

# 359 E STATE RD, AMERICAN FORK, UT



## PROPERTY DESCRIPTION

Amazing, clean, accessible, professional offices with store front entrance in office strip center. Convenient location just blocks from I-15 in American Fork. This plaza has ample parking and very nice finishes inside. Physical Address 359 E State Rd.

**Contact our Team for a Showing**

**Evan Wrye: (385) 469-0920**

**Office: (435) 485-7070 Call or Text!**

**Or Email: [Evan@iraut.com](mailto:Evan@iraut.com)**

**Listing Brokerage: Investment Realty Advisors.**

**Marketed by Investment Realty Advisors, LLC**

**Information deemed reliable but not guaranteed.**

## OFFERING SUMMARY

### UNIT 2

Unit Size:	1,454 SF
Base Rent	\$17.50 sf/yr
CAM Fee	\$3.10 sf/yr
Monthly Rent - Base+CAM	\$2,496/mo

### Building

Units Available	1
Total Building Size:	13,212 SF
Acres:	0.3
Parking:	Plenty of Parking

**EVAN WRYE**

Vice President of Commercial Leasing

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**ELLIOT ABEL**

President of Commercial Leasing

435.485.7070

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Investment Realty Advisors  
411 W 7200 S, Suite 201, Midvale, UT 84047

359 E STATE RD  
UNIT 2 PHOTOS



EVAN WRYE

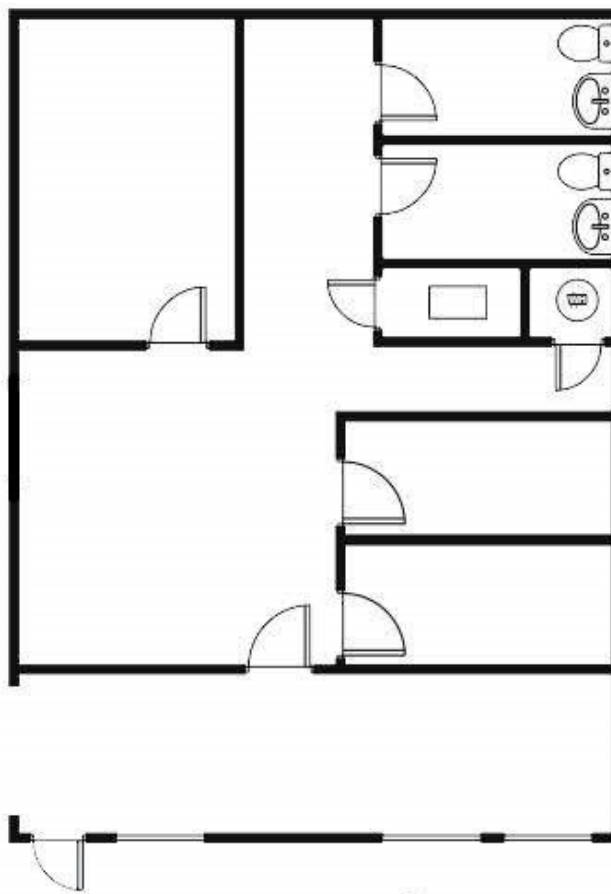
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359 E STATE RD  
UNIT 2 FLOOR PLAN



359 E State Rd - Unit 2  
1,454 Sq Ft

EVAN WRYE

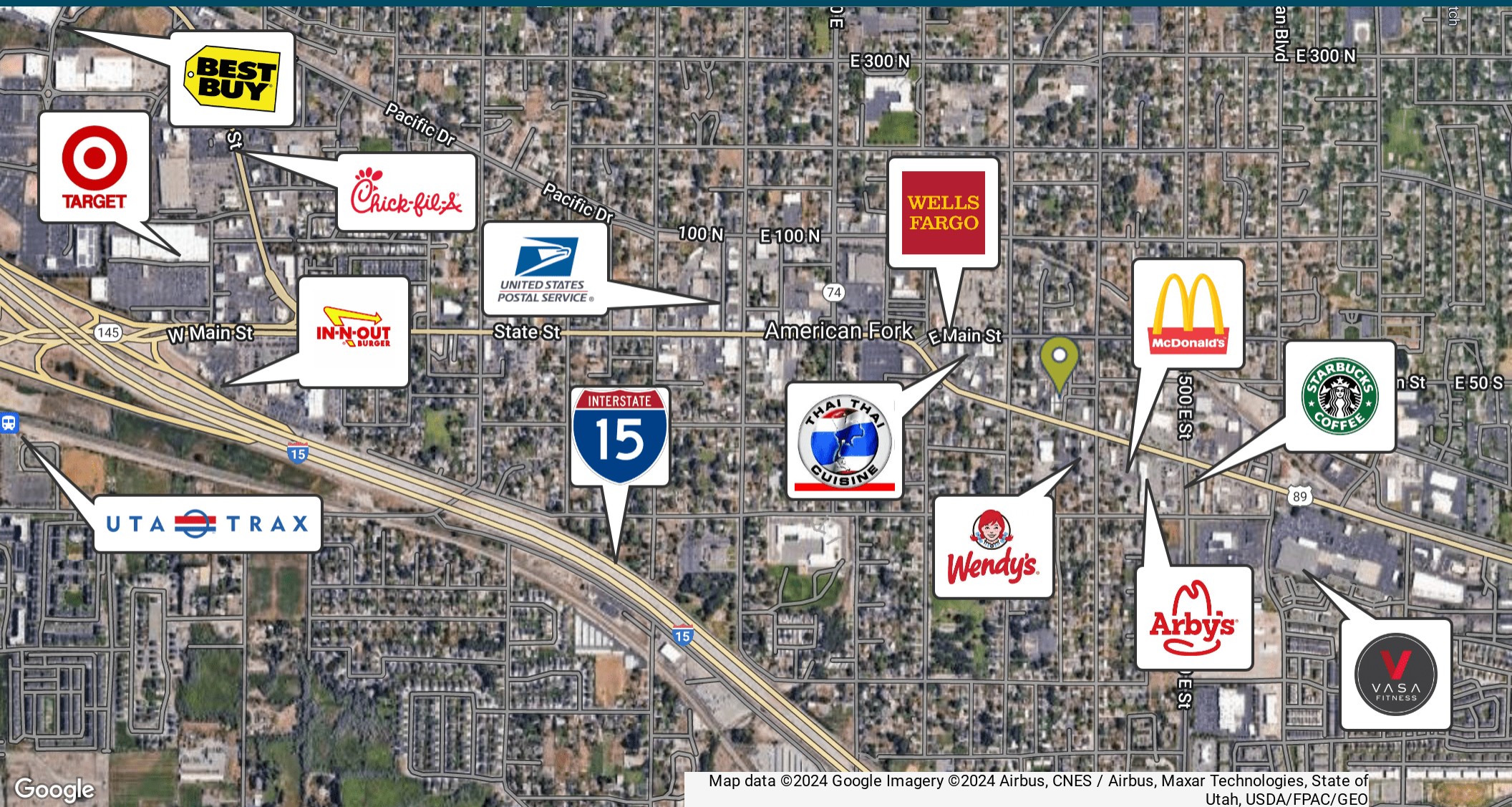
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# 359 E STATE RD LOCATION MAPS



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