



Millcreek Medical Arts

4465 S 900 E, Millcreek, UT 84124



Nicholas Kanaan

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Millcreek Medical Arts

\$21.89 /SF/YR

About the Property

- Arts and crafts inspired architecture with elevator served, and handicap accessible office suites, on-site parking behind the building - Main lobby
- wood and travertine with vaulted, beamed ceiling
- Unique landscaping designed to create a feeling of peace and harmony with nature - Monument signage available
- Building has ample parking, aesthetic landscaping, public transportation bus stop in front, and 24 Hour Access, keypad and remote entry secured doors with video security system.

Amenities:

- 24 Hour Access
- Controlled Access Remote Doors
- Air Conditioning & Heating Climate Control
- Male and Female + Handicap Bathrooms for building
- Fully maintained Building common areas including janitorial and landscaping
- Monument Sign on Road
- Public transportation bus stop in front...



Rental Rate:	\$21.89 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	21,987 SF
Year Built:	2008
Walk Score ®:	71 (Very Walkable)
Transit Score ®:	39 (Some Transit)
Taxes:	\$0.21 USD/SF/MO
Operating Expenses:	\$0.00 USD/SF/MO
Rental Rate Mo:	\$1.82 /SF/MO

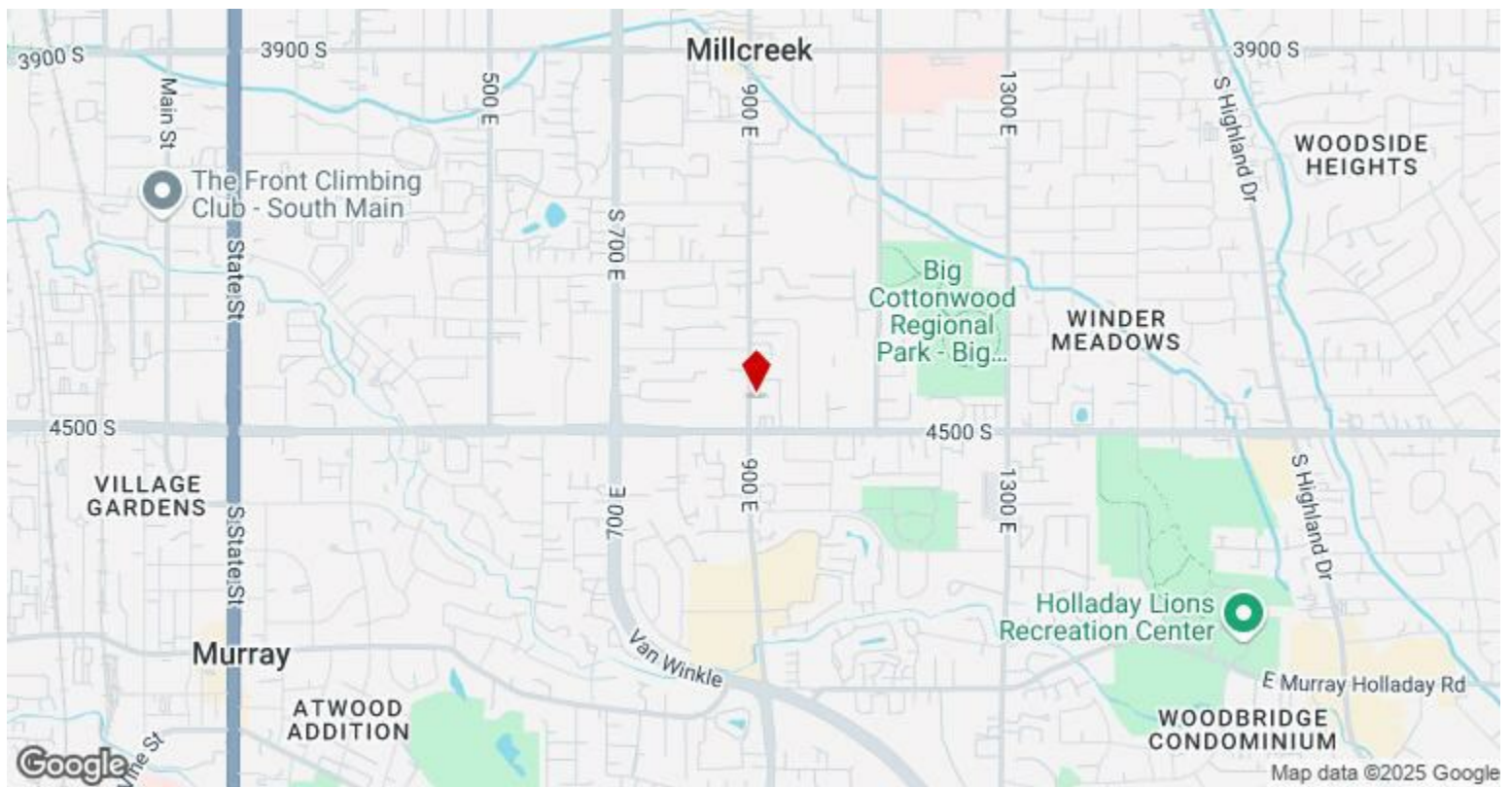
1st Floor Ste 275

Space Available	2,848 SF
Rental Rate	\$21.89 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

About the Unit:- 2,848 rentable square feet of high quality, well-built, turnkey medical office space on the top floor in the Medical Arts Building, professionally managed.- Corner Unit on main level with ADA access. Newly updated in 2021 fully modernized (initial build out 2011), with unit associated 10 parking spots.- 16 rooms total: 6 patient rooms (1 procedure room), lab / blood draw area, 3 offices (with 1x conference room), billing station / reception, waiting room, in-suite handicap bathroom, Waiting room (capacity of 13 people), Locked supply / record room, Janitorial Utility room.- Great central location within Salt Lake City with easy access to freeways, conveniently located between St Marks & IMC Hospital, and access to public transportaiton! - High-Speed Ethernet & HDMI connectivity in all patient rooms and offices, Wifi router repeaters, in-ceiling speaker system. 2x HVAC systems for excellent climate control.- All patient rooms meet OSHA regulations, with ensuite sink and ADA compliant. Medical records safely stored in locked rooms. Registration has a private desk space separated from the waiting room for HIPAA compliant patient privacy. - Arts and crafts inspired architecture with elevator served, and handicap accessible office suites, on-site parking behind the building, Main Lobby wood and travertine with vaulted, beamed ceiling- Unique landscaping designed to create a feeling of peace and harmony with nature - Monument signage available- Building is professionally managed, has ample parking, aesthetic landscaping, public transportation bus stop in front, 24 Hour Access keypad and remote entry secured doors with video security system.- Landlord is happy to discuss financing options to reduce your first year's lease and get your clinic going!

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Balanced Body Physical Therapy	-	
Envi Plastic Surgery	-	
Four Seasons Dental	-	
Healing Pathways Therapy Center	-	
Michael Watson, DDS	-	
Recon CPA	-	
State Farm Insurance	-	
The Thyroid Clinic Utah	-	
VoicesNow	-	
Yenny J Paredes	-	



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Property Photos



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