

PRICE REDUCED
\$326,000


FORTY ONE ELEVEN°
— REAL ESTATE GROUP —



843 N 900 W #305
OREM, UT

3,377 SF OFFICE SPACE

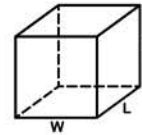
Easy access to I-15 and close proximity
to retail, dining, and services



EXECUTIVE SUMMARY

This 3,377 SF office suite offers a well-balanced mix of private, collaborative, and instructional space designed to support a wide range of professional uses. The layout includes five private offices, two executive offices, two conference rooms, and a dedicated training room, along with additional support and ancillary areas.

The efficient configuration allows for both focused individual work and team collaboration, making the space well suited for administrative, corporate, medical, or professional service users seeking a flexible and well-located office environment in Utah County.



3,377 TOTAL SF

.049 ACRES



BUILT IN 2009

**7 PRIVATE
OFFICES**



LIST PRICE
~~\$1,225,000~~

CURRENT PRICE
\$899,000

INVESTMENT SUMMARY

This property presents an attractive investment opportunity with market rents around \$18/SF NNN, offering the potential for strong rental income and a favorable cap rate. The NNN lease structure helps minimize landlord operating expenses while providing more predictable cash flow.

The property's functional layout and broad appeal to professional, medical, and service-oriented users also support tenant demand and long-term leasing potential. Combined with its Utah County location, manageable size, and strong market rent potential, this asset offers investors an opportunity for stable income, limited expense exposure, and long-term value.

OPEX including HOA, Taxes, and Utilities

\$7.85/SF/YR

MARKET RENT

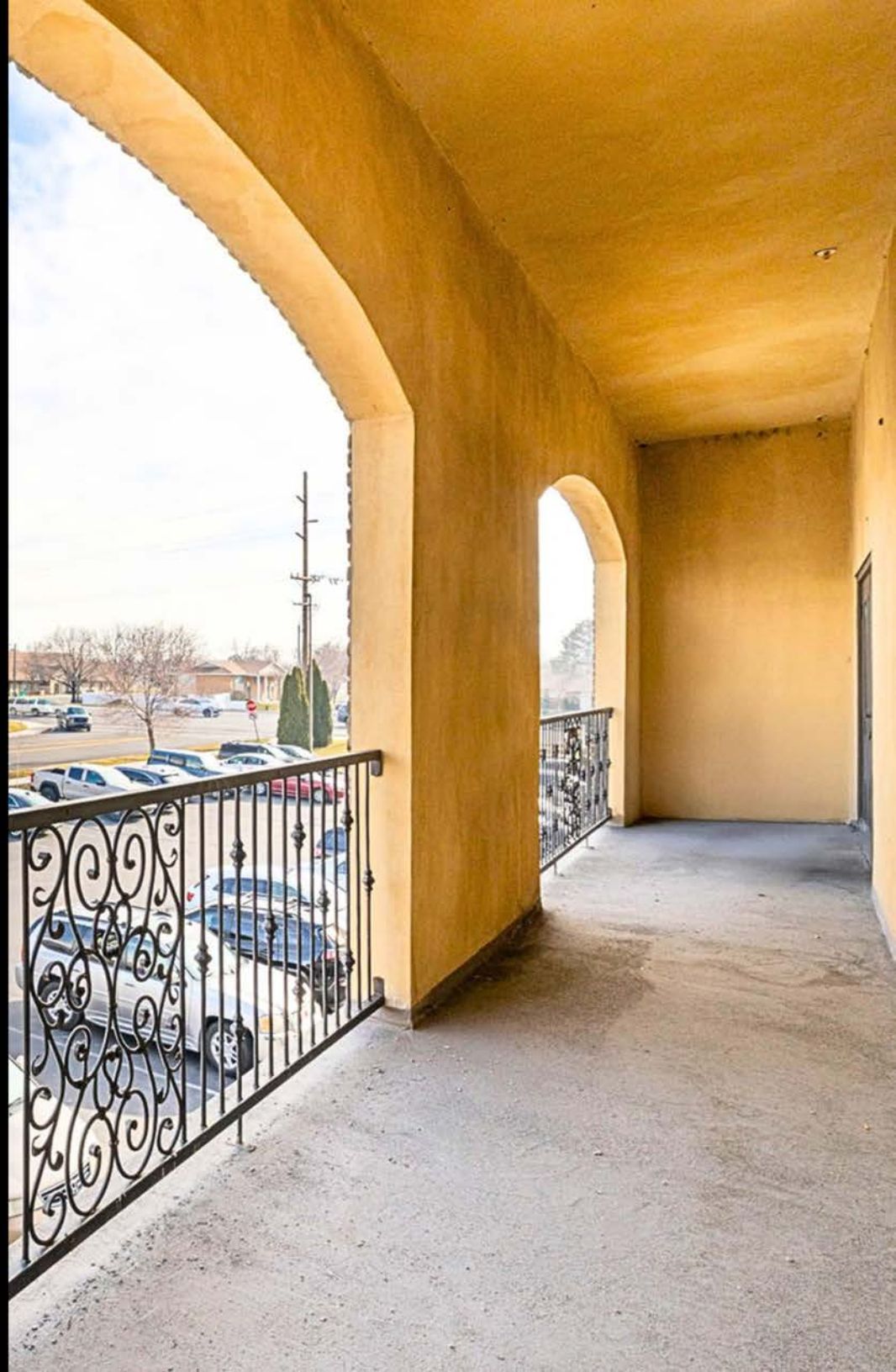
\$18/SF/YR

PURCHASE PRICE

\$899,000

CAP RATE AT MARKET RENT

6.76%





OREM, **UTAH**

Orem, Utah offers a strong and business-friendly environment for office and headquarters users, supported by steady economic growth, a highly educated workforce, and excellent regional connectivity.

Located in the heart of Utah County along the I-15 corridor, Orem provides convenient access to Salt Lake City, Provo, and the broader Wasatch Front, while maintaining a lower-cost alternative to larger metro markets.

The city benefits from proximity to major universities, a deep talent pool in technology, healthcare, and professional services, and a well-established base of corporate and institutional employers.

With modern infrastructure, an expanding daytime population, and a high quality of life that supports employee retention and recruitment, Orem continues to be a compelling location for businesses seeking a stable, efficient, and scalable office or headquarters setting.



Collection Street	Cross Street	Traffic Volume	Count Year	Distance
Canyon Parkway	980 West W	36,546	2021	0.09 mi
West 800 North	N 800 West St E	37,074	2023	0.13 mi
Canyon Parkway	N 800 West St E	37,091	2025	0.13 mi
800 West	West 970 North NW	870	2021	0.20 mi
Canyon Parkway	800 West W	36,546	2021	0.23 mi
North 800 West	W 1000 N S	875	2023	0.25 mi
800 West	W 1000 N S	876	2025	0.25 mi
Canyon Parkway	Canyon Parkway W	9,269	2021	0.26 mi

TRAFFIC COUNTS

843 N 900 W #305
OREM, UT



TOTAL: 3377 sq. ft
1st floor: 3377 sq. ft
EXCLUDED AREAS: WALLS: 175 sq. ft

FLOOR PLAN

843 N 900 W #305
OREM, UT

US★TITLE
INSURANCE AGENCY

 **MOMENTUM**
WEALTH

841 N 857 N
843 N 859 N
849 N 865 N
851 N 867 N
900 WEST

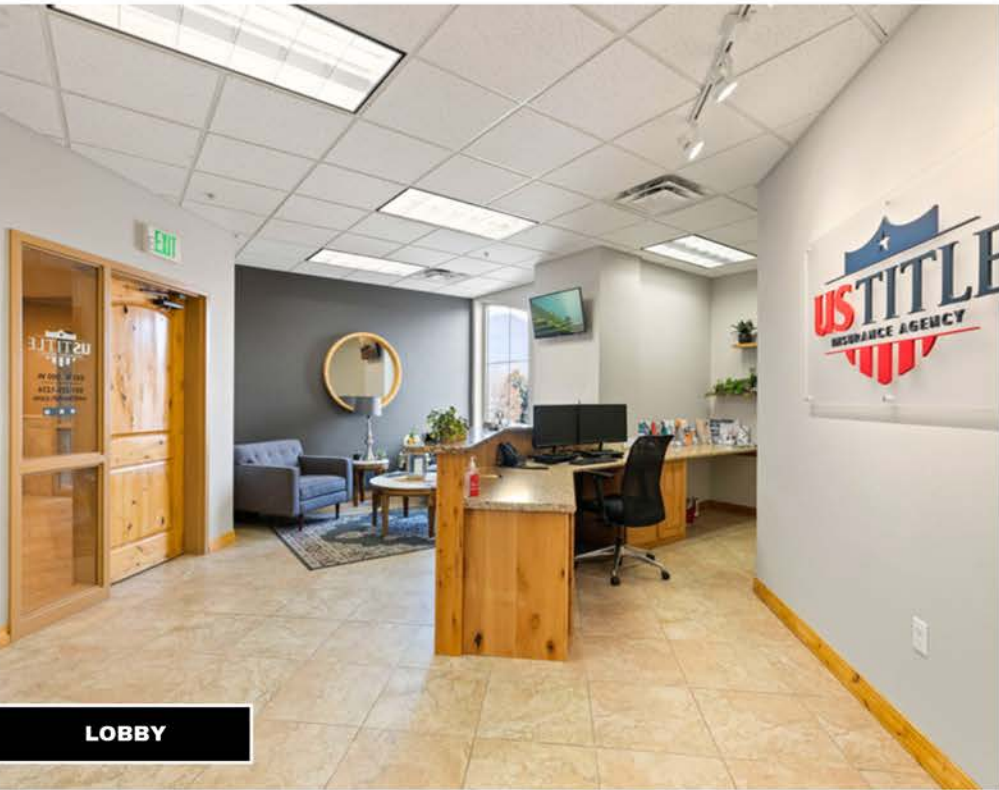
PHOTO GALLERY



EXTERIOR



EXTERIOR



LOBBY



LOBBY



SITTING ROOM



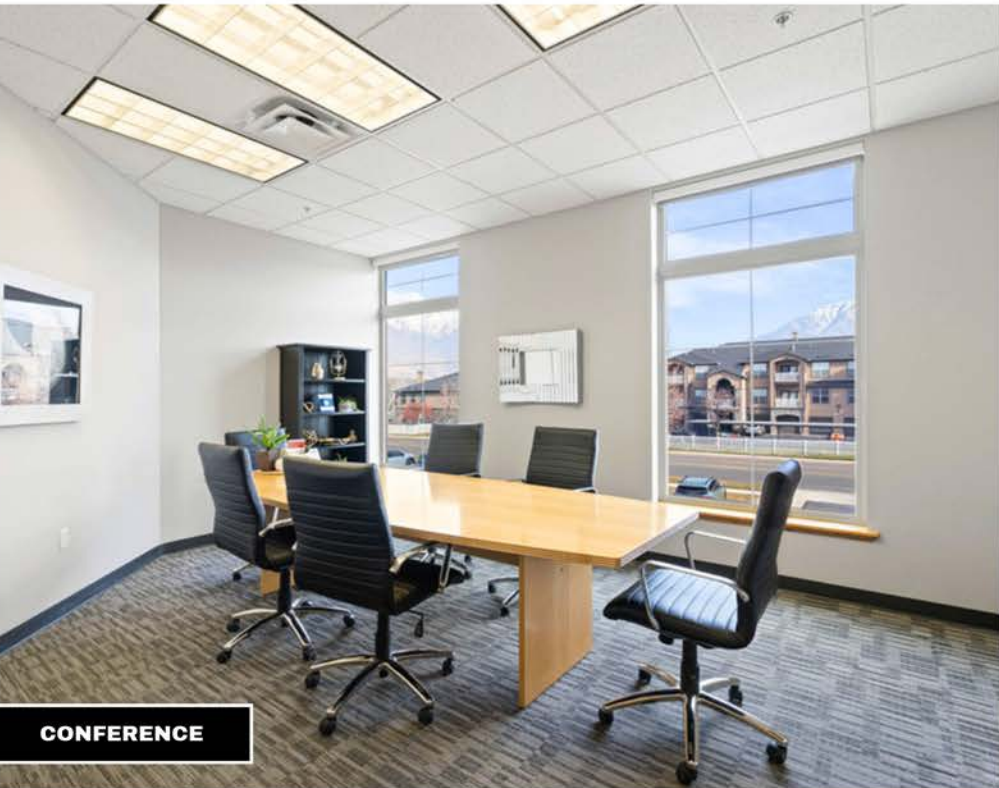
COPY ROOM



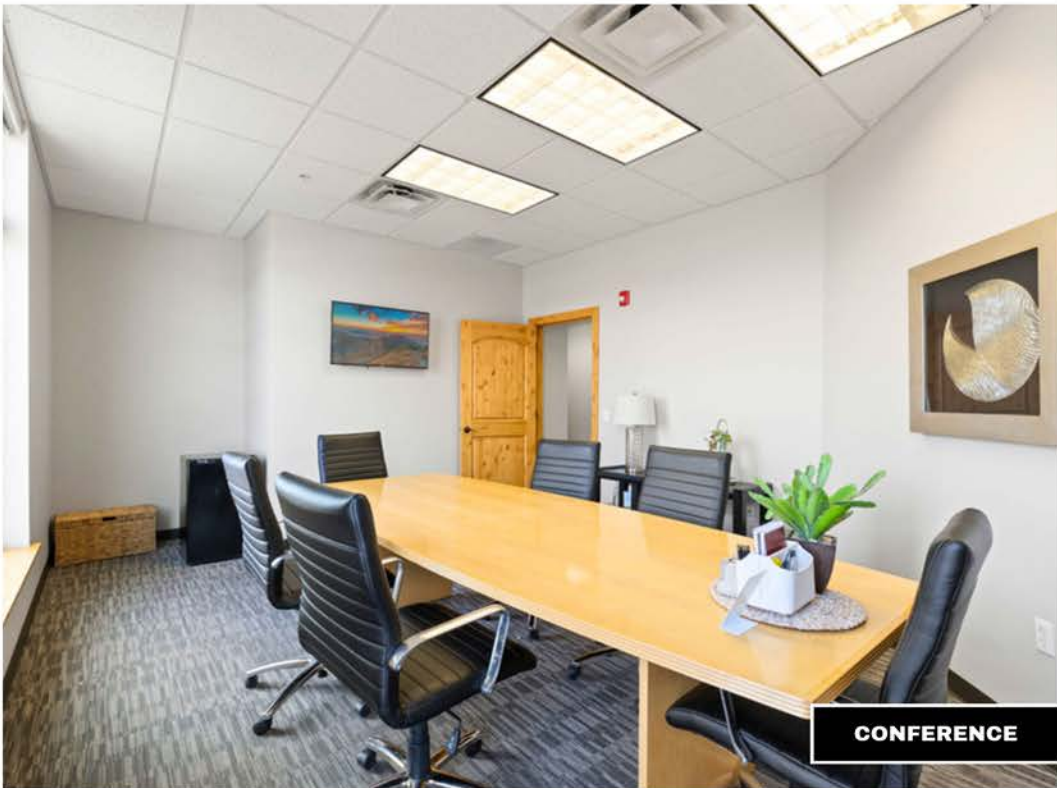
OFFICE



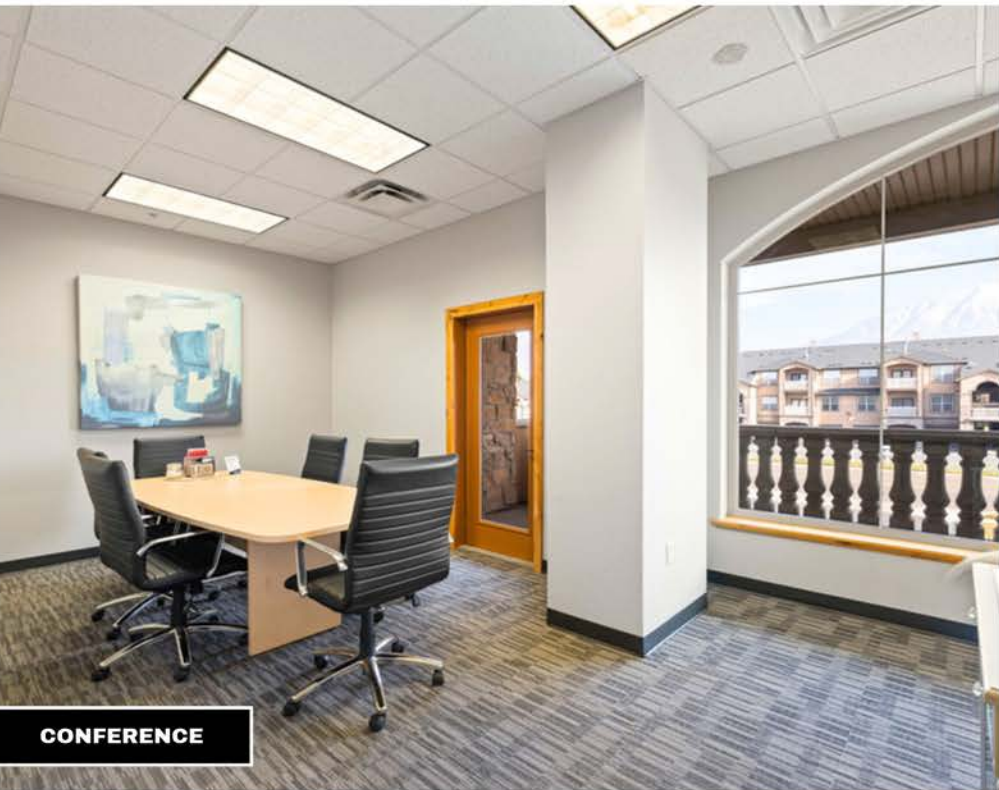
OFFICE



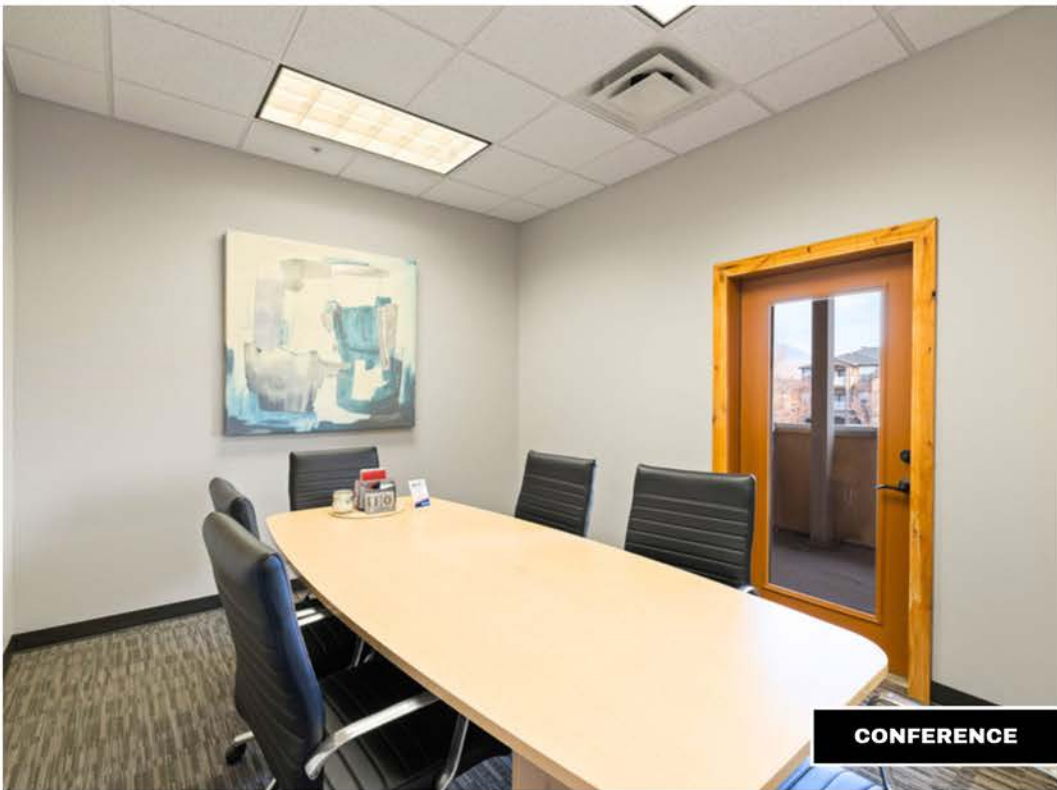
CONFERENCE



CONFERENCE



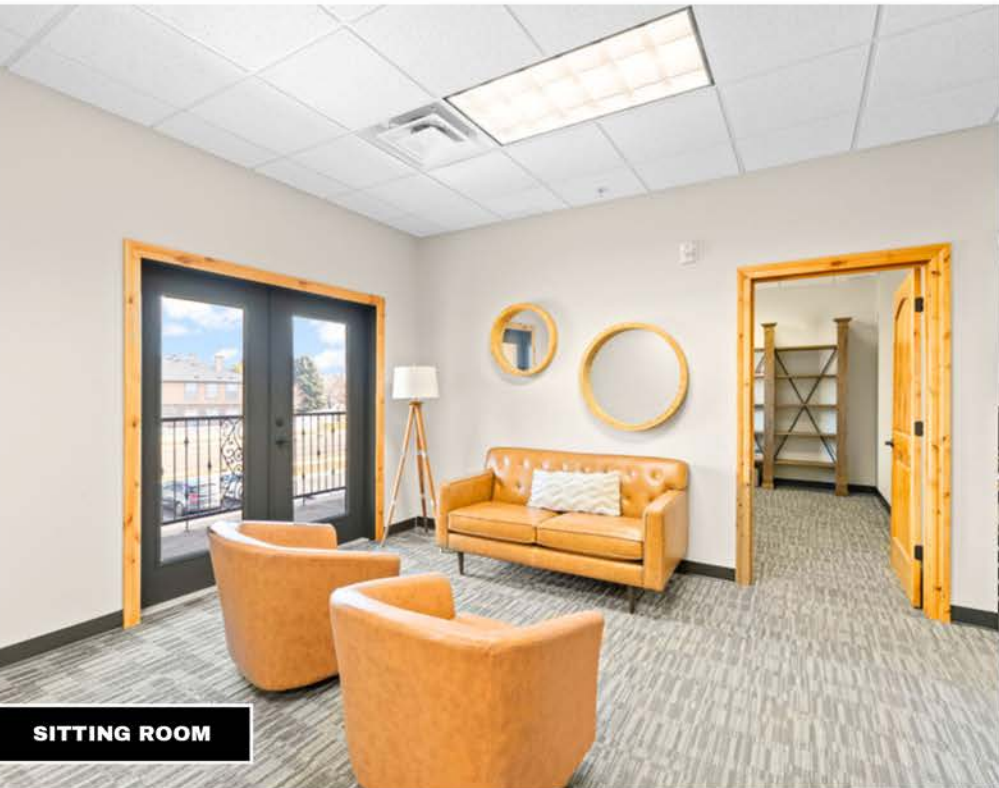
CONFERENCE



CONFERENCE







SITTING ROOM



SITTING ROOM



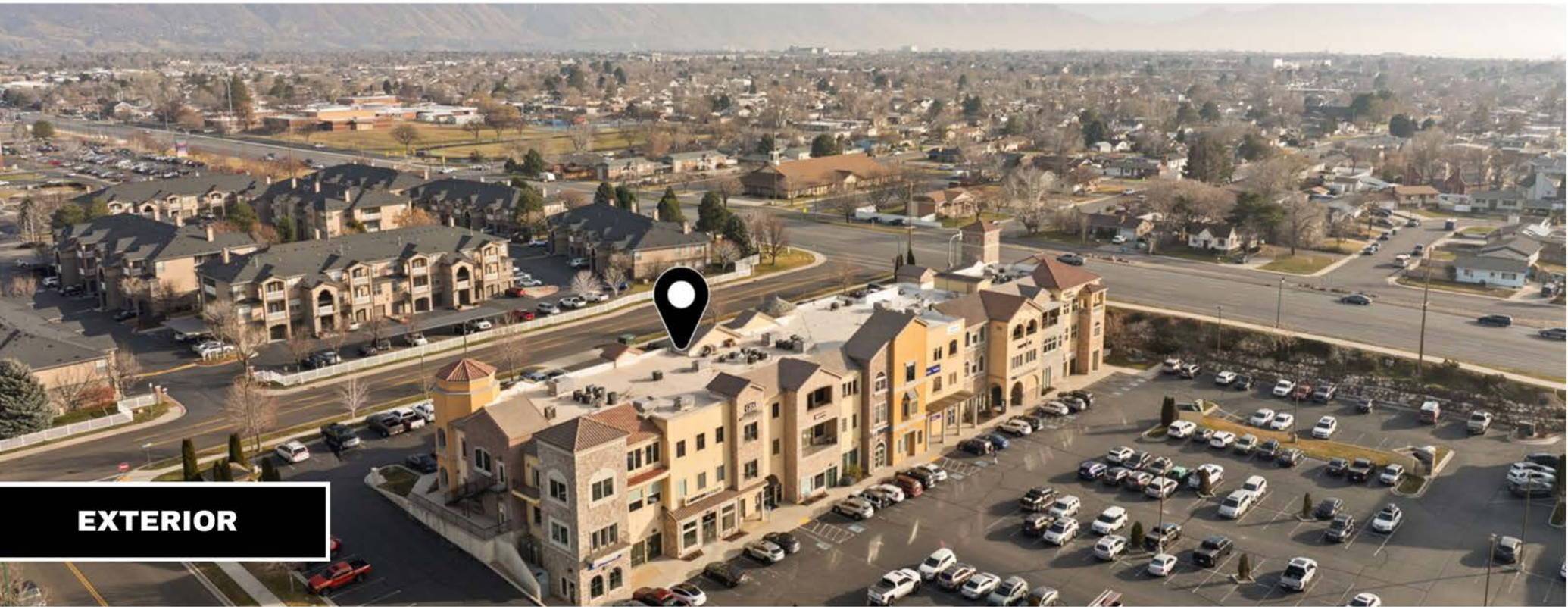
TRAINING ROOM



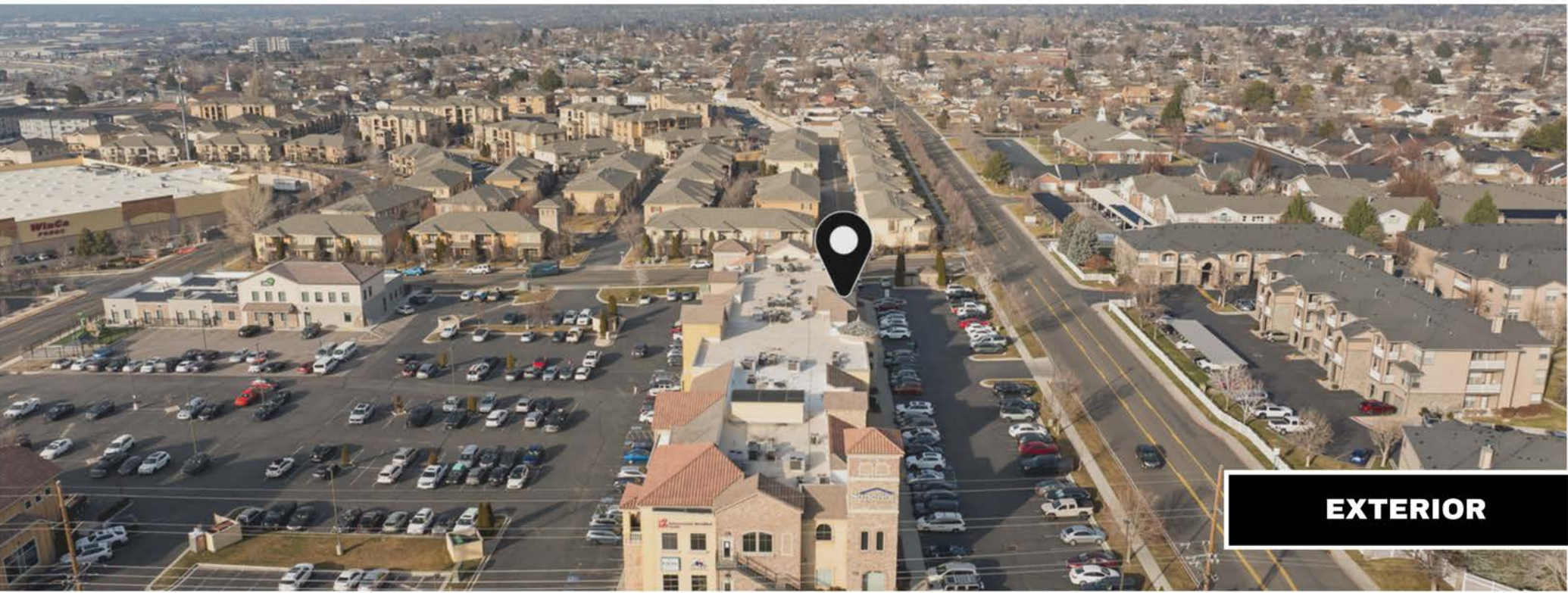
TRAINING ROOM







EXTERIOR



EXTERIOR



FORTY ONE ELEVEN[®]
— REAL ESTATE GROUP —

JUSTIN HURD
Commercial Real Estate Agent



801-664-8789



www.fortyoneeleven.com



Justin@fortyoneeleven.com



kwCOMMERCIAL

STEVE TOBIAS
Commercial Real Estate Agent



801-381-9103



www.apex-cres.com



stevetobias@kwcommercial.com