359 E STATE RD LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	12 to 60 months
Total Space:	1,454	Lease Rate:	\$15.00 SF/YR

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 2	Available	1,454 SF	NNN	\$15.00 SF/yr

JOSEPH MILLS

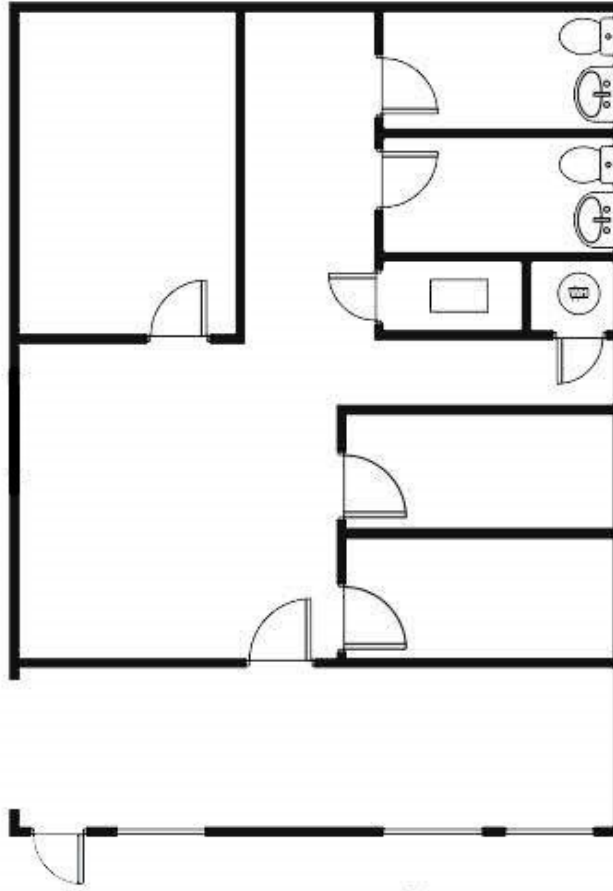
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359 E STATE RD
ESTIMATED FLOOR PLANS



359 E State Rd - Unit 2
1,454 Sq Ft

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359 E STATE RD
UNIT 2 PHOTOS



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359 E STATE RD LOCATION MAPS



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