

7TH PROFESSIONAL PLAZA

715 E 3900 S Salt Lake City, UT 84107



Investment Realty
ADVISORS

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ELLIOT ABEL

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2,000 SF of Medical/Office Space Available

PROPERTY SUMMARY



LOCATION DESCRIPTION

Located in the heart of Millcreek, this professional office plaza offers an excellent business location with convenient access from both 3900 South and 700 East. The well-maintained property features ample on-site parking, full-service leases with no CAM charges, and a professional environment ideal for medical, dental, wellness, and office users.

AVAILABLE SUITES DESCRIPTION

Four office suites are currently available, ranging from 278 SF to 2,000 SF. The available spaces offer a variety of functional layouts, including reception areas, private offices, executive suites, meeting spaces, and medical build-outs. Whether you're seeking a turnkey dental or medical office or a professional office for your growing business, this property provides flexible leasing options with immediate occupancy.

AVAILABLE SUITES

SUITE	SIZE	RATE	MONTHLY RENT
122	2,000 SF	\$15.75/SF	\$2,625/m
211	1,609 SF	\$18.00/SF	\$2,414/m
210A	1,225 SF	\$16.00/SF	\$1,633/m

PROPERTY HIGHLIGHTS

- Three Suites Available
- Full-Service Leases
- No CAM Charges
- Suite Sizes from 1,225–2,000 SF
- Medical & Professional Office Options
- Turnkey Dental & Medical Build-Outs
- Reception & Waiting Areas
- Private Entrances (Select Suites)
- Laundry Room (Unit 211)
- Wood Floors (Unit 210A)
- Ample On-Site Parking
- Immediate Occupancy



OFFERING SUMMARY

Lease Rate: Starting at \$15.75/SF/YR

Lease Type: Full-Service

Number of Units Available: 3

Suite Sizes: 1,225–2,000 SF

Available SF: 4,834 SF

Lot Size: 1.44 acres

Parking Ratio: 3/1,000

ADA Parking Stalls: 5

Total Parking Stalls: 81

AADT: 26,000

Lease Term: 1-5 years

Available Date: Now

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SITE AND AVAILABILITY



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UNIT 112 | 2,000 SF
AVAILABLE NOW



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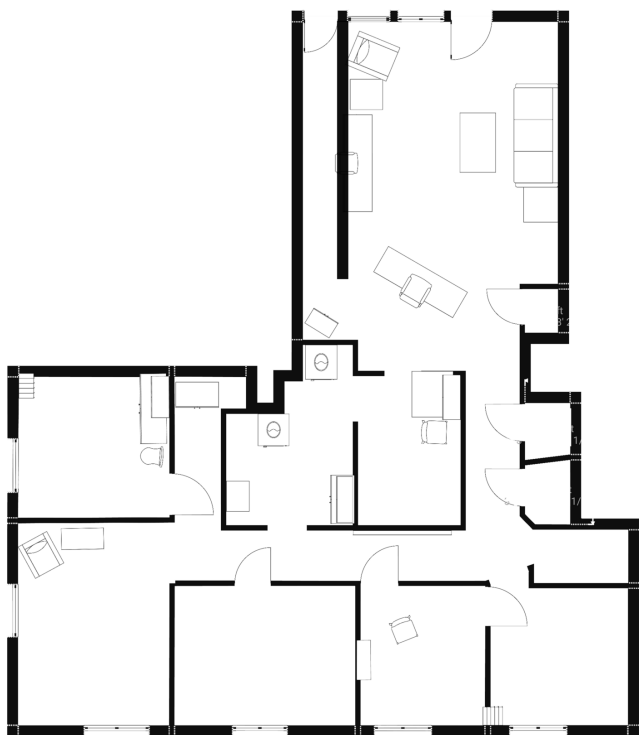
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UNIT 211 | 1,609 SF
AVAILABLE NOW



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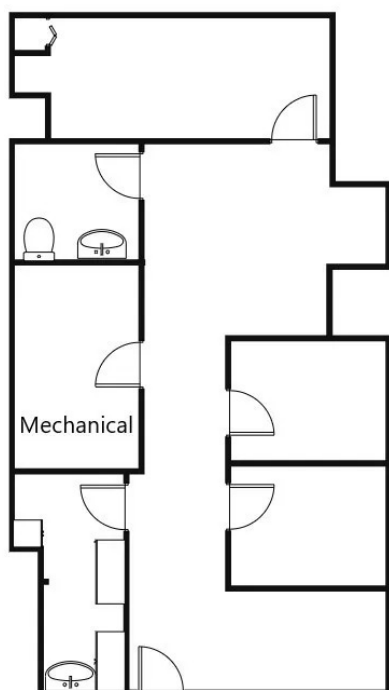
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UNIT 210 | 1,225 SF
AVAILABLE NOW



7th Plaza
Unit 210A -
1,225 SF



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LOCATION MAP



Google

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