



For Lease

## Medical Office

### Contact:

**Josh Martin**

Executive Vice President  
+1 801 830 2004  
josh.martin@colliers.com

**Nic Woods**

Mountain West Commercial  
+1 801 719 4309  
nwoods@mtnwest.com

**Brandon Huntsman**

Executive Vice President  
+1 801 830 9232  
brandon.huntsman@colliers.com

**Colliers**

2100 Pleasant Grove Blvd., Suite 200  
Pleasant Grove, UT 84062  
Main: +1 801 947 8300  
colliers.com

## Hoyal Medical Office Coming August 2025

1798 N State Street  
Orem, Utah

### Property Information

- Shell office space coming Summer 2025
- High traffic area along State Street
- 47,000 ADT along State Street
- Neighboring tenants include: Hoyal Podiatry, Center for Change, Stonehaven Dental, Westco Carpets & Interiors...
- \$25.00 PSF Tenant improvement allowance

Available: 1,742 SF, 2,426 SF or 4,168 SF

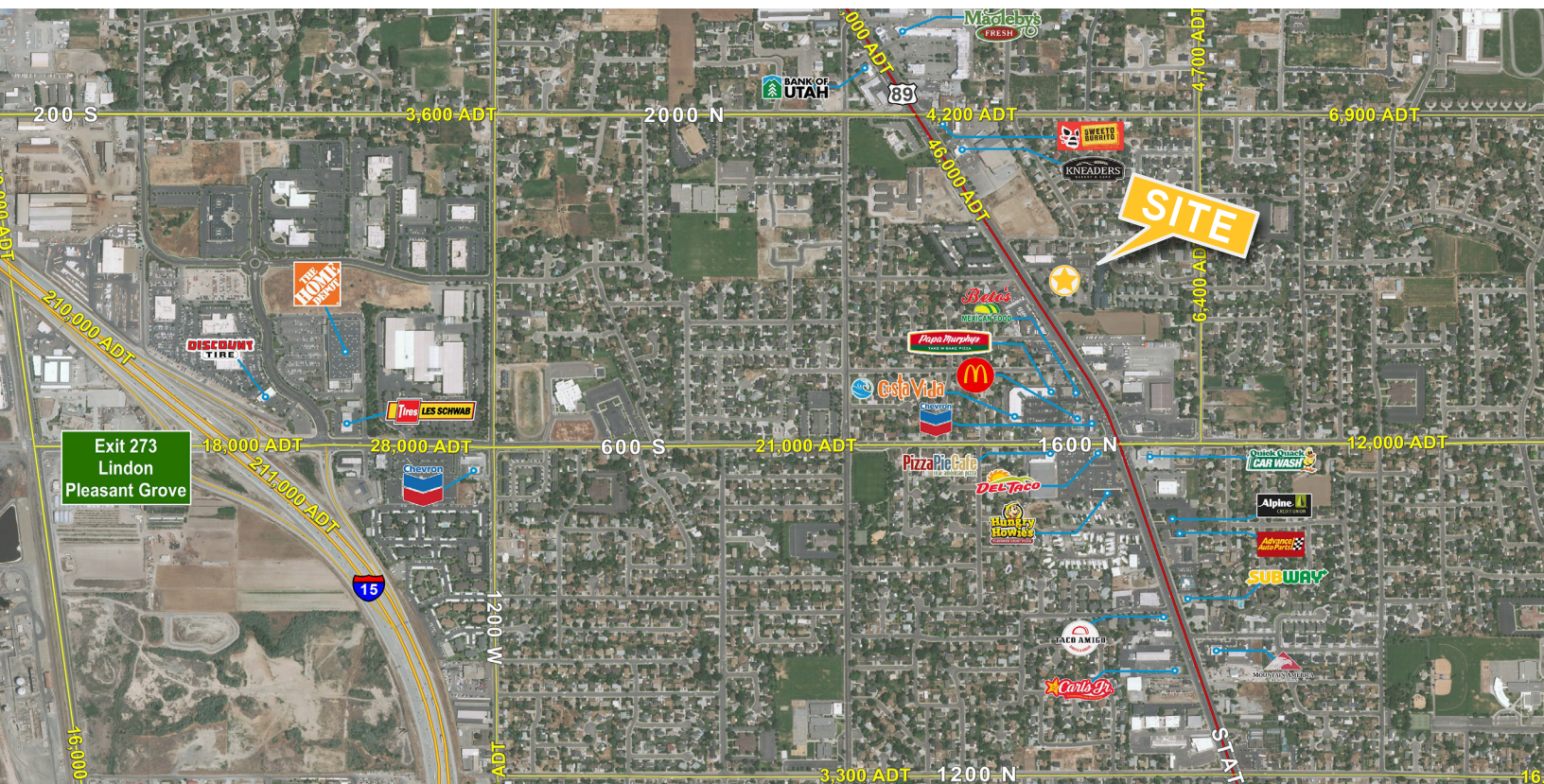
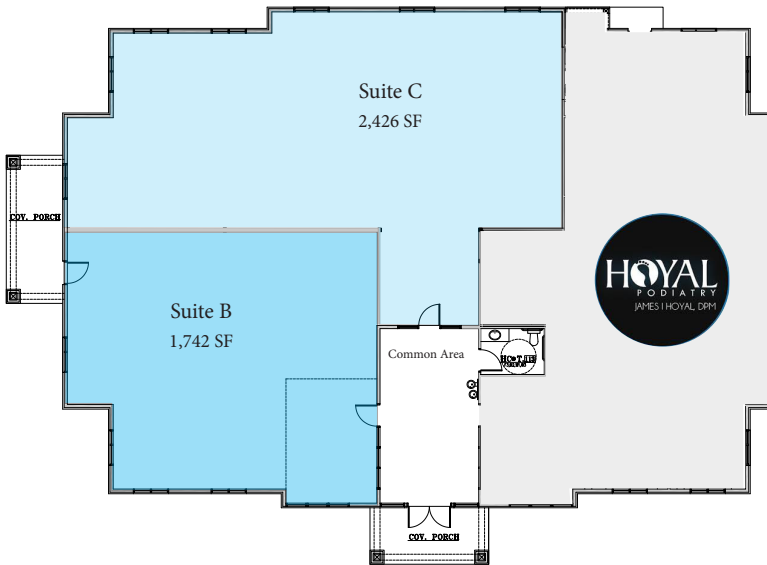
Lease Rate: \$25.00 PSF | NNN

# Floor Plan

Suite B - 1,742 SF

Suite C - 2,426 SF

- Medical office suites delivered in shell condition
- \$25.00 PSF Tenant Improvement Allowance
- Will be ready for tenant improvements August 2025



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**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

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