



OFFICE BUILDING FOR SUBLEASE

MOUNTAIN VIEW MEDICAL PLAZA SUITE 300

15 South 1000 E Suite 300, Payson, UT 84651



Property Description

Fully renovated Turnkey medical office at 15 South 1000 E Suite 300 in Payson! This 4,720 RSF sublease is located on the Mountain View Hospital campus (some use restrictions exist) which sits perfectly positioned to service the growing south Utah County market!

Property Highlights

- Spec Built Suite
- 8 Exam Rooms
- 2 additional offices plumbed for easy conversion to exam rooms
- 2 Procedure Rooms
- Furniture Available (seperate sale)
- Covered Parking Availalble
- Building CAMs include most utilities

Offering Summary

Lease Rate	\$18.50 SF/yr (NNN)
Building SF	4,720 SF
Sublease Expiration	April 30, 2036

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,793	9,555	13,066
Total Population	5,546	33,074	45,483
Average HH Income	\$98,409	\$110,493	\$112,206

ANDY EVANS

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01 LEVEL 03 FINISH FLOOR PLAN



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Building Name	Mountain View Medical Plaza Suite 300
Property Type	Office
Property Subtype	Office Building
Building Size	4,720 SF
Building Class	B
Number of Floors	3

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- 8 Exam Rooms
- 2 additional offices plumbed for easy conversion to exam rooms
- 2 Procedure Rooms
- 2 Restrooms
- Covered Parking Available

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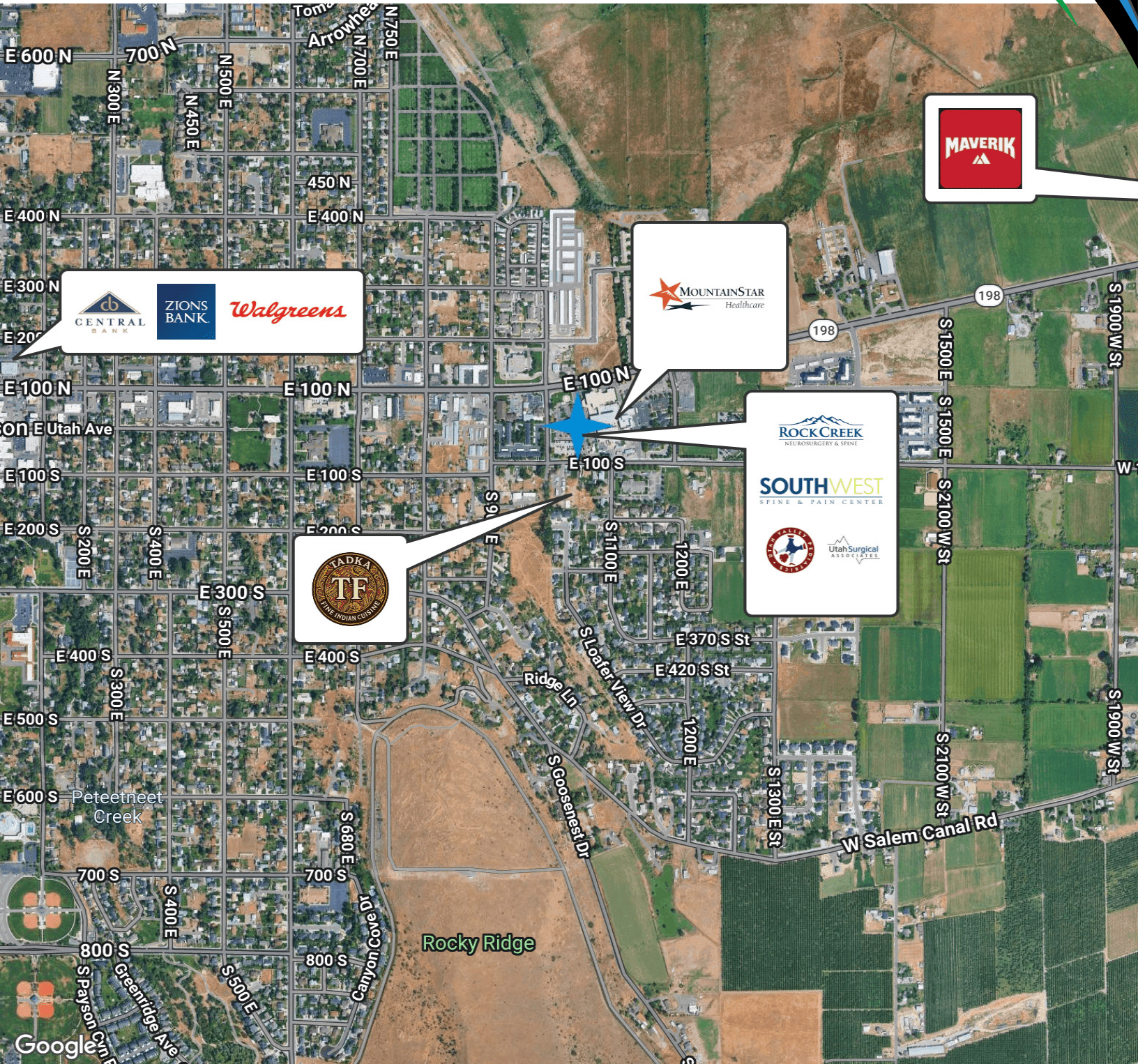
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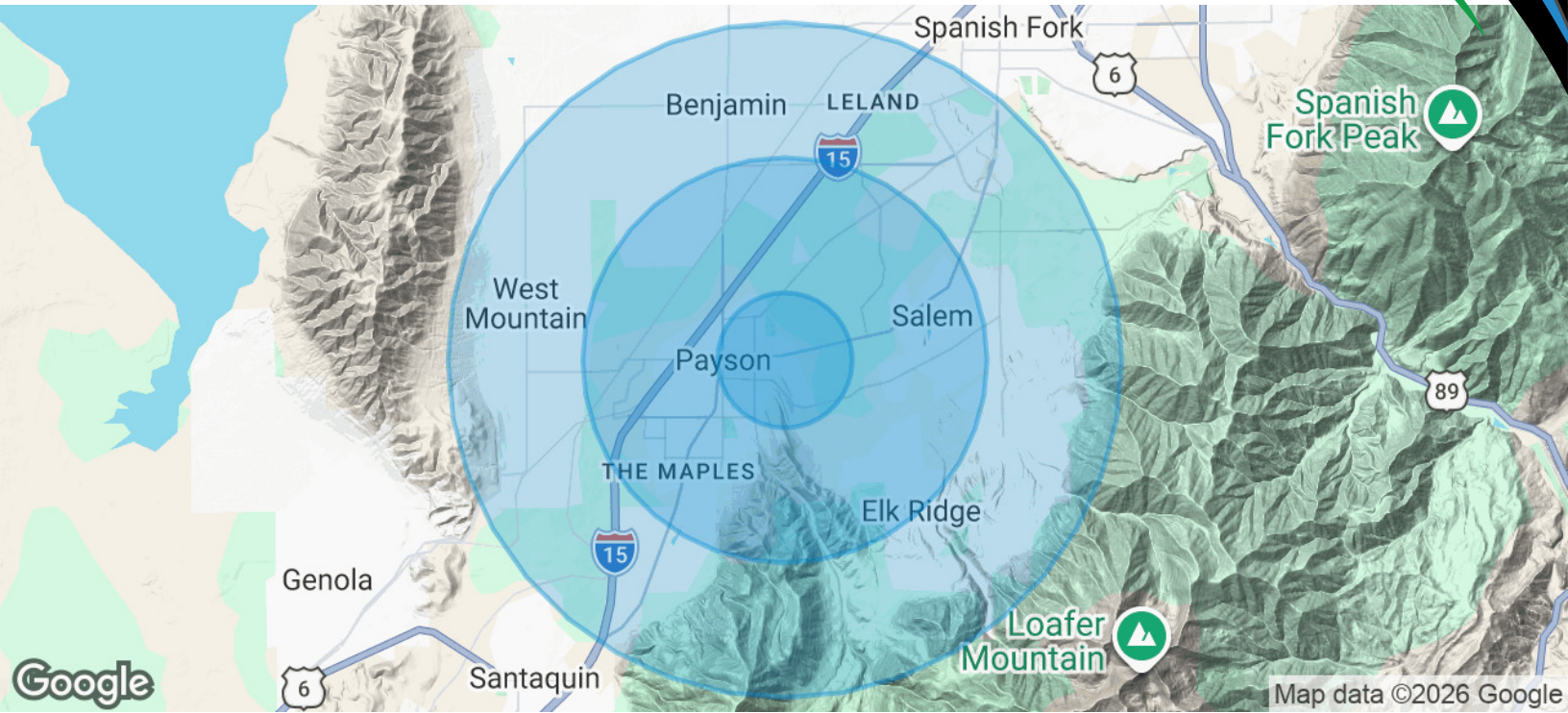




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Population

	1 Mile	3 Miles	5 Miles
Total Population	5,546	33,074	45,483
Average Age	32.6	30.4	29.7
Average Age (Male)	31.7	29.3	28.8
Average Age (Female)	33.5	30.9	30.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,793	9,555	13,066
# of Persons per HH	3.1	3.5	3.5
Average HH Income	\$98,409	\$110,493	\$112,206
Average House Value	\$382,506	\$461,574	\$474,192

2023 American Community Survey (ACS)

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