

CENTRAL PARK EAST

FOR LEASE



PROPERTY DETAILS

1815 S. State St., Orem, UT 84097

Lease Rates:

- » \$19.11 - 21.50 full service
- First floor:
 - » First floor executive office
 - » Lease Rate: \$850.00/Month
- Second floor:
 - » Suite 200: 2,777 SF
 - » Suite 230: 7,494 SF
 - Lease Rate: \$21.50 PSF/YR
- Third floor:
 - » Suite 324: 980 SF
 - » Suite 355: 573 SF
 - » Lease Rate: \$21.50 PSF/YR
 - » Suite 330: 4,124 SF
 - » Sublease Rate: \$19.11PSF/YR
 - » Sublease Ends: 08/31/2028
- Updated common area
- On-site fitness center with two racquetball courts, basketball, sauna and showers
- Close proximity to numerous amenities and food services
- Fiber optic connectivity
- Abundant parking
- 9'+ ceilings
- Stunning views of the Provo valley and mountains
- Owner/Agent

2025 DEMOS

EST. POPULATION

1 MILE » 19,215
3 MILE » 157,507
5 MILE » 230,913

EST. HOUSEHOLDS

1 MILE » 6,277
3 MILE » 48,227
5 MILE » 70,855

EST. AVERAGE HH INCOME

1 MILE » \$114,812
2 MILE » \$101,266
3 MILE » \$107,918



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FULL SERVICE COMMERCIAL REAL ESTATE 1875 S State St. Suite 1000, P.O. Box 970432, Orem, UT 84097

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.

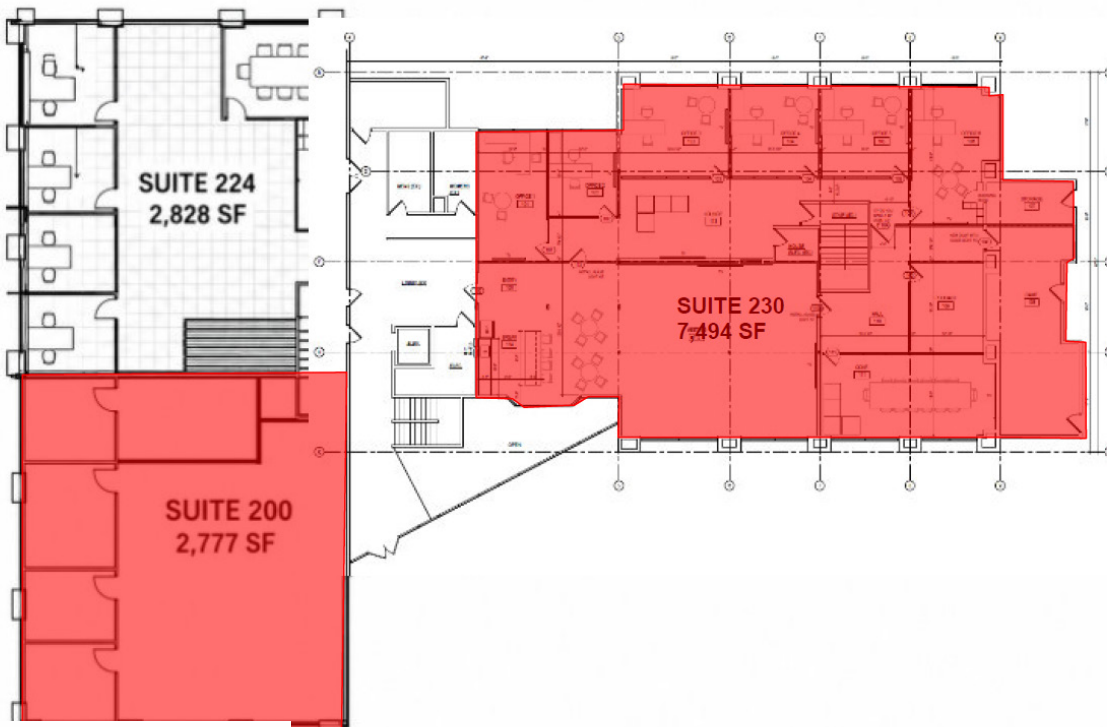
CENTRAL PARK EAST

FIRST FLOOR SITE PLAN



FLOOR PLAN

SECOND FLOOR SITE PLAN



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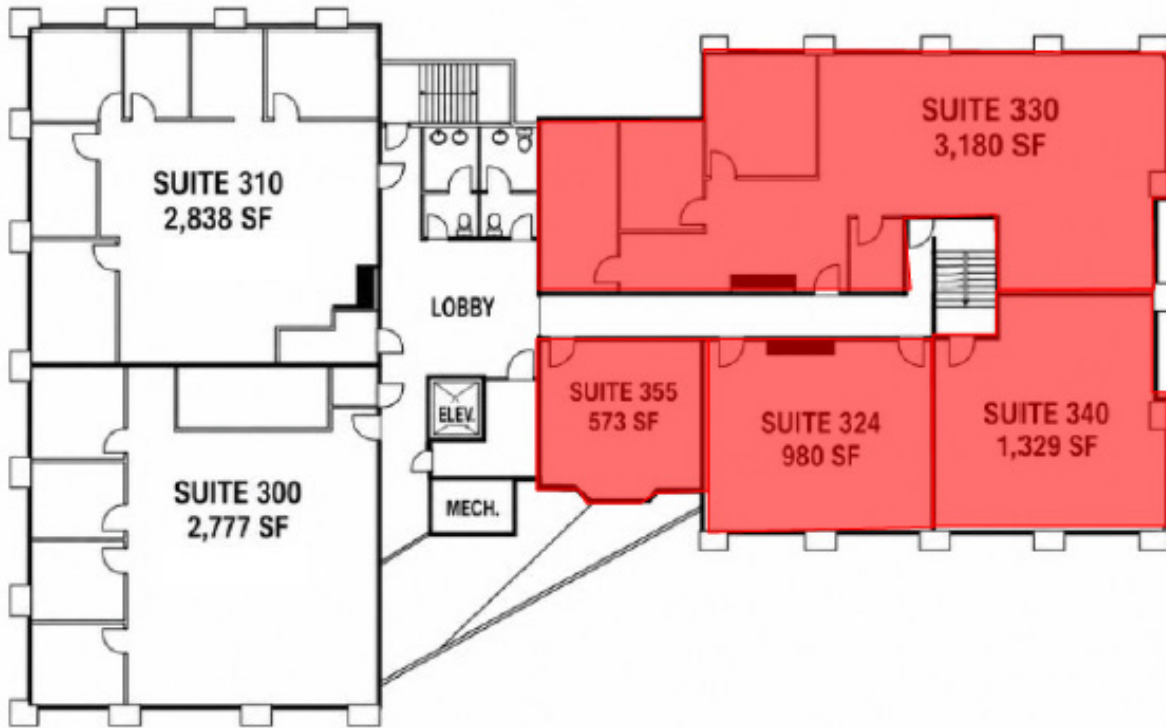
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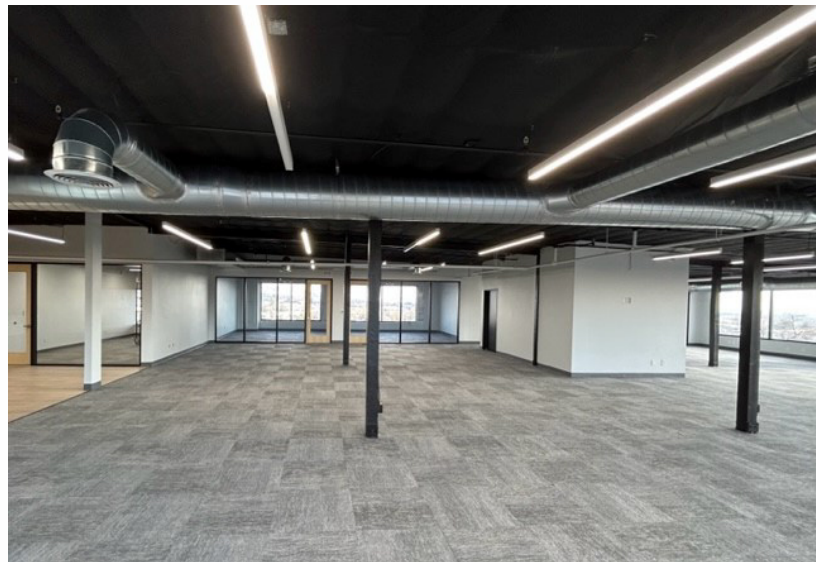
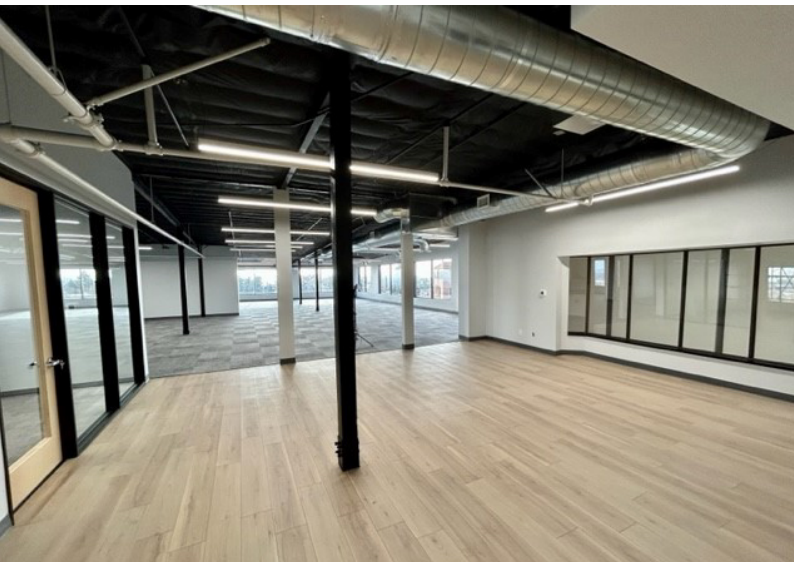
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THIRD FLOOR SITE PLAN



FLOOR PLAN



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SUITE 124

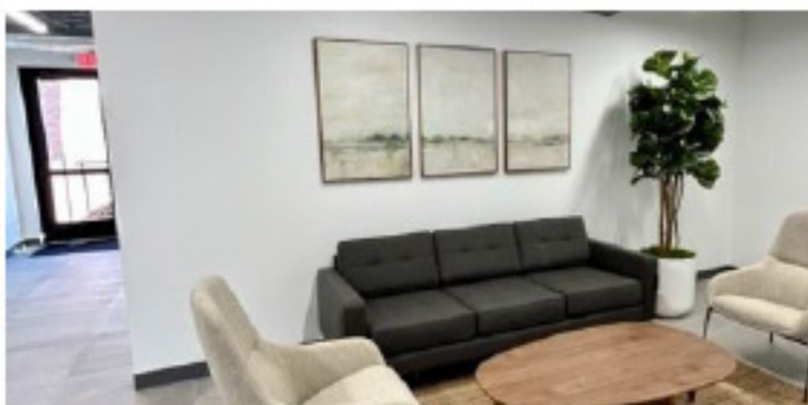
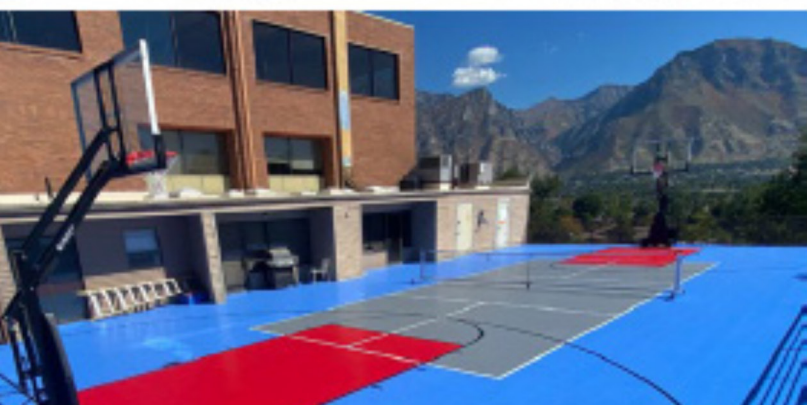
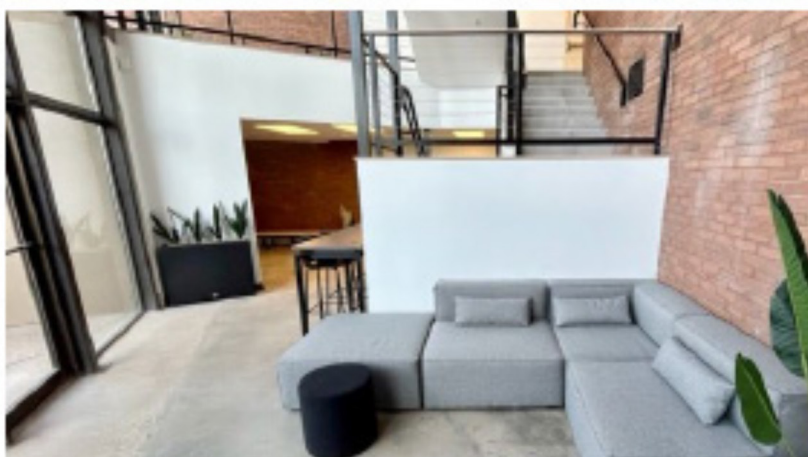
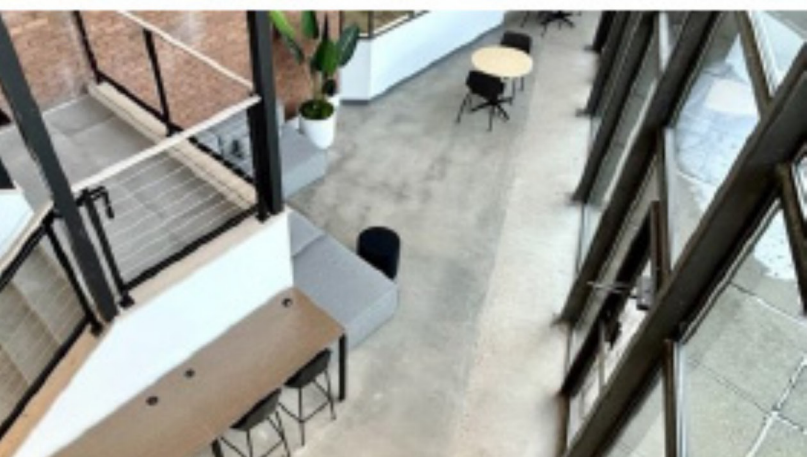


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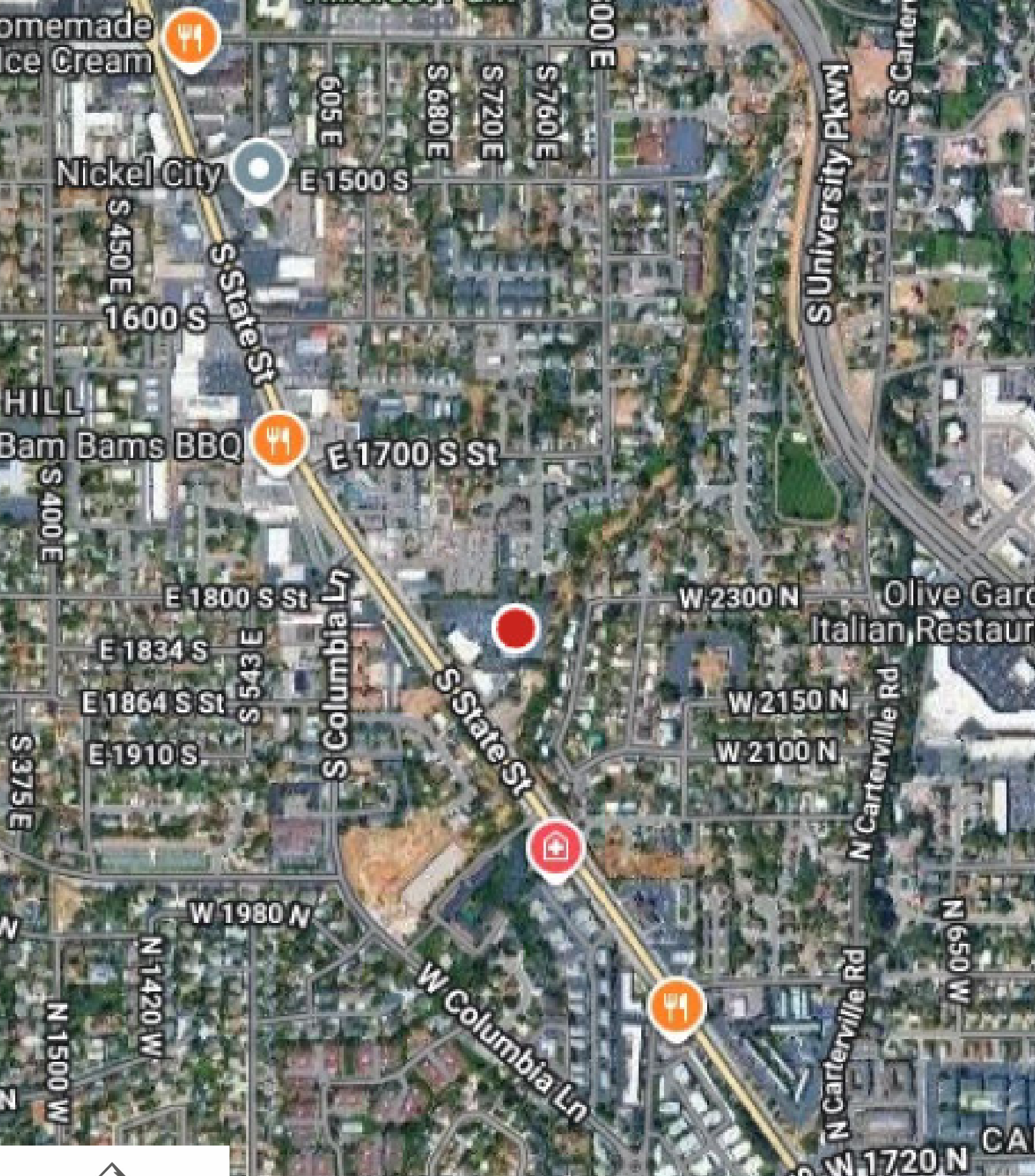


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