



# cRc Nationwide

COMMERCIAL REAL ESTATE CONSULTANTS

615 SOUTH STATE STREET, OREM, UTAH 84058



## PROPERTY INFORMATION

- 4,500 SF Office Space Available for Lease
- Interior Newly Remodeled
- Total Building Size: 7,032 SF
- Fiber Available
- State Street Signage Visibility
- Adjacent to Scera Park
- Many Amenities Nearby
- High Traffic Area
- Ample Parking: 5.71/1,000 SF
- Easy Access to I-15

SALE PRICE: \$1,150,000.00

(\$163.54/SF)

LEASE RATE: \$12.00/SF/YEAR NNN

KELLEN KONCAR

KELLEN.KONCAR@CRCNATIONWIDE.COM

## FINANCIAL INFORMATION

- Existing Tenant on Entire Second Floor:  
Tenant Name: GIGG.COM  
Lease Expiration Date: Feb. 28, 2018  
Gross Annual Income: \$34,800.00  
CAMS: \$8,750.00  
Net Tenant Income: \$26,050.00
- Own Entire Building for as Little as \$4,660.00/Month!
- Financed Through the SBA with 10% Down
- Amortized Over 20 Years at 5% Interest

801.617.1700

WEST HARADIN

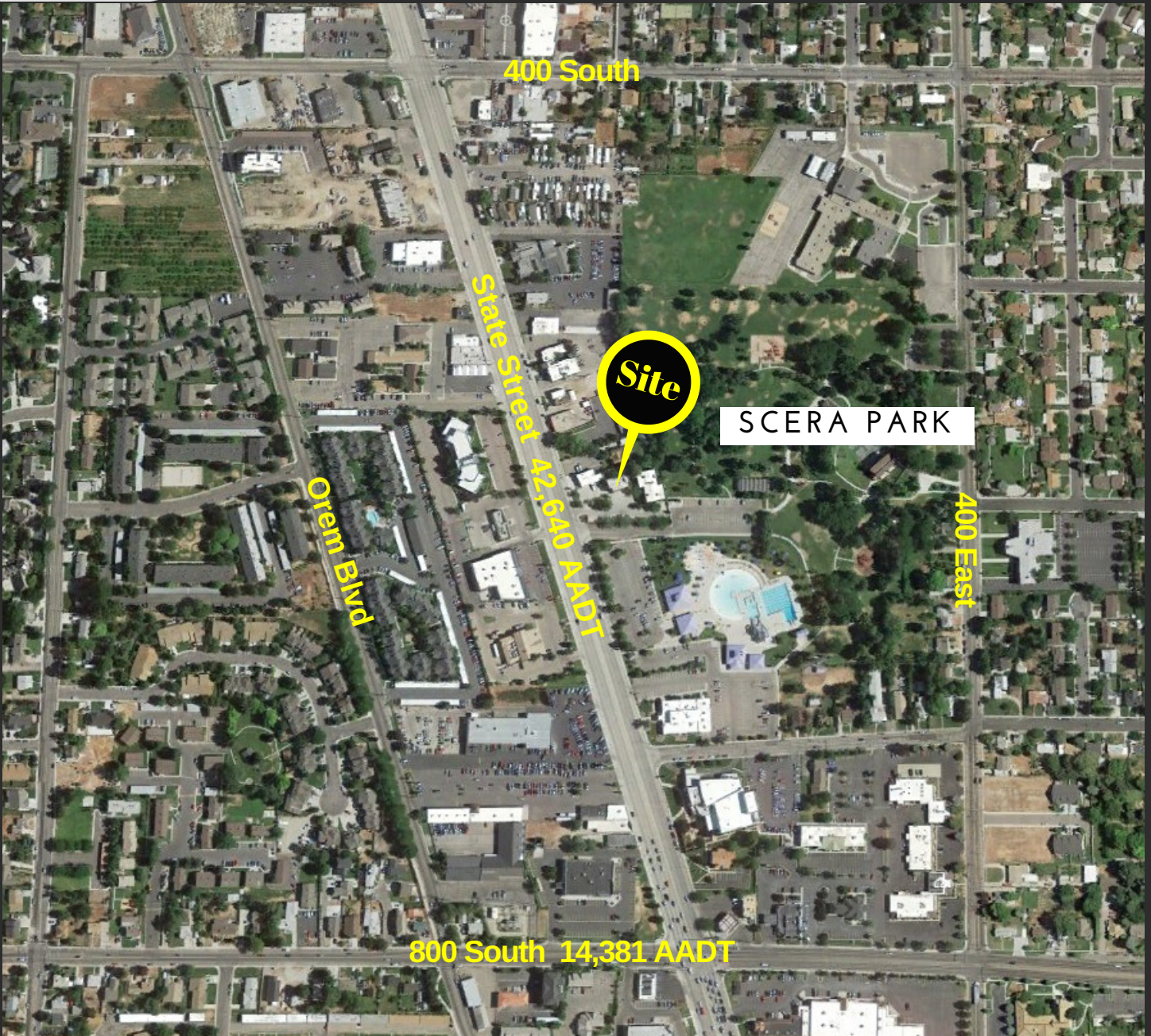
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### Demographics

1 Mile    3 Mile    5 Mile

Population	17,785	133,103	222,461
Households	5,441	37,898	63,378
Avg. Household Income	\$56,410	\$58,745	\$52,393

### Traffic Counts

State Street: 42,640 Annual Average Daily Traffic  
 800 South: 14,381 Annual Average Daily Traffic

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