

# 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

**Allison Larsen: (385) 685-4844**

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

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

**Listing Brokerage: Investment Realty Advisors.**

**Marketed by Investment Realty Advisors, LLC**

**Information deemed reliable but not guaranteed.**

## OFFERING SUMMARY

### UNIT 4

|                         |                   |
|-------------------------|-------------------|
| Unit Size:              | 1,000 SF          |
| Base Rent               | \$15.45 sf/yr     |
| CAM Fee                 | \$3.09 sf/yr      |
| Monthly Rent - Base+CAM | \$1,545/mo        |
| <b>Building</b>         |                   |
| Units Available         | 1                 |
| Total Building Size:    | 13,212 SF         |
| Acres:                  | 0.3               |
| Parking:                | Plenty of Parking |

**EVAN WRYE**

Commercial Leasing Specialist  
385.469.0920  
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**ELLIOT ABEL**

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359 E STATE RD  
UNIT 4 PHOTOS



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# 359 E STATE RD LOCATION MAPS



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