



FOR LEASE

3179 S Highland Drive
Millcreek, UT 84106

(Ownership Opportunities Available)

**±9,223 SF AVAILABLE
THREE STORY OFFICE**

Property Specs

LEASE RATE	\$27.75 PSF Annually + NNN
TOTAL GLA	±9,223 SF
AVAILABLE SF	Floor 2 ±4,603 SF Floor 3 ±4,620 SF
ZONING	C-3
TYPE	Office Suburban
PARKING	74 Stalls
YEAR BUILT	2025
TAX ID	16283090410000

- Brand new Class A professional office/medical office opportunity in the heart of Millcreek
- Ideally positioned just steps from Millcreek Common, Brickyard Plaza, dining, retail, I-80 and other neighborhood amenities
- Beautiful modern construction with strong curb appeal and professional presence
- Shell-condition space allowing tenants the flexibility to customize improvements to fit their operational needs
- Excellent opportunity for professional office, medical office, wellness, financial services, legal, and other commercial users
- Convenient central location with easy access to major transportation corridors and surrounding Salt Lake Valley communities
- Surrounded by a vibrant mix of retail, residential, and commercial development with ample parking.
- Ownership opportunities in the Building for the right group!
- Rare opportunity to establish a presence in one of Salt Lake County's most desirable and rapidly evolving office submarkets
- For more information or to schedule a showing, please contact the listing agent.



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SUMMARY



PHOTOS





PHOTOS



FLOOR PLANS

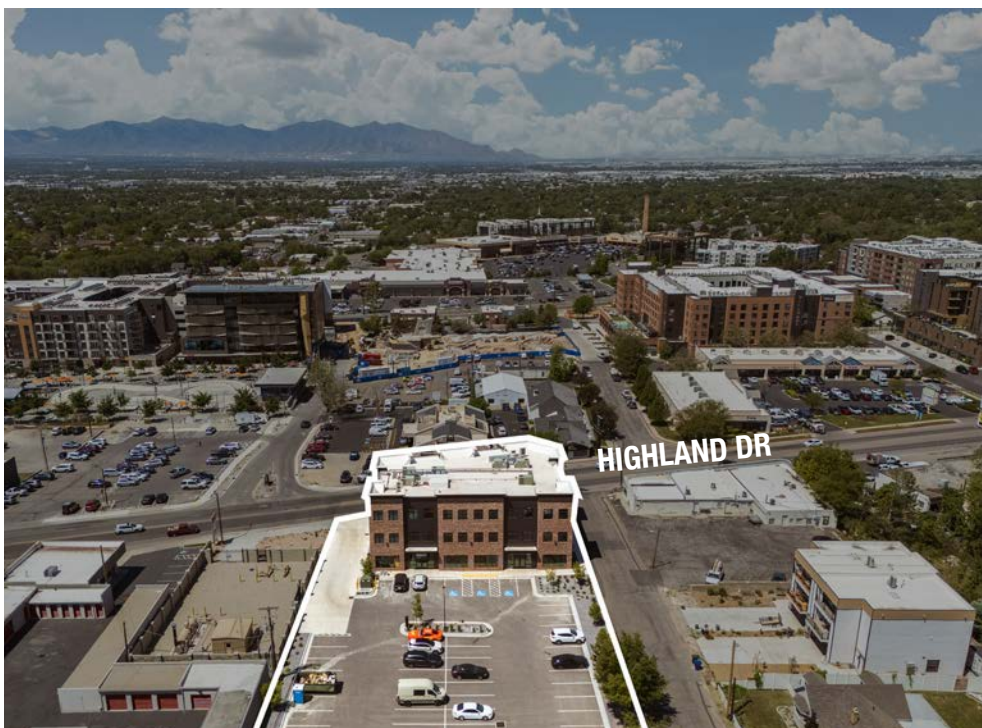


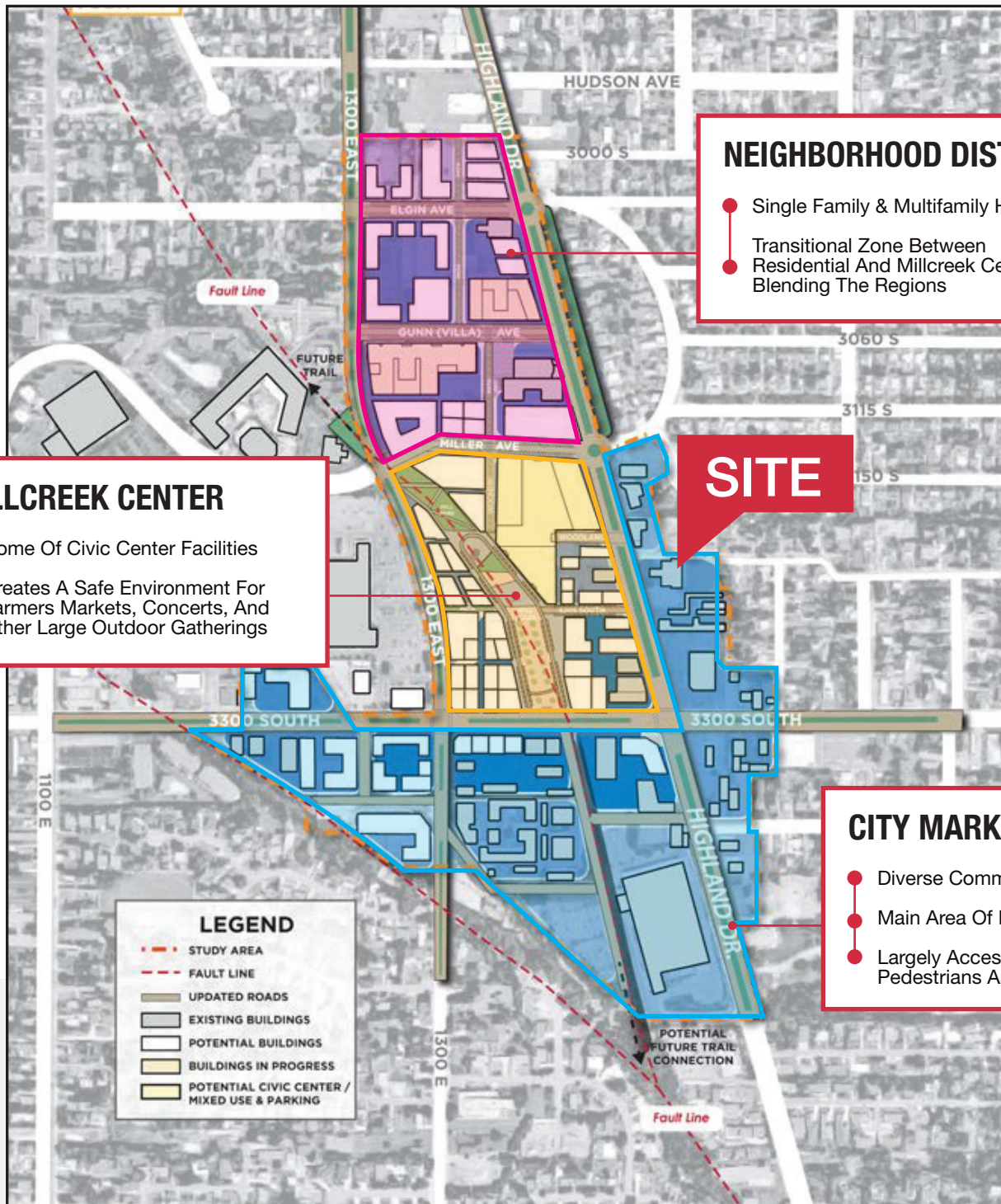
FLOOR 2



FLOOR 3

PHOTOS





NEIGHBORHOOD DISTRICT

- Single Family & Multifamily Homes
- Transitional Zone Between Residential And Millcreek Center Blending The Regions

MILLCREEK CENTER

- Home Of Civic Center Facilities
- Creates A Safe Environment For Farmers Markets, Concerts, And Other Large Outdoor Gatherings

SITE

CITY MARKETPLACE

- Diverse Commercial Uses
- Main Area Of Retail Shopping Needs
- Largely Accessible To Both Pedestrians And Motorists

LEGEND

- STUDY AREA
- - - FAULT LINE
- UPDATED ROADS
- EXISTING BUILDINGS
- POTENTIAL BUILDINGS
- BUILDINGS IN PROGRESS
- POTENTIAL CIVIC CENTER / MIXED USE & PARKING

CITY CENTER

Development Summary - Updated 17 April 2026



	Project	Address	Developer	GC	Status	Dwellings	Commercial Area (sf)	Parking Stalls	Notes
1	The Richmond	1280 E Villa Vista Ave	Cottonwood Residential		Building Occupied	330	13,000	459	
2	Cottonwood Highland	1323 E Villa Vista Ave	Cottonwood Residential		Building Occupied	250	15,000	296	
3	33rd South Apartments	1306 E 3300 S	Cottonwood Residential	TBD	Development Agreement Pending	210	5,132	367	
4	City Hall and the Westerly	1311 E 3300 S	Cottonwood Residential / City	Layton / Okland	Under Construction	197	91,319	448	City Hall and Shared Parking
5	Millcreek Flats	1350 E Miller Ave	Boyer Company		Building Occupied	217	6,851	337	
6	Brick Lofts Phase II	1395 E Miller Ave	PEG Development		Building Occupied	89	-	148	
7	Millcreek Common North	1330 E Woodland Ave	Cottonwood Residential	TBD	Expired. Resubmittal Anticipated.	58	9,561	111	
8	MC29	1291 E Villa Vista Ave	SOAR Realty	TBD	Development Agreement Pending	23	-	25 plus 4 off-site stalls	Affordable Owner-Occupied Housing
9	Medical Office	3179 S Highland Drive	Millcreek Medical Holdings		Building Occupied	-	21,000	71	Overflow Parking for Millcreek Common
10	Office and Restaurant	3165 S Richmond St	SOAR Realty	TBD	Under Construction	-	7,798	26	
11	Millcreek Common East	3216 S Highland Drive	Millcreek / Encore / PEG	on Constru	Development Agreement Pending	25	12,500 retail 53,395 hotel (108 rooms)	272	Public Parking for Millcreek Common
12	Brookline Rowhomes	1265 E Villa Vista Avenue	Kensington Home Co	TBD	Under Construction	18	-	44 inc. 8 on street	Includes two live-work units
Totals						1,417	235,556	2,608	

Project Status Legend			
Pending Application	Application in Review	Permitted	Complete
CCOZ Pre-Application Meeting	Development Agreement Pending	Approved for Construction	Certificate of Occupancy Issued
DRC Meeting	Preliminary Approval Pending	Building Permit Issued	Building Occupied
Expired. Resubmittal Anticipated.	Technical Review Pending	Under Construction	

CCOZ District Map



CCOZ DISTRICT	Greatest Impact Scenario - New Development		In Review or Approved for Construction	
	Nonresidential SF	Dwellings	Nonresidential SF	Dwellings
Neighborhood District	142,000	1,640	28,000	710
Mill Center	427,000	1,059	202,424	497
Marketplace	321,000	1,042	26,132	210
Total	890,000	3,741	256,556	1,417

Note: The Greatest Impact Scenario was established for the purposes of the Highland Drive Corridor Study, to describe the potential traffic impacts, assuming an aggressive development scenario, and assuming a three-lane section for Highland Drive. See Table 15 on Page 35 of the Highland Drive Corridor Traffic Impact Study. The numbers described in the Greatest Impact Scenario are for new development, but the Traffic Study assumes that some existing development will remain.

AREA MAP

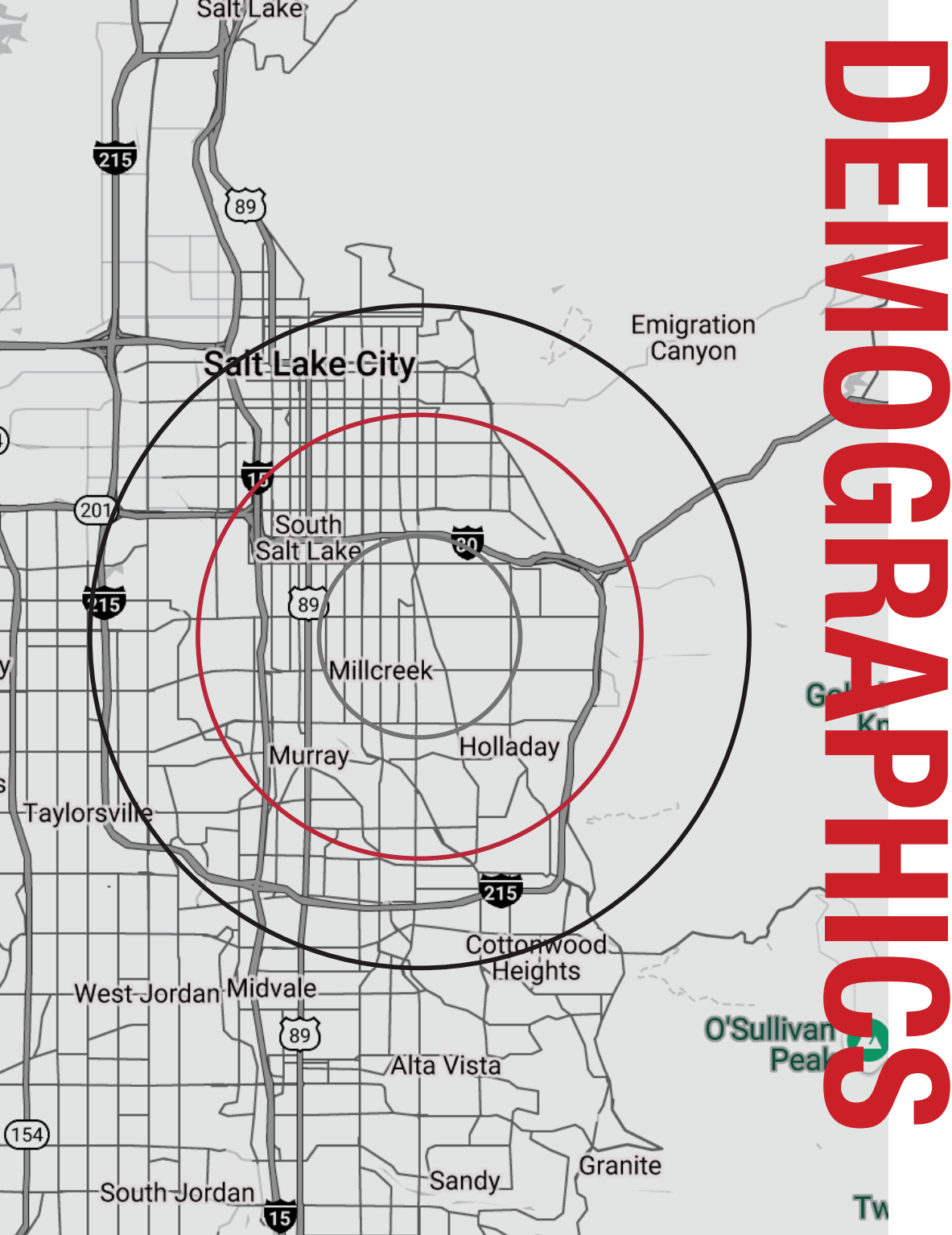


Little Caesars Pizza, Great Clips, TRADER JOE'S, DESERT INDUSTRIES, Smith's, BURT BROTHERS, art materials, Walgreens, Olive Garden, Sotheby's, CVS, LOFT, RED LOBSTER, Michaels, Cafe Rio, Starbucks, T Mobile, SHERWIN WILLIAMS, ZIONS BANK, MOD, WELLS FARGO, SMASH BURGER, WHOLE FOODS MARKET, BARNES & NOBLE, KFC, OLD NAVY, McDonald's, NATURAL GROCERS CINEMARK, ZUPAS, NORDSTROM, Wendy's, KeyBank, TACO BELL, Chevron

Wendy's, Sally Beauty, Pollo Loco, Target, Lowe's, Sears, Walmart, UniFirst, KevBank, Department of Alcoholic Beverage Services, McDonald's, Best Buy, Office Depot, RC Willey, Ashley, Costco Wholesale, U-Haul, PetSmart, Boot Barn, The Home Depot, Sam's Club

Del Taco, Jersey Mike's Subs, Crown Burgers, Rise & Shine Bakery, Auto Zone, Ultra Beauty, Five Below, Kohl's, HomeGoods, TJ-Maxx, Walgreens, Wing-Stop, Subway, Ross Dress for Less, Harmon's Neighborhood Grocer, America First Credit Union, Chevron, J.J. Fashions, Rusten Breez Babels

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	19,201	163,169	333,536
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	8,372	70,374	142,007
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$129,963	\$136,078	\$126,027

Traffic Counts

STREET	AADT
Highland Drive	22,578
3300 South	26,338

Cities Nearby

Las Vegas, Nevada	416 miles
Denver, Colorado	518 miles
Phoenix, Arizona	657 miles
Los Angeles, California	683 miles
San Antonio, Texas	1,308 miles

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