

Kneaders Retail Development

PRIME LOCATION | HIGH VISIBILITY | EASY ACCESS | NEW CONSTRUCTION



1950 N State Street, Orem, UT

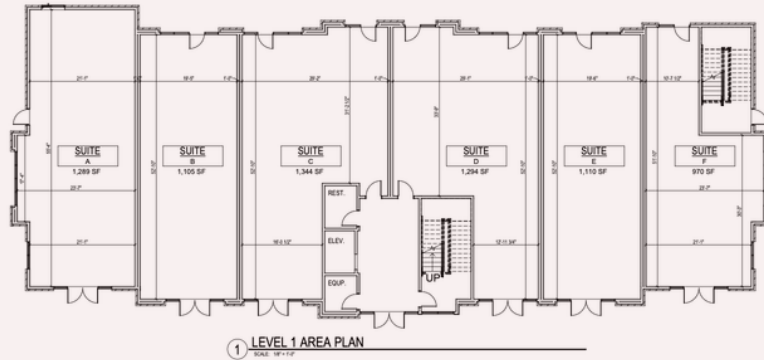


Property Details

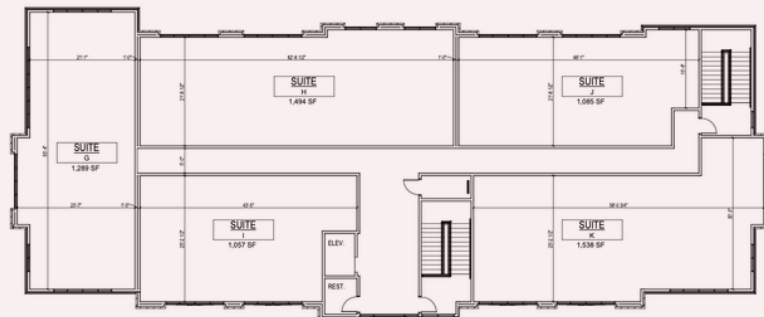
- 15,314 SF of Retail and Office Space
- Estimated Delivery: Q4 2027
- Drive-thru opportunity on approved pad along State Street
- Beautiful new shopping center anchored by Home Built Hardware Store
- Main-level retail end-cap and inline space available
- Second-floor office space available
- Monument signage on State Street



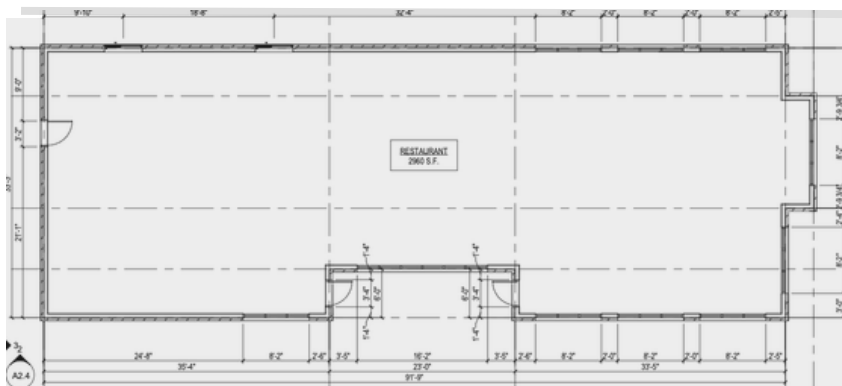
Floor Plans, Pricing, and Availability



Retail	Usable	Rentable	Asking Rate (NNN)
Suite A (Drive Thru)	1289	1454	\$ 45.00
Suite B	1105	1247	\$ 38.00
Suite C	1344	1516	\$ 38.00
Suite D	1294	1460	\$ 38.00
Suite E	1110	1252	\$ 38.00
Suite F	970	1094	\$ 40.00

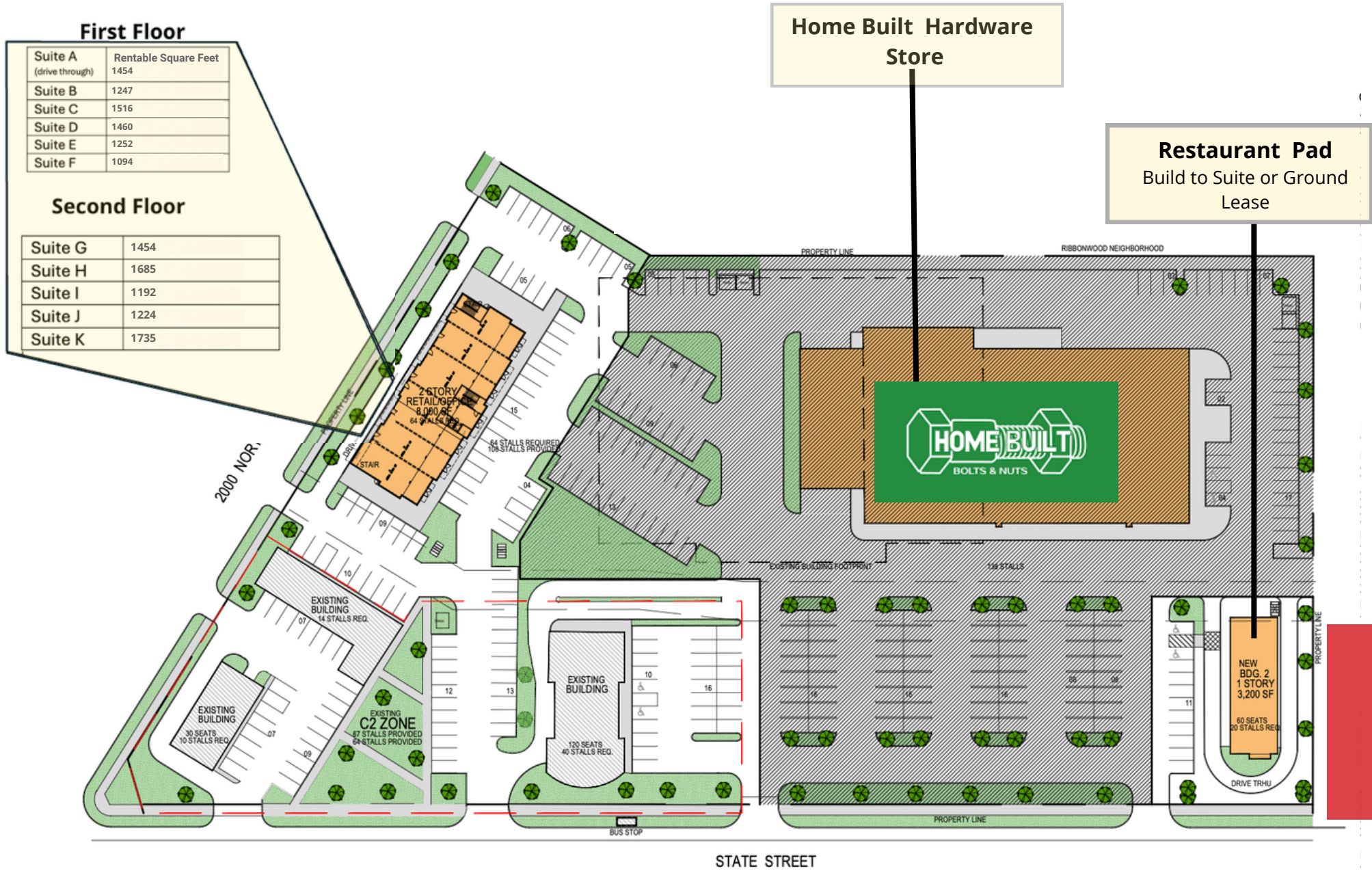


Office	Usable	Rentable	Asking Rate (NNN)
Suite G	1289	1454	\$ 24.00
Suite H	1494	1685	\$ 24.00
Suite I	1057	1192	\$ 24.00
Suite J	1085	1224	\$ 24.00
Suite K	1538	1735	\$ 24.00

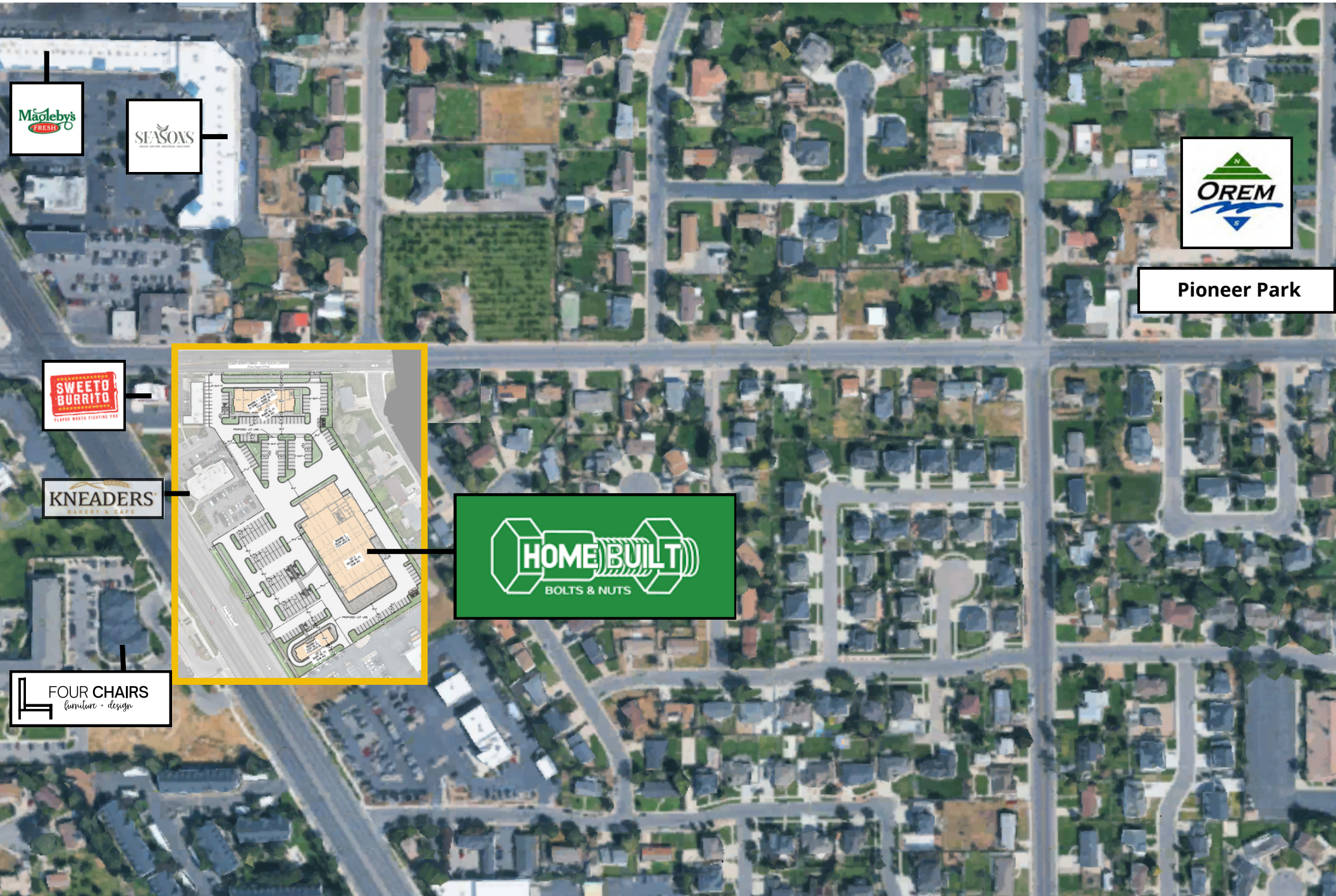


Restaurant pad available with drive thru potential. Building size approximately 3,000 s.f. Build to suite or ground lease. Call for Pricing

PROJECT OVERVIEW AND AVAILABILITY



AERIAL VIEW



Macleby's
FRESH

SEASONS



Pioneer Park

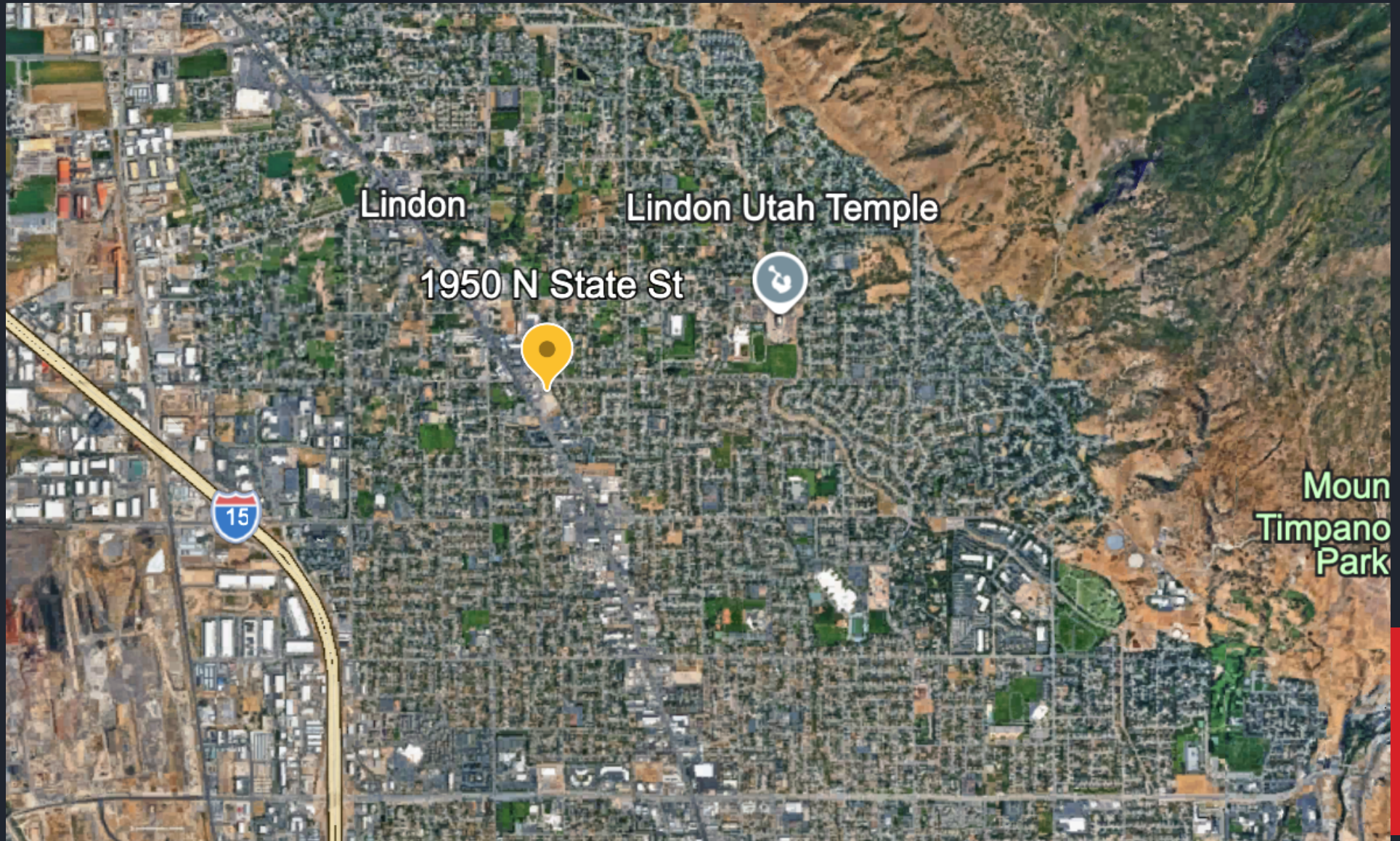
SWEET
BURRITO

KNEADERS
BAKERY & CAFE

FOUR CHAIRS
furniture + design

HOME BUILT
BOLTS & NUTS

AERIAL VIEW



**CONTACT US TODAY
FOR A PRIVATE TOUR!**

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