



**FOR SALE OR
LEASE**

Medical Office Building

**3583 W. 9800 S. South
Jordan, Ut 84095**



RSF
12,810 SF



LEASE RATE
\$25.00 PSF NNN



SALES PRICE
\$4,500,000



CODY BLACK

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PROPERTY DESCRIPTION

Prime opportunity to secure premium office space in a strong South Jordan location with immediate availability and long-term growth potential.

Positioned within the southwestern quadrant of Salt Lake County, this modern, well-designed Class B office building offers an exceptional opportunity for medical and professional users seeking high-quality, move-in-ready space in one of the fastest-growing corridors of Salt Lake County. Built in 2018, the two-story, 12,810 SF building sits on a 33,119 SF lot with two turnkey suites currently available for immediate lease. Suite 102 offers 2,959 SF on the ground floor with a professional reception area, multiple private offices or treatment rooms, and direct exterior entry access — ideal for medical, therapy, or client-facing professional uses. Suite 202 provides 3,205 SF on the second floor with elevator access, featuring a balanced layout of open collaborative workspace and private offices, well-suited for growing practices or executive office users. All suites feature high-end interior finishes, abundant natural light, and flexible floor plans designed to accommodate a wide range of users. The property also offers prominent monument and building signage opportunities along 9800 South, enhancing brand visibility in a highly trafficked corridor.

For Sale:

- 12,810 square foot medical office building
- Sales Price: \$4,500,000.00
- Buyer acknowledges that any total square footage figures provided by Seller or Broker may be approximate due to rounding or measurement methods. Buyer is responsible for verifying precise square footage before purchase.

For Lease:

Two high-quality medical/professional suites are available for immediate lease.

Lease Rate: \$25/SF NNN, with tenant improvement (TI) allowance available for qualified tenants.

- Suite 102 — 2,959 SF (Ground Floor)
- Suite 202 — 3,205 SF (Second Floor with elevator access)



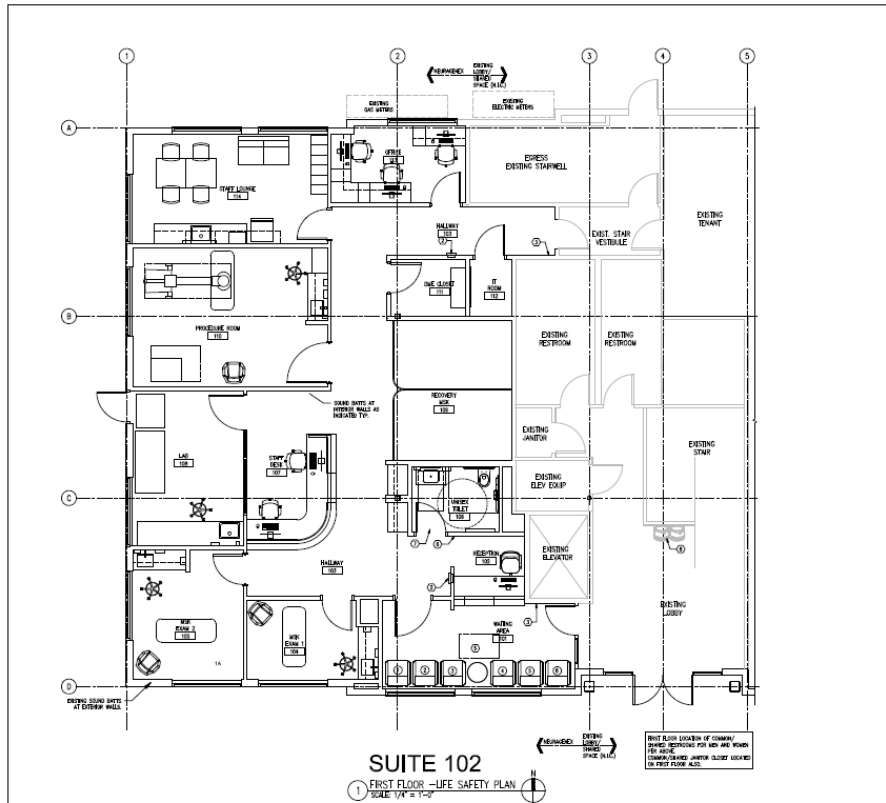
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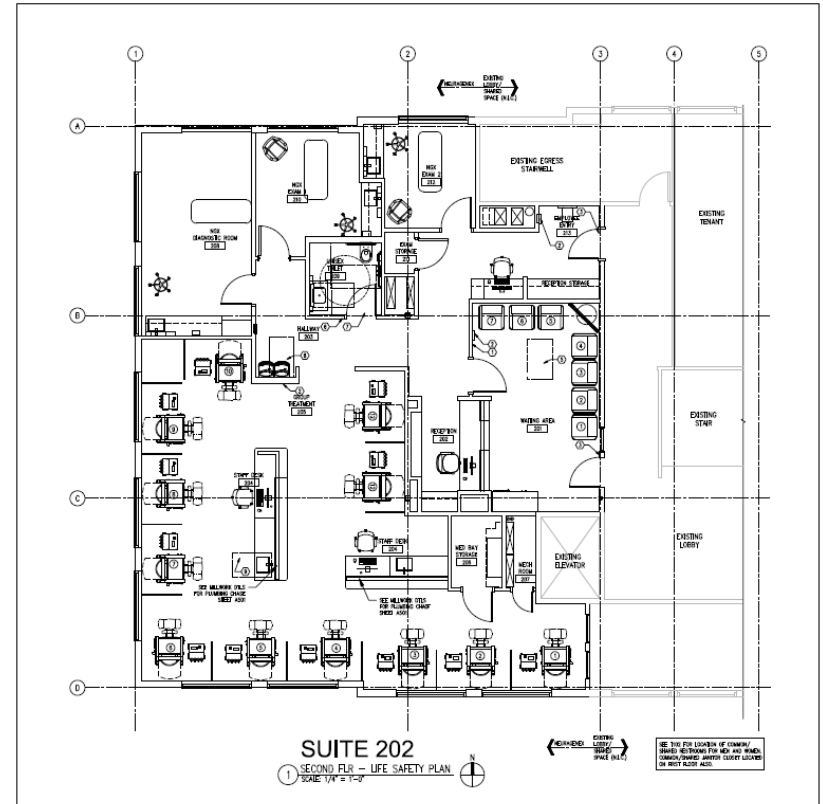
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FLOOR PLAN



Suite 102 - 2,959 SF (Ground Floor)



Suite 202 - 3,205 SF (Second Floor with elevator access)



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Building Highlights

- Turnkey Build-out/Move-In Ready
- High-end finishes and excellent natural light
- Modern medical/professional layouts with reception areas, treatment rooms, private offices and open workspace options.
- Prominent Visibility and Branding
- Monument and building signage available along 9800 South
- Easy patient and staff access with abundant parking on-site
- Flexible layouts for medical, therapy or executive offices
- The property offers prominent signage opportunities, and ample surface parking
- Strong visibility along the 9800 South corridor with convenient access to Bangerter Highway, connecting tenants to the broader South Jordan, Riverton, Herriman, and West Jordan sub-markets

2025 Demographics

EST. POPULATION

1 MILE » 1,072

3 MILE » 9,650

5 MILE » 26,806

EST. HOUSEHOLDS

1 MILE » 307

3 MILE » 2,761

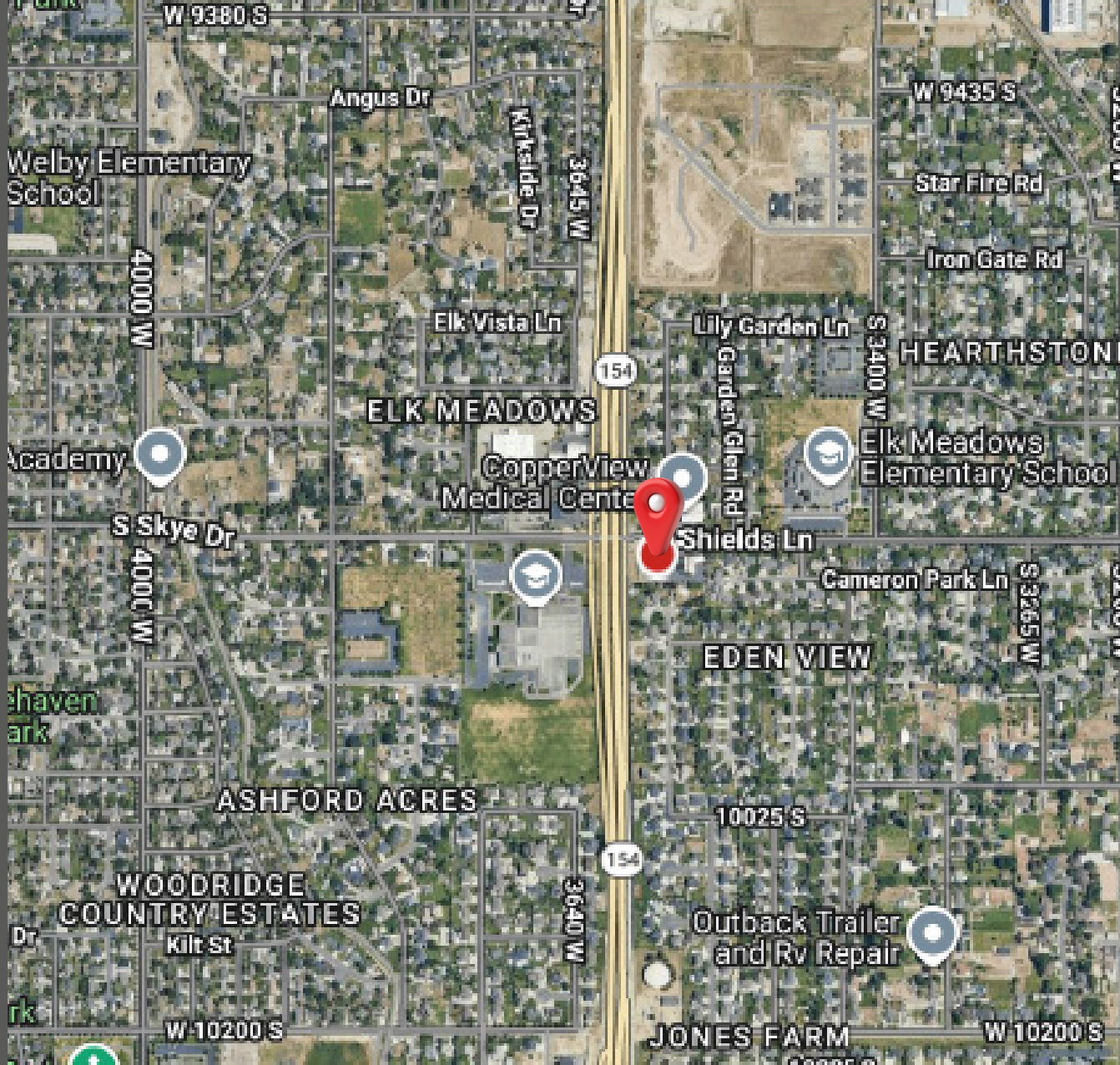
5 MILE » 7,670

EST. AVERAGE HH INCOME

1 MILE » \$96,877

3 MILE » \$96,877

5 MILE » \$96,877



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