

FOR LEASE | OFFICE-RETAIL



4095 E. Pony Express Pkwy
Eagle Mountain, Utah 84005

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

AFFILIATED BUSINESS DISCLOSURE

NAI EXCEL operates with many subsidiaries and affiliates in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property management, GIS Services, and development. In all instances, NAI EXCEL will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

CONFIDENTIALITY AGREEMENT

This offering contains selected financial information pertaining to the Property and does not purport to be a representation of the current financial state of the Property, to be all-inclusive, or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI EXCEL.

Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the seller or NAI EXCEL, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Purchasers are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase of the real property.

The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may

arise as a result of review of this Memorandum.

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI EXCEL.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, please delete or return this Memorandum to NAI EXCEL.

Executive Summary

ADDRESS	4095 E. Pony Express Pkwy Eagle Mountain, Utah
NNN	\$5.00 SF
BUILDING SIZE SQFT	Office ±1,600
ZONING	Community Commercial

ONLY ONE SPACE LEFT!

- Suite 16 - 2nd Floor Private Office
- Ready for tenant improvements
- \$25 psf TI Allowance

OFFERING TERMS

LEASE PRICE

\$26 PER SQFT

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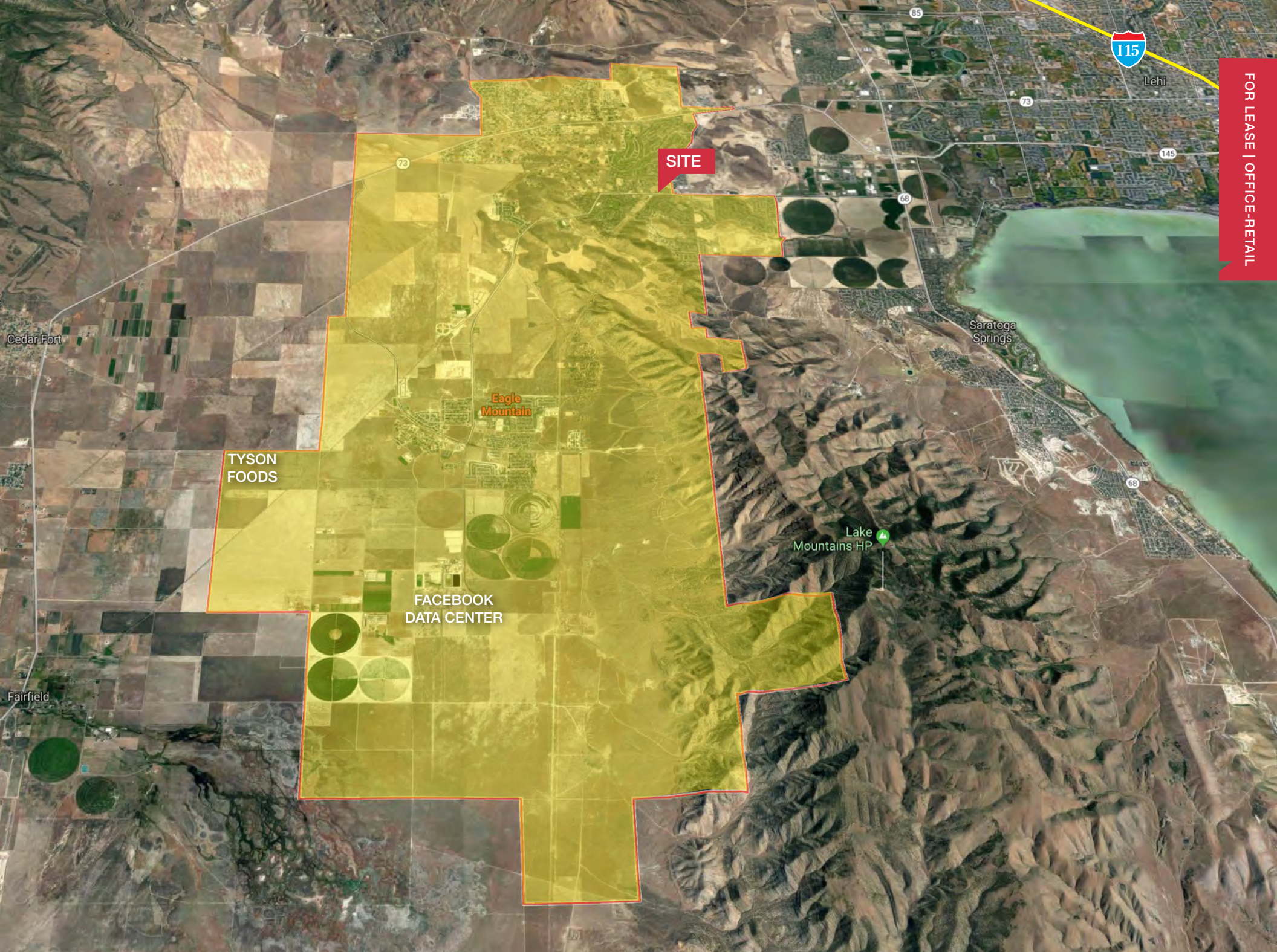
FOR MORE INFORMATION

<http://helloarti.com/view/36206>
TEXT **EAGLE** TO 39200



Maps





SITE

Eagle Mountain

TYSON FOODS

FACEBOOK DATA CENTER

Lake Mountains HP

Saratoga Springs

Lehi



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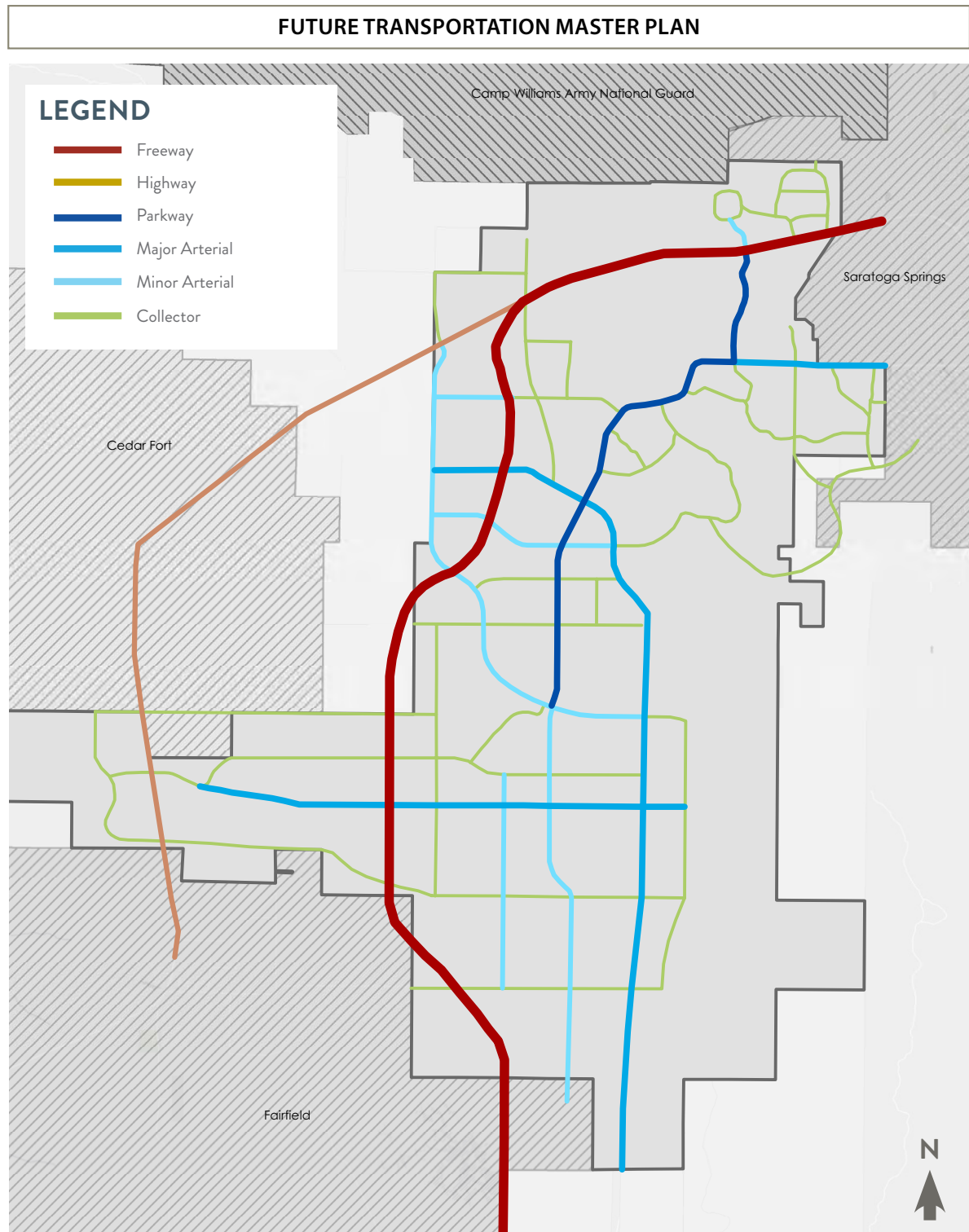


DRONE

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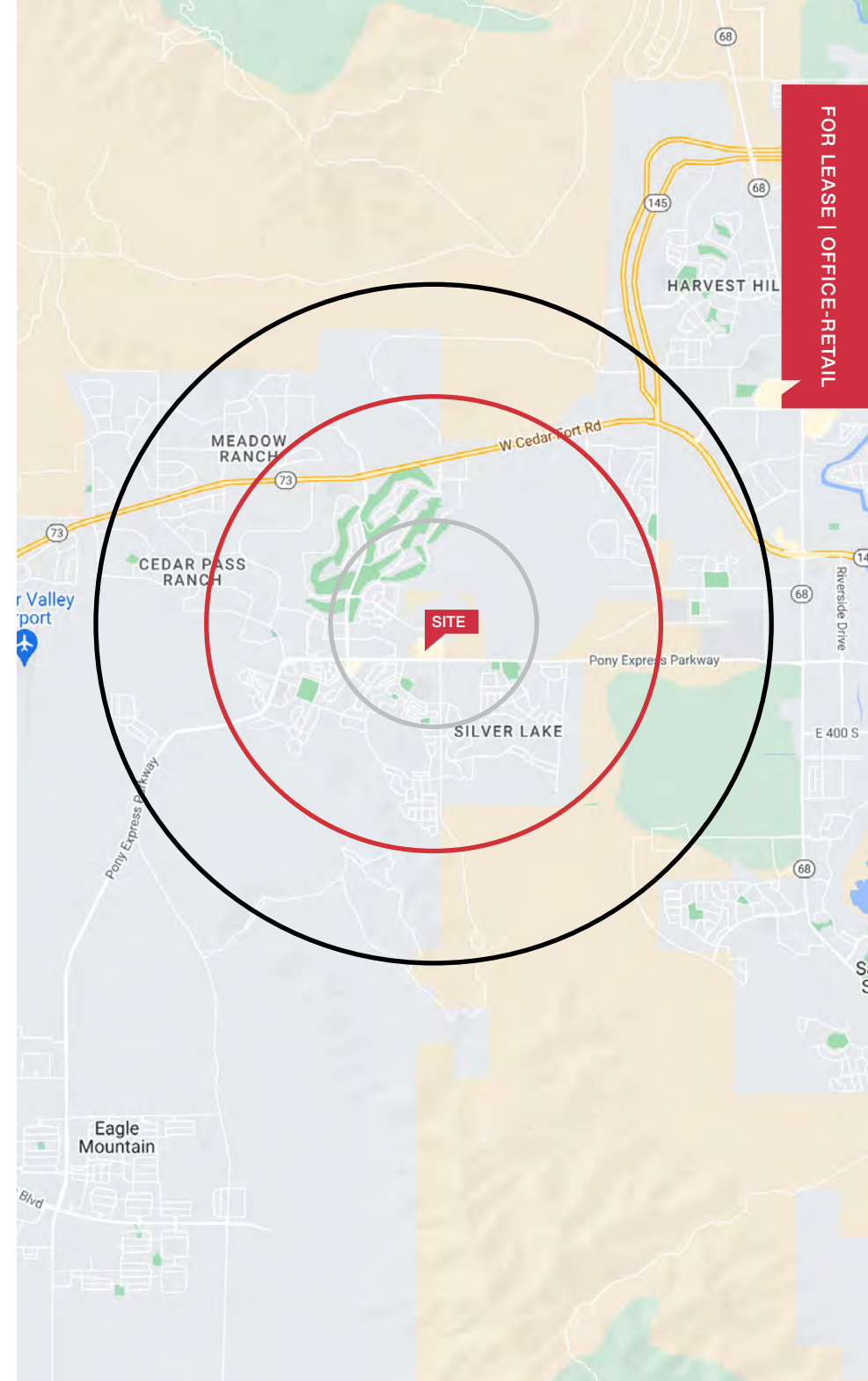
Future Transportation



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Demographics

	1 Mile	3 Mile	5 Mile
Population	15,594	44,986	83,564
Average Household Size	4.07	4.26	4.24
Total Businesses	51	328	536
Total Employees	441	3,396	5,738
Average Household Income	\$96,958	\$106,791	\$104,514
Median Household Income	\$86,623	\$92,430	\$88,895
Per Capita Income	\$22,895	\$25,326	\$24,891



Area Information

Eagle Mountain, Utah

Eagle Mountain City is a master-planned community that captures a neighborhood feel in the midst of Utah's urban corridor. Since its incorporation in December 1996, the city's population has grown from 250 residents to a projected 55,889 by the end of 2025, becoming one of the state's fastest growing communities. Eagle Mountain residents enjoy quiet, safe neighborhoods with plenty of open space where families can play and spend time together.

- Elevation: 4,882'
- Population | 2020: 44,061

Things to Do

- Saratoga Hot Springs
- Inlet Park Hot Springs
- Soldiers Pass
- Camp Floyd State Park
- Cory Wride Memorial Park
- Hidden Hollow Mountain Bike Trail
- Ranches Golf Course



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> VIEW MARKET STATISTICS FOR OFFICE, RETAIL, INDUSTRIAL & MULTIFAMILY AT <https://excelcres.com/market-research/>



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