

7478 S Campus View Dr

7478 S Campus View Dr, West Jordan, UT 84084



Ryan Dastrup

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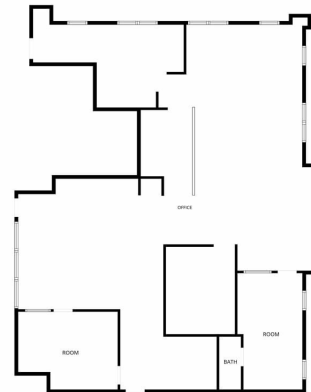
7478 S Campus View Dr

\$21.00 /SF/YR

Outstanding opportunity to own or lease a beautifully finished professional office in the heart of West Jordan, just minutes from Jordan Landing with convenient access to Bangerter Highway and Mountain View Corridor. This 1,870-square-foot office was formerly occupied by an orthodontic practice and offers a functional layout that can easily accommodate dental, orthodontic, medical, wellness, or other professional office users. The space features an inviting reception and waiting area, a dedicated laboratory, two private offices, abundant natural light, and an open, efficient floor plan designed to maximize workflow. Existing plumbing for multiple dental operatories provides tremendous value for dental and medical professionals looking to minimize build-out costs, while the flexible layout can be adapted for a variety of office uses. Located within a well-maintained professional office building with elevator access, ample on-site parking, and strong surrounding demographics, this property offers exceptional visibility and convenience for both clients and staff. Whether you're an owner-user seeking a turnkey medical office or an investor looking for a highly desirable commercial asset, this is a rare opportunity in one of West Jordan's most established professional corridors. Available for Sale or Lease. Contact the listing agent for pricing and showing information....

- Flexible space, dental, orthodontics, open layout, private offices, labs, reception, waiting area
- Natural Light, 2nd floor, public bathroom

Rental Rate:	\$21.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	14,924 SF
Year Built:	2003
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Operating Expenses:	\$50.00 USD/SF/MO
Rental Rate Mo:	\$1.75 /SF/MO



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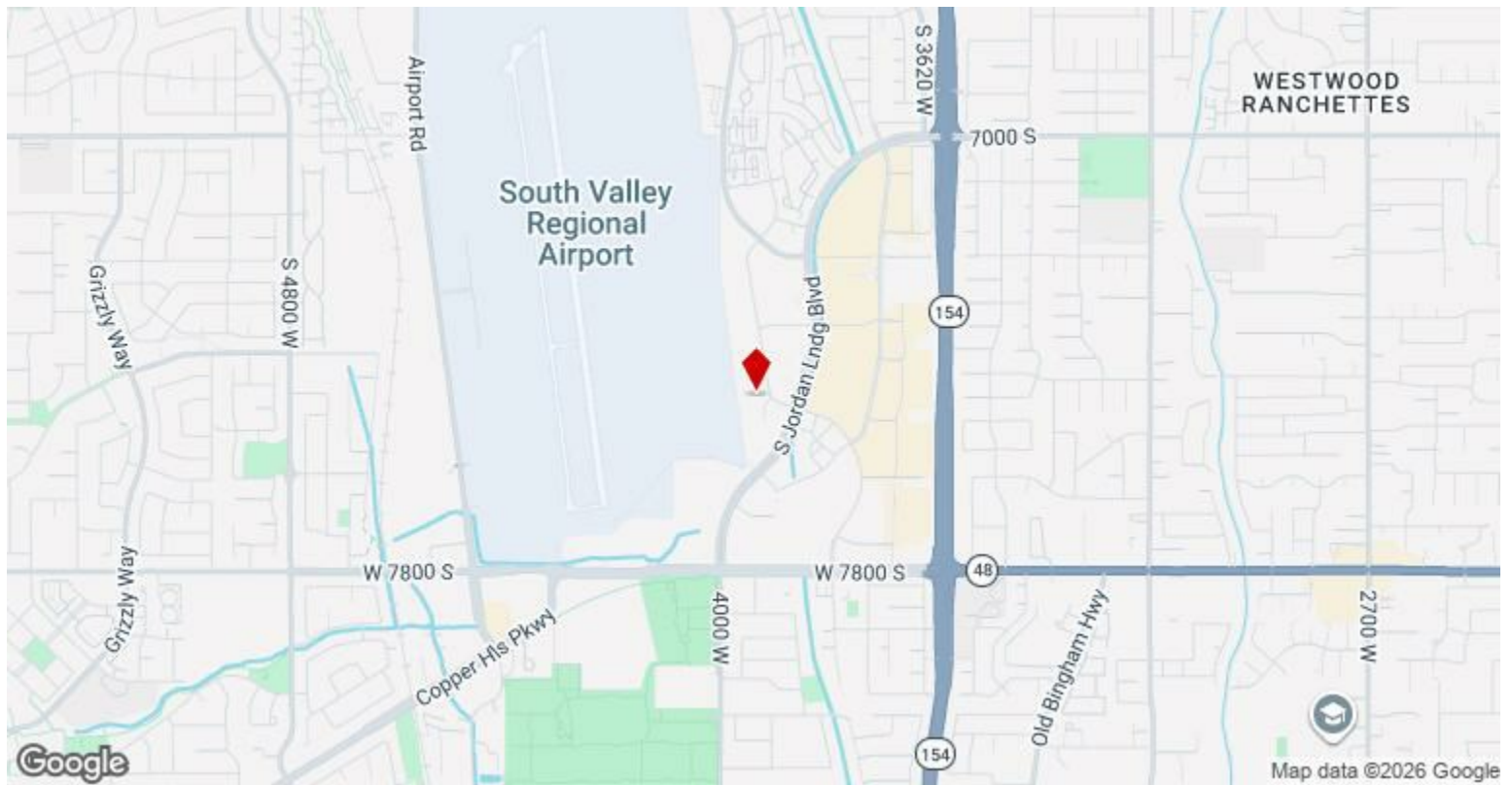
2nd Floor Ste 201

Space Available	1,870 SF
Rental Rate	\$21.00 /SF/YR
Date Available	September 03, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

This property is also listed for sale as well as for lease

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Aarrow Landscape Construction	-	January 2024
Allergy Associates Of Utah	-	
Allstate Insurance Company	-	
Arrow Landscape Construction	-	February 2024
Embrace Counseling	-	
Mackay Family Practice	-	August 2028



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Property Photos



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14-web-or-mls-DSC_9225



13-web-or-mls-DSC_9185

Property Photos



Property Photos



Property Photos



16-web-or-mls-DSC_9150



Dental chairs not present but can be purchased

Dental chairs not present but can be purchase

