

MEDICAL OFFICE FOR LEASE

Turnkey MEDICAL SUITE located **on campus** at **Holy Cross Hospital – Jordan Valley** in West Jordan. **Save \$150K** on initial Tenant Improvement as compared to leasing a medical office shell: **Ready to occupy** with wall & floor **cabinets throughout; fully plumbed with sinks** in all exam rooms, lab room, and break room, and a spacious **in office suite restroom**.

GREAT LOCATION with **excellent visibility** & access right off the **corner of 9000 South and Bangerter Highway** and excellent opportunities for **networking** and **referrals** with **other medical specialties** and **primary cares** in the **same building** and **on campus** at **Holy Cross Hospital – Jordan Valley**. This South-West area of the valley continues to experience **rapid growth** with excellent opportunities for medical practice **growth/expansion**.

Abundant patient parking. Separate entry/exit door for staff.

ADDRESS: 3584 W 9000 S, Suite 305, West Jordan, UT 84088

LEASE RATE:

- **Base Rent:** *\$15 or less/RSF/YEAR for 2127 RSF depending on Lease Term Duration*
- **Triple Net Cost (NNN):** Triple Net Cost covers the Medical Suite **Property Tax, CAM cost**, and *also covers electricity, gas, water, sewage, and dumpster fee for the medical suite.*
- **Total Monthly Cost** will equal *(Base Rent + Triple Net Cost)*

SUITE SIZE: 2,127 Rentable Square Feet

SUITE DESCRIPTION:

- **4 Exam Rooms** with sinks and Wall & Floor Cabinets
- **2 Large Physician Offices** with CAT 6 network connection
- **Spacious Restroom:** ADA compliant
- **Lab room** with space for medical refrigerator & freezer, deep sink, extended countertop with wall and floor cabinets
- **Large Reception Office** with built in desktop countertops with wall & floor cabinets, and CAT6 network connection.
- **Waiting room**
- **Break room** with deep sink, countertop, Wall & Floor Cabinets
- **Dedicated Computer Server Room** with separate thermostat control
- **Separate entry/exit door for staff**

BUILDING INFORMATION:

Class A building • 54,000 square feet building • 4 stories • **Abundant parking** • **Medical primary care & multi-specialists already occupying the many suites in the building** • Year office space was built: 2013 • Year building was built: 2006

MEDICAL SUITE FLOOR PLAN and PHOTOS attached

LANDLORD: Call or text **801-747-9782** (Will work directly only with potential Medical Tenant Lessee and NOT Real Estate Agent)