

# 1400 North Geneva Road Orem

Offering Memorandum

**For Lease**

Office: \$1.25 PSF/NNN Warehouse: \$0.65/PSF/NNN

# Orem Tech Center



## PRESENTED BY:

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## PROPERTY HIGHLIGHTS

<b>Total Building Square Footage</b>	<b>837,564 SF</b>
Office SF	278,850 SF
Office/Warehouse SF	529,530 SF
Retail SF	29,184 SF
Lot Size	69.59 Acres
Building Construction	Tilt Wall Construction
Year Built	Under Construction
Completion	Summer 2019
Ceiling Height	Varies by Building
Overhead Doors/Docks	Varies by Building
HVAC	Gas Forced Air Heat and Central Air Conditioning
Power	Amp, Volt, 3-Phase
Fire Suppression System	ESFR on Office/Warehouse, by code on remaining
Utilities	Orem City Municipal Water and Sewer
Zoning	PD36 Light Industrial and Technology Center Development with Urban Design Concept

## STRENGTHS

- Great Utah County location with convenient access to i-15 via Geneva Road , 1600 North and 800 North exits
- Comparable lease rates continue to remain strong with very low market vacancies
- Very few buildings in regional market competing with Subject Property in quality, size and amenities
- Up to 30 +/- ceiling heights should accommodate most warehouse and/or distribution users



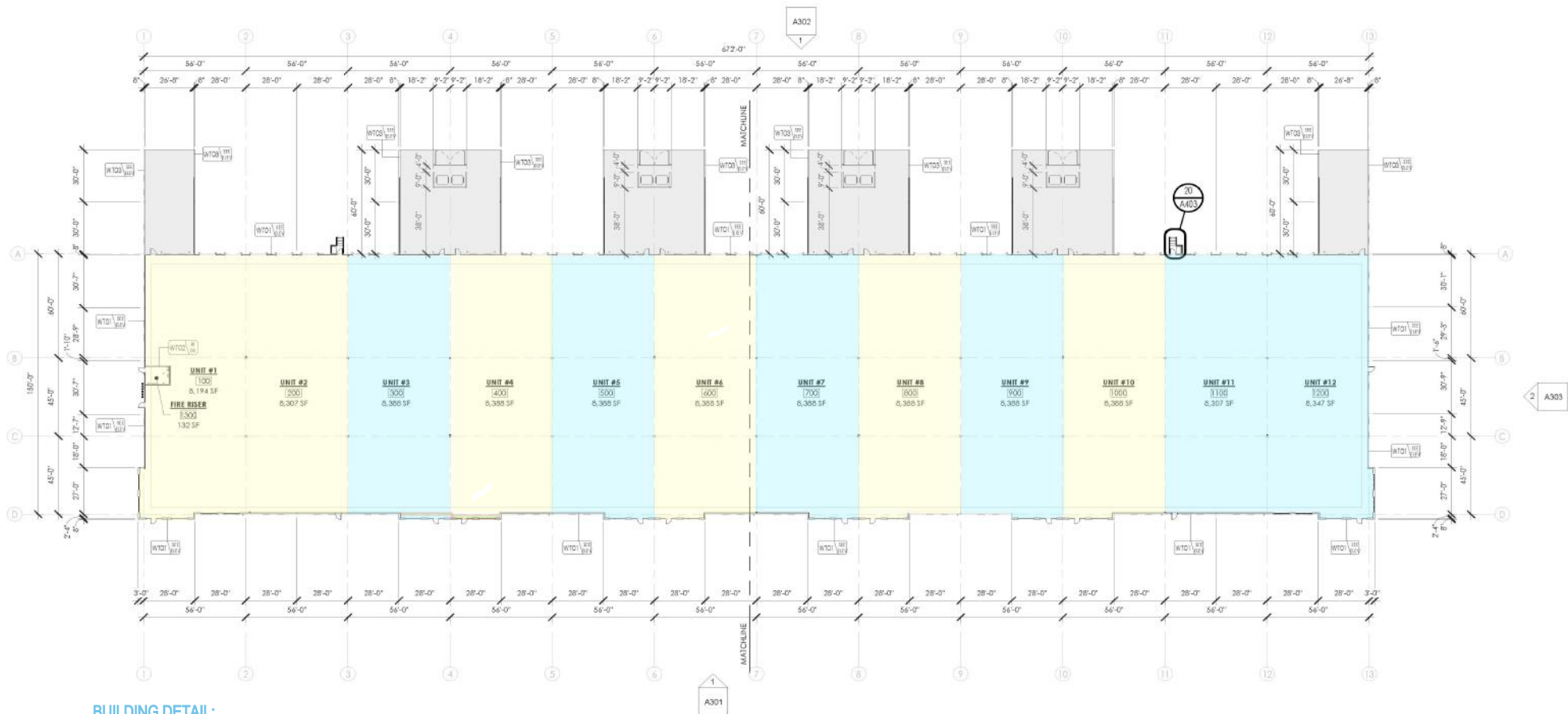
The site plan illustrates the proposed development layout. Key features include:

- Buildings:** Several buildings are shown with their respective footprints and dimensions. For example, the central building has a footprint of 129,360 sq. ft. and a height of 702.0. Other buildings include a 129,360 sq. ft. building, a 129,360 sq. ft. building, and a 129,360 sq. ft. building.
- Parking:** The plan shows numerous parking spaces, some of which are marked with dimensions like 30.0, 40.0, and 54.0.
- Landscaping:** The plan includes areas for landscaping, indicated by green hatching and labels like "LANDSCAPING" and "TREES".
- Dimensions:** Various dimensions are provided for buildings, parking spaces, and landscaping areas. For example, the central building has a width of 180.0 and a height of 702.0.
- Red Line:** A red line highlights a specific area within the site, likely indicating a boundary or a specific development area.





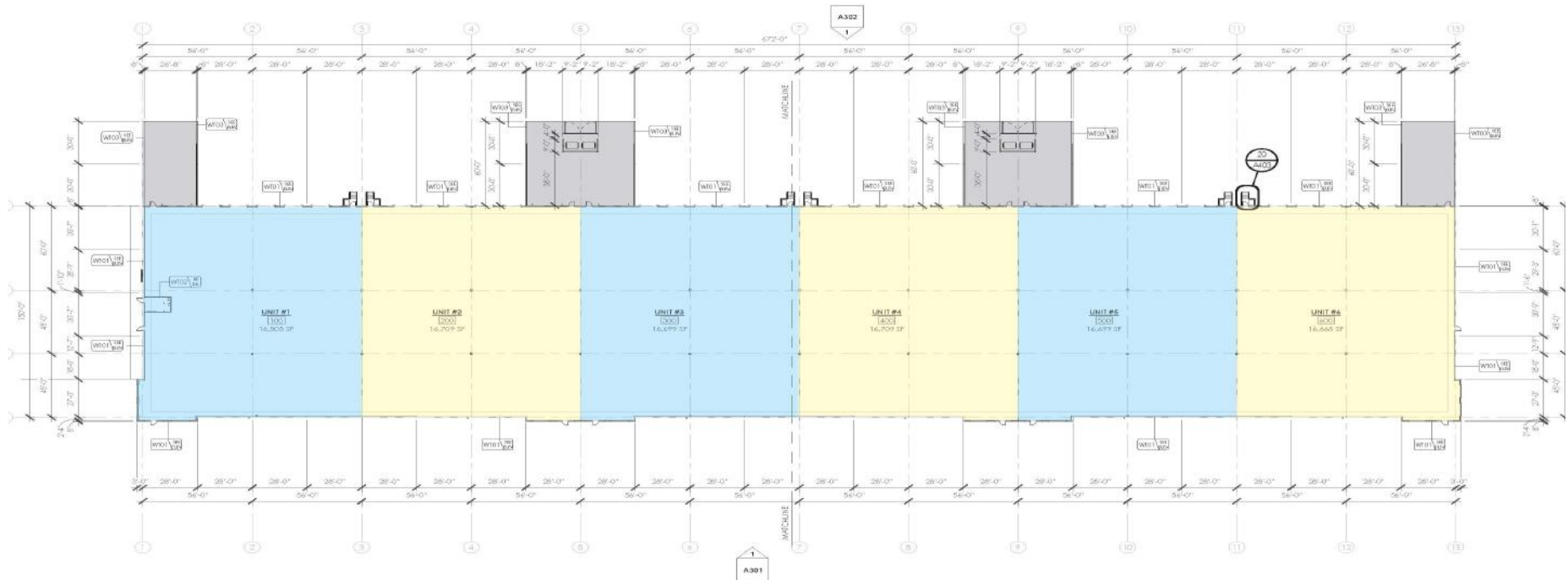
# Building 1 Floor Plan



## BUILDING DETAIL:

- > 96,768 Sq. Ft.
- > 155 Parking Stalls
- > 10 Suites
- > Minimum Divisible 8,194 SF

# Building 2 Floor Plan

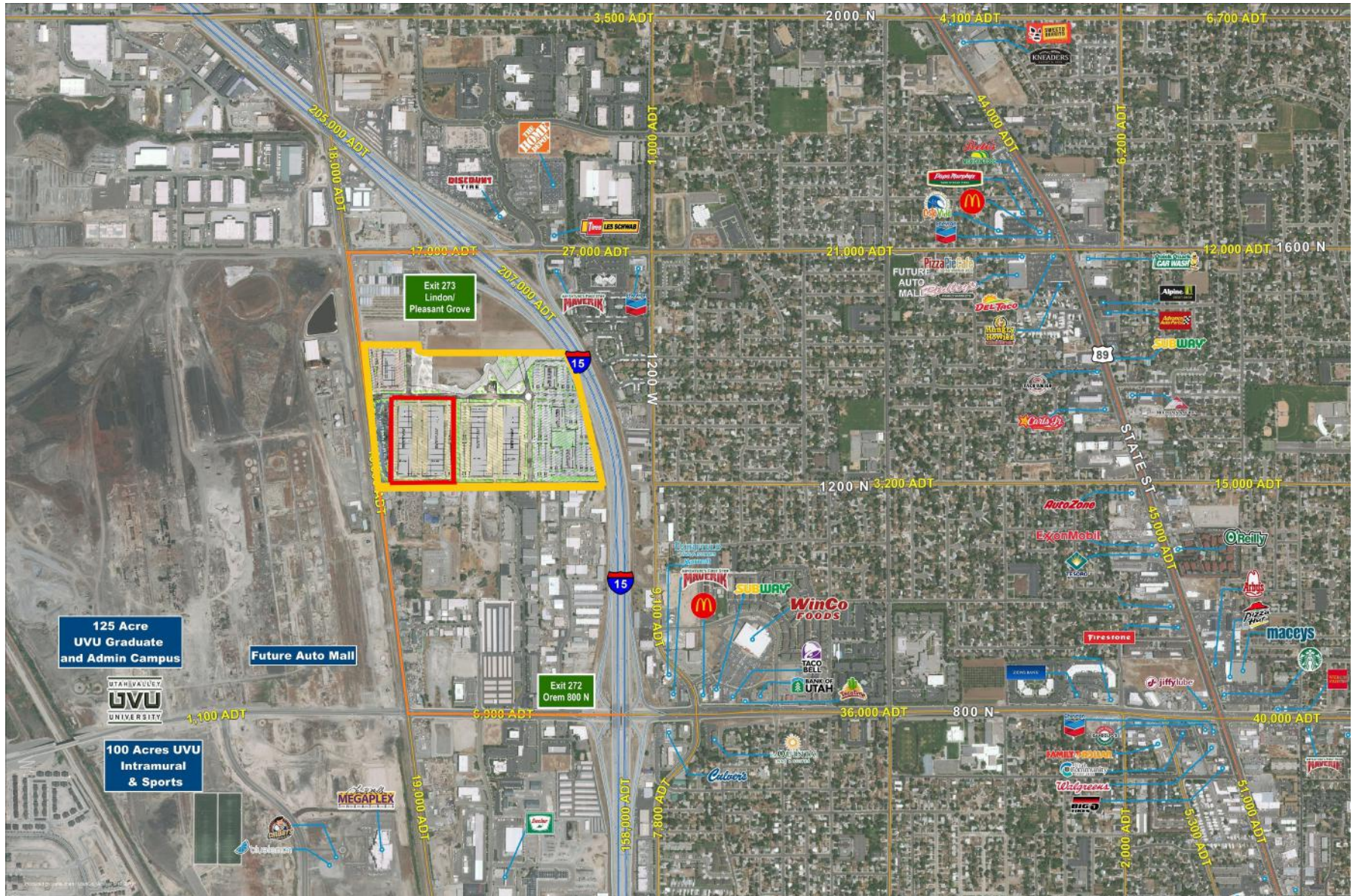


## BUILDING DETAIL:

- > 126,360 Sq. Ft.
- > 226 Parking Stalls
- > 6 Suites
- > Minimum Divisible 16,505 SF



# Property Aerial



# OREM TECH CENTER

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