



Property Description

Second generation medical office available for shared lease! Great opportunity to co-office with Alpine Pediatrics, Users from 2,000 up to 4,500 SF could be accommodated. Generously Parked with 57 Parking spaces. Asking \$27 NNN

DO NOT DISTURB TENANT!

Property Highlights

- Shared Medical Space
- Turn Key
- Ready for immediate occupancy
- Flexible lease terms can be accommodated
- Sizes from 2,000 - 4,500 RSF could be accommodated

Offering Summary

Lease Rate	\$27 SF/yr (NNN)
Building SF	11,541 SF
Parking Ratio	5/1000
2025 OPEX	\$5.05 / SF
2025 Taxes	\$2.17 / SF

Demographics

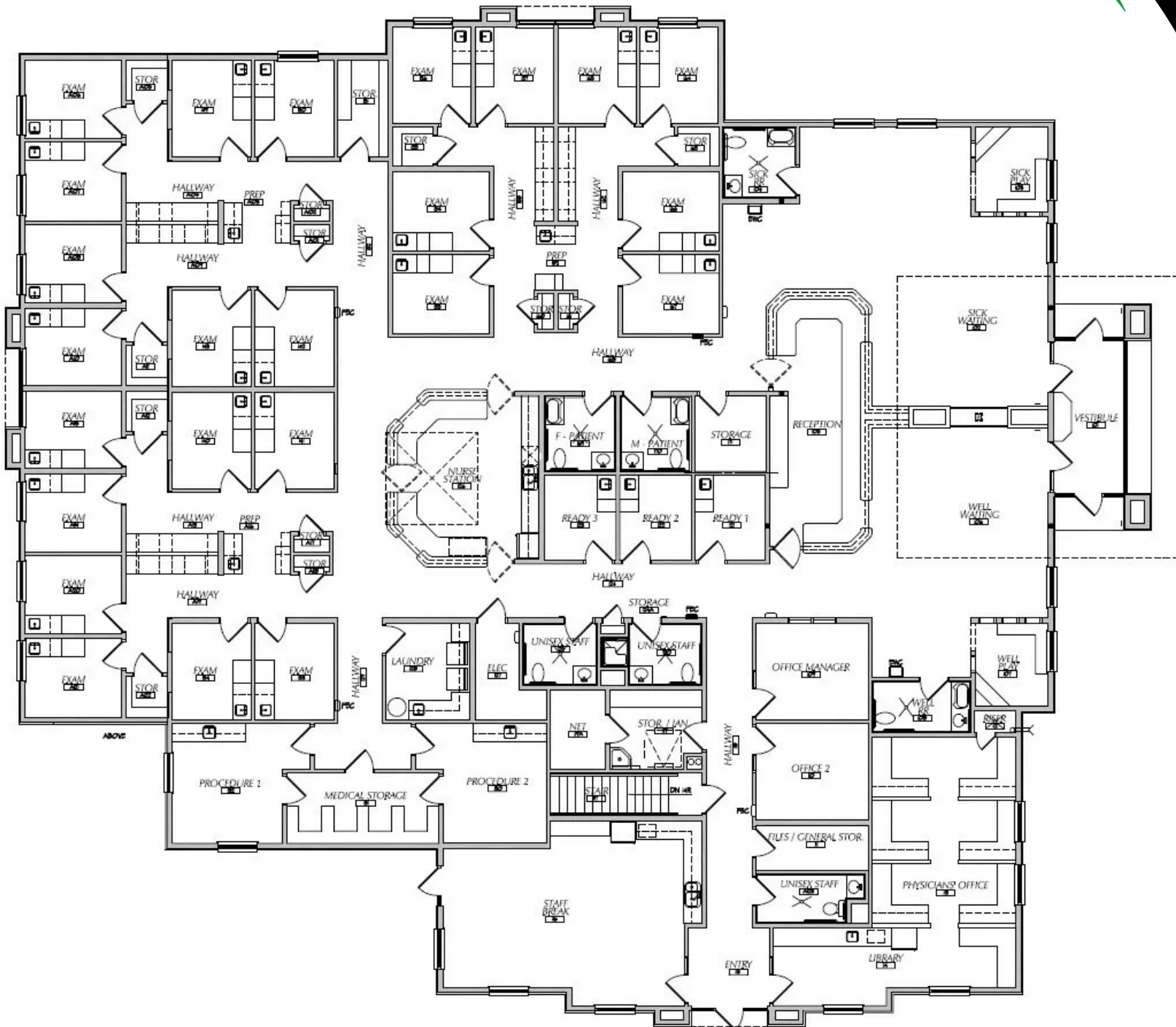
	1 Mile	3 Miles	5 Miles
Total Households	1,882	18,484	47,227
Total Population	7,262	68,363	167,828
Average HH Income	\$187,028	\$175,586	\$161,550

ANDY EVANS

801.518.9819

andyevansre@gmail.com





ANDY EVANS

801.518.9819

andyevansre@gmail.com



Building Name	Lehi Medical Office
Property Type	Office
Property Subtype	Office Building
APN	47:251:0001
Building Size	11,541 SF
Lot Size	1.24 Acres
Building Class	B
Year Built	2006
Year Last Renovated	2014
Number of Floors	1
Average Floor Size	10,416 SF

Second generation medical office available for shared lease! Great opportunity to co-office with Alpine Pediatrics. Users from 2,000 up to 4,500 SF could be accommodated. Generously Parked with 57 Parking spaces. Asking \$27 NNN



- Shared Medical Space
- Turn Key
- Ready for immediate occupancy
- Flexible lease terms can be accommodated



LEHI MEDICAL OFFICE

3231 N 1120 E, Lehi, UT 84043



ANDY EVANS

801.518.9819

andyevansre@gmail.com

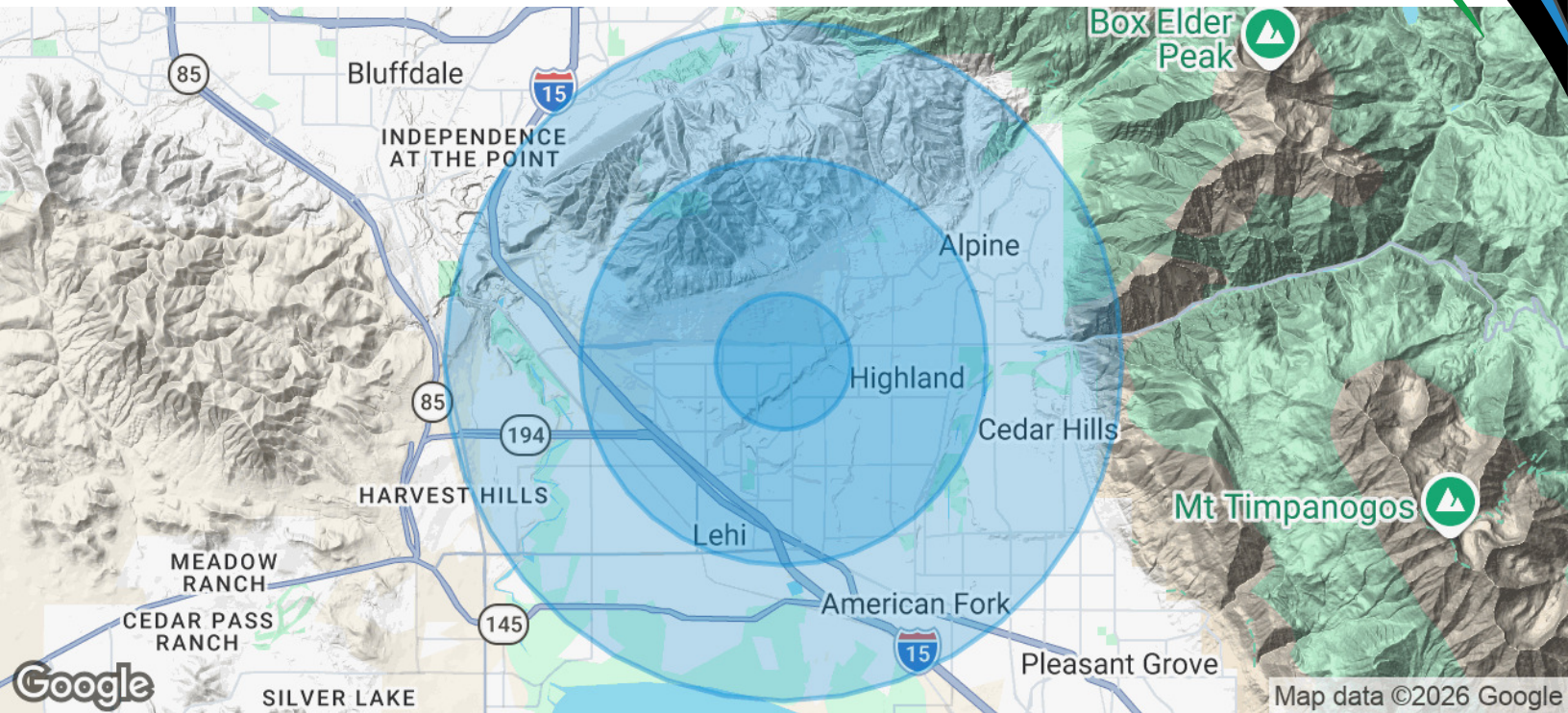




OFFICE BUILDING FOR LEASE

LEHI MEDICAL OFFICE

3231 N 1120 E, Lehi, UT 84043



Population

	1 Mile	3 Miles	5 Miles
Total Population	7,262	68,363	167,828
Average Age	28.8	27.2	28.1
Average Age (Male)	28.5	26.8	27.6
Average Age (Female)	31.6	27.9	29.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,882	18,484	47,227
# of Persons per HH	3.9	3.7	3.6
Average HH Income	\$187,028	\$175,586	\$161,550
Average House Value	\$760,563	\$691,783	\$681,129

2023 American Community Survey (ACS)

ANDY EVANS

801.518.9819

andyevansre@gmail.com

