

YOUR BUSINESS HERE



EXCHANGE BUSINESS CENTER

1550 N 3600 W Lehi, UT 84043

PROPERTY OVERVIEW

Building A-1 available Fall 2025

- All new building recently completed
- 1,500 to 2,655 +/- sqft available
- **2345 sqft +/- leased to restaurant group**
- Opportunity to subdivide into condominium suites
- Built to suit options available
- Prime location surrounded by over 11,000 households, near Thanksgiving Point and the all new IHC Primary Children’s Hospital
- Other building pads available within the development
- **INCREASED TI ALLOWANCE - \$50/sf**

DEMOGRAPHICS

Population	1 Mile	3 Mile
2024 Estimated	13,591	76,117
2028 Projected	16,356	92,595
Households		
2024 Estimated	4,452	21,104
2028 Projected	5,516	26,330
Income		
2024 Median HHI	\$122,836	\$114,403
2024 Average HHI	\$164,744	\$156,429

BUILDING FOR LEASE

PRICE REDUCED

Proposed Lease Rate:

\$38 PSF

Pending space and use

CONTACT:

Grow Development



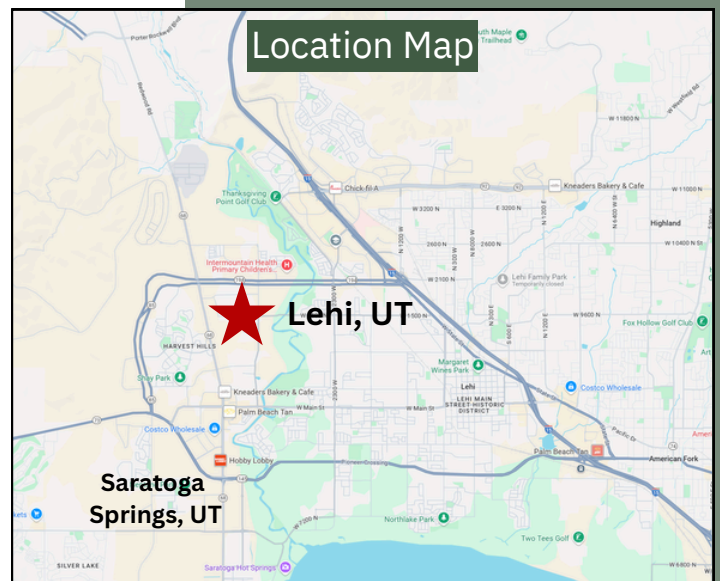
801-326-8886



Info@GrowDev.com

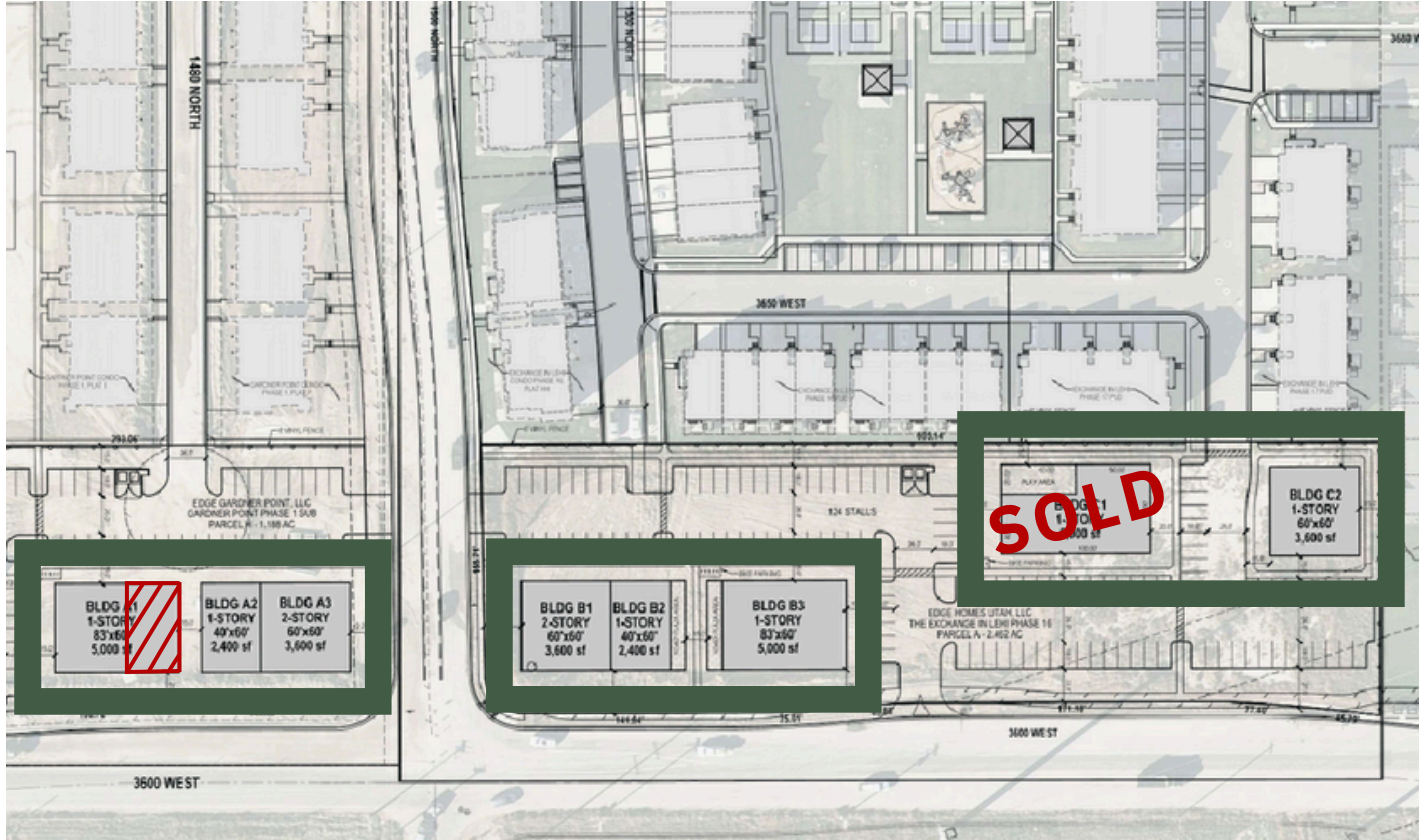


www.growdev.com



A-1 SITE PLAN LOCATION

1550 N 3600 W LEHI, UT 84043



ZONING:

Neighborhood Commercial

BUILDING A-1

Available Space: **2655 +/- sqft LEFT**

~2345 sqft leased to restaurant group

BUILDING A-2

Available Space: 1 story 2,400 sqft

BUILDING A-3

Available Space: 2 story 7,200 sqft

BUILDING B-1

Available Space: Main Floor 3,600 sqft
2nd Floor 3,600 sqft

BUILDING B-2

Available Space: 1 story 2,400 sqft

BUILDING B-3

Available Space: 1 story 5,000 +/- sqft

BUILDING C-1 - **SOLD**

Little Geniuses Learning Center

BUILDING C-2

Available Space: 1 story 3,600 sqft

A-1 EXTERIOR RENDERINGS

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FLOOR PLAN EXAMPLE

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BUILDING A-1 MEDICAL/OFFICE FLOOR PLAN EXAMPLE

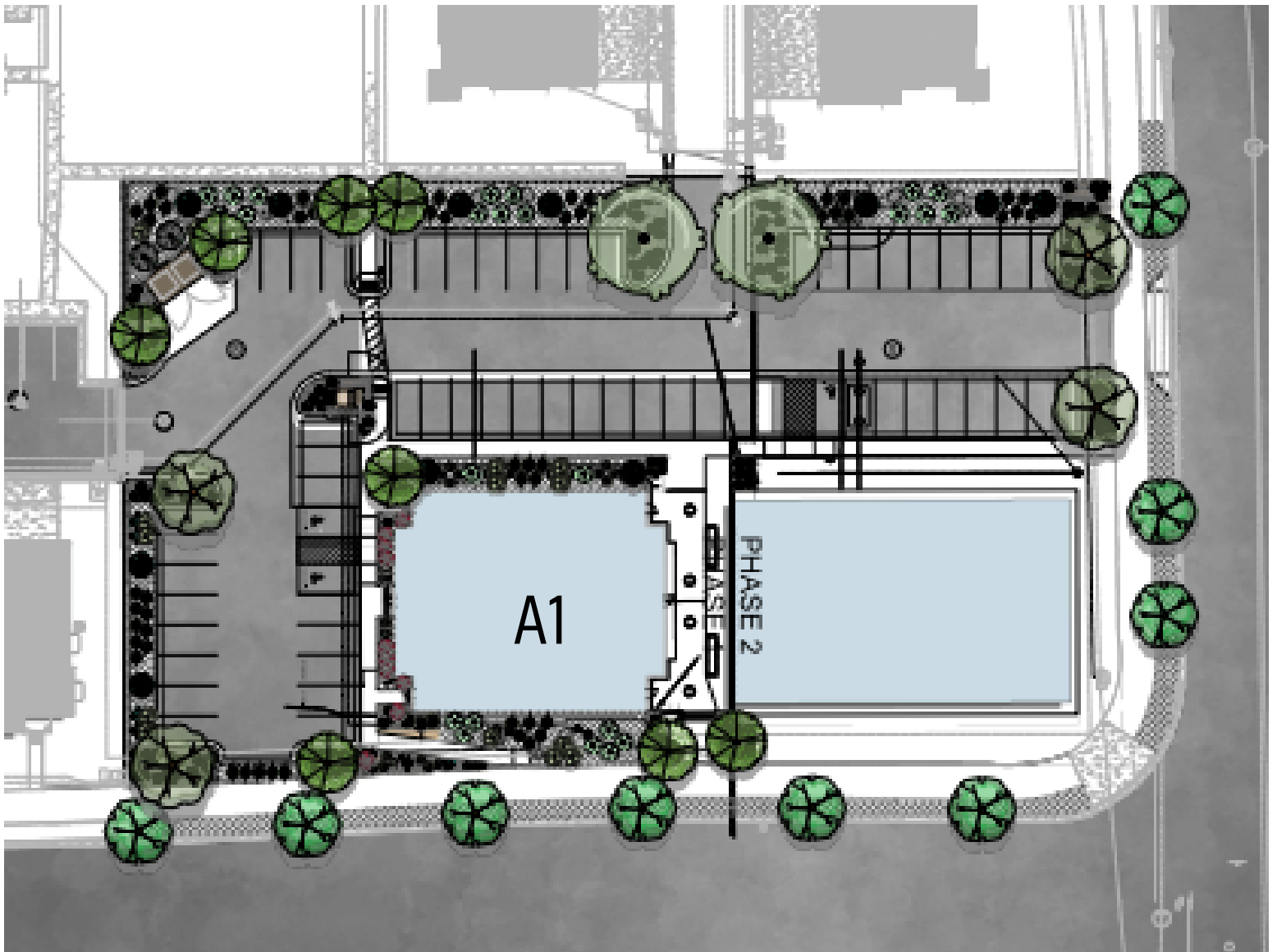


A-1 LANDSCAPE PLAN

1550 N 3600 W LEHI, UT 84043

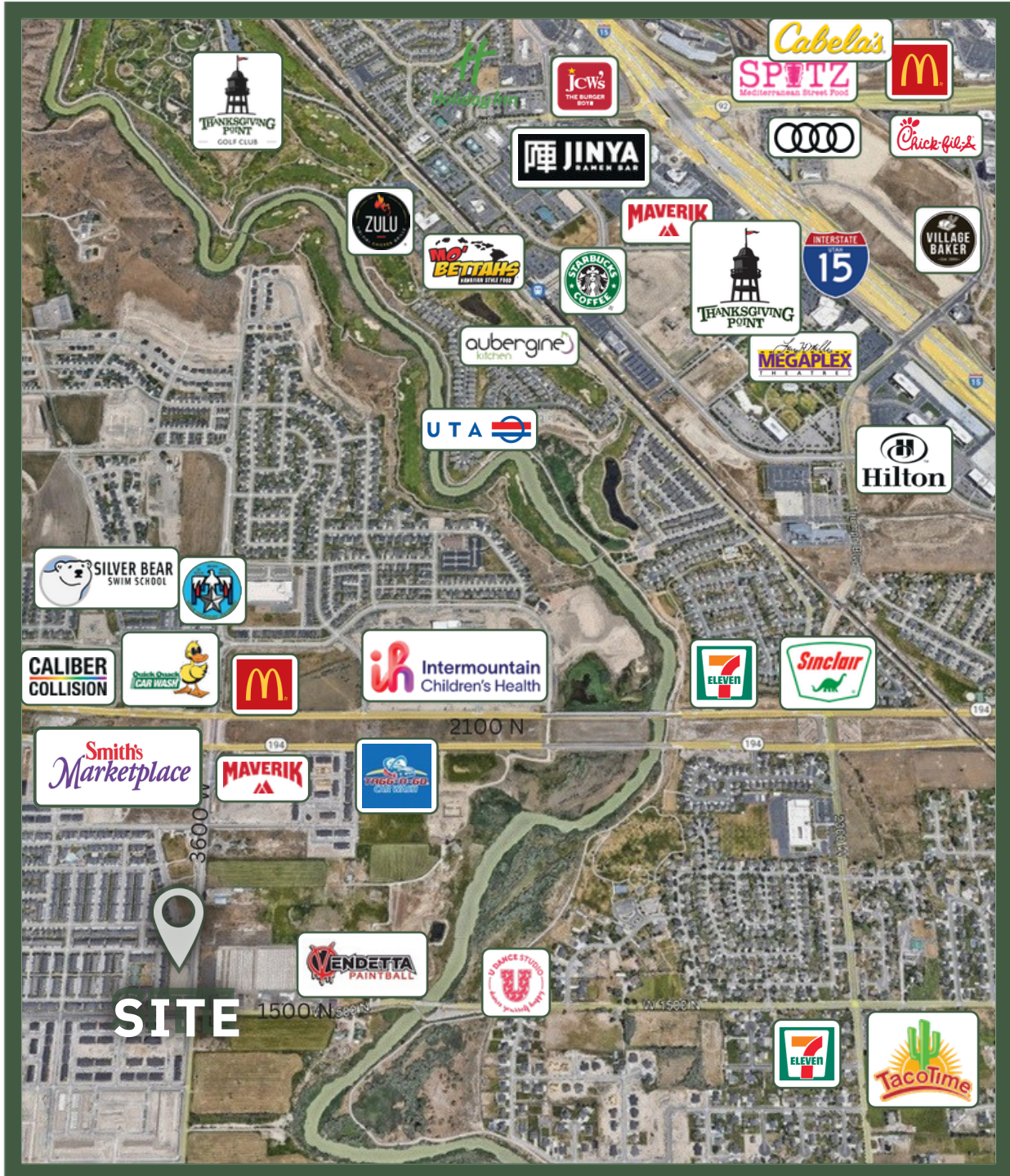


PROPOSED LANDSCAPE PLAN



NEARBY BUSINESSES

1550 N 3600 W LEHI, UT 84043



NEARBY RESIDENTIAL

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Over 11,000 homes occupied or to be built near the site.