

LEHI

Office Condos

NOW FOR SALE **AND** LEASE !



3668 & 3742 W 2150 N
Lehi, Utah 84043

Directly West of Intermountain
Primary Children's Hospital

CBRE

Office Condos Special Intro Lease Rate: \$20/SF NNN*

***FOR LEASES SIGNED
BEFORE JUNE 30TH, 2026**

- 1 Mile from I-15
- Build to Suit Offices
- Digital Street Signage Option
- Modern, State of the Art New Builds
- Building B: Two Full Floors Available
- Join existing tenants including Peak ENT, The Lounge Spa, Alpine Pediatrics, Karl Anderson Chiropractic, and Vital Care
- **REDUCED PURCHASE PRICE
\$325/SF WITH \$15/SF TI**



POPULATION

5 Minutes: 21,687
10 Minutes: 112,375
15 Minutes: 297,640



DAYTIME POPULATION

5 Minutes: 27,909
10 Minutes: 124,354
15 Minutes: 324,967

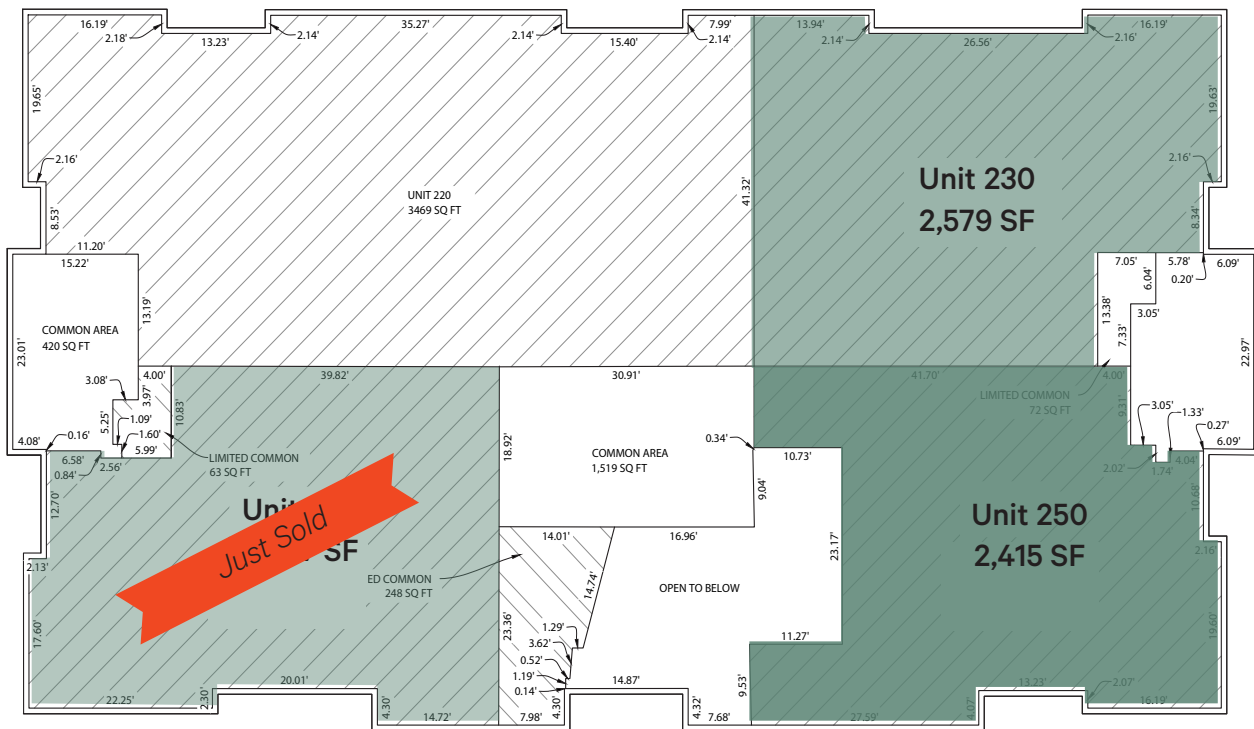


AVG HH INCOME

5 Minutes: \$154,817
10 Minutes: \$153,707
15 Minutes: \$150,411

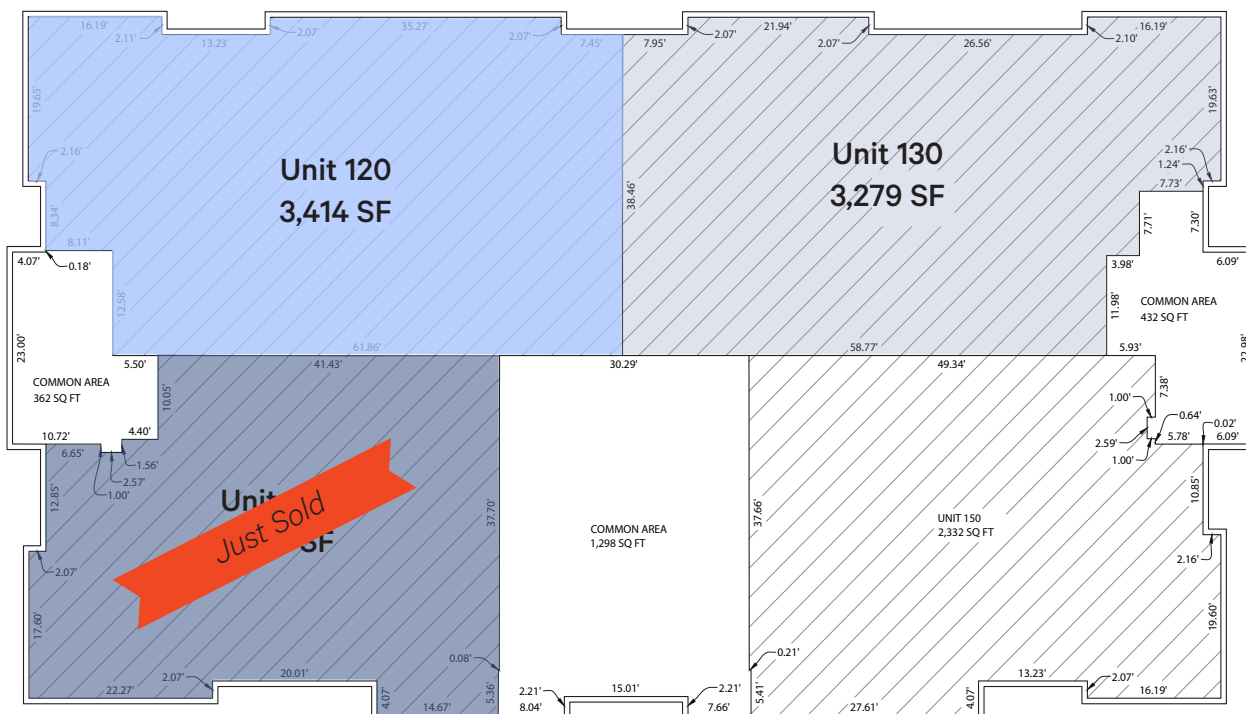
Floorplans

BUILDING A



SECOND FLOOR

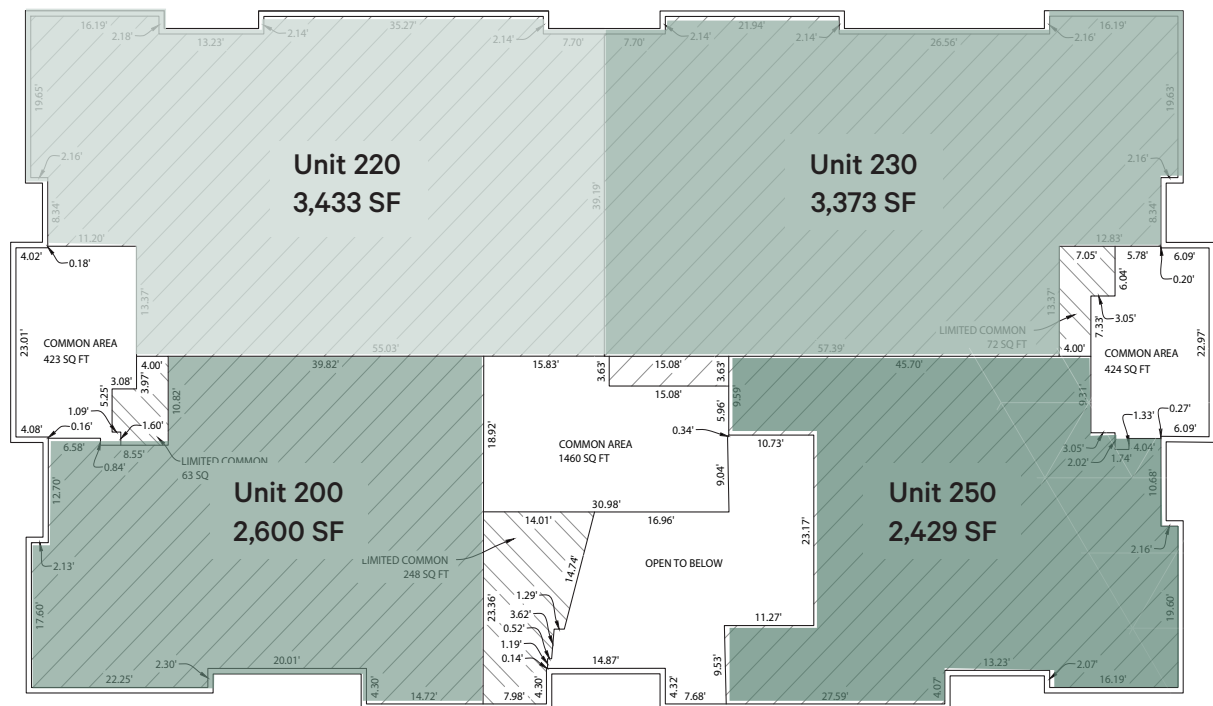
BUILDING B



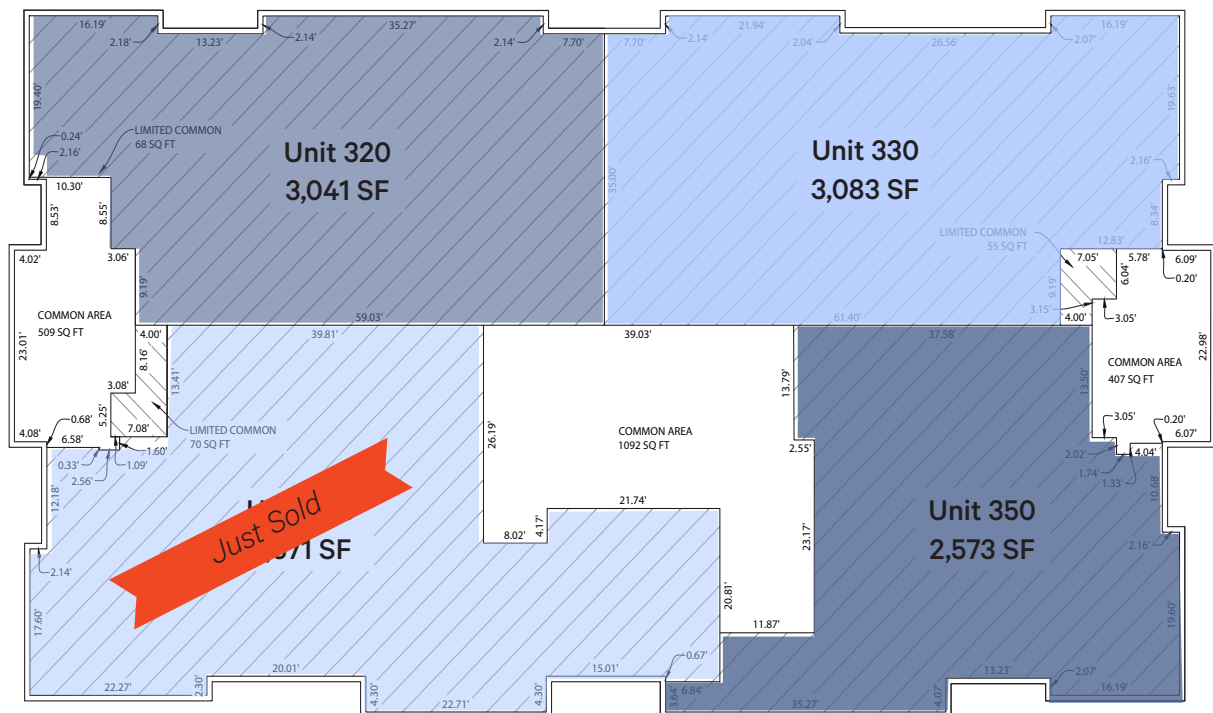
FIRST FLOOR

Floorplans

BUILDING B



SECOND FLOOR



THIRD FLOOR





Clothing

- 1 The Children's Place
- 2 Carter's
- 3 The Gap
- 4 Under Armour
- 5 Columbia Sportswear
- 6 Volcom
- 7 H&M
- 8 J.Crew Factory
- 9 Hurley
- 10 Oakley
- 11 Eddie Bauer
- 12 Banana Republic
- 13 Marshalls
- 14 Hot Topic
- 15 American Eagle Outfitters
- 16 Michael Kors
- 17 Levi's
- 18 Ralph Lauren
- 19 Chico's Off the Rack
- 20 Coach
- 21 LOFT Outlet
- 22 Claire's
- 23 LOFT
- 24 maurices
- 25 Ann Taylor



Gas

- 26 Chevron
- 27 Maverik
- 28 Holiday Oil
- 29 Sinclair Oil
- 30 Maverik
- 31 Holiday Oil



Other Amenities

- 32 Bath & Body Works
- 33 Pet Supplies Plus
- 34 Megaplex Theatres



Restaurants

- 35 Cinnabon
- 36 Crumbl Cookies
- 37 Sweet Action
- 38 Sub Zero Ice Cream & Yogurt
- 39 Auntie Anne's
- 40 Starbucks
- 41 Swig
- 42 Beans & Brews Coffeehouse
- 43 Slapfish
- 44 Smashburger
- 45 Mo' Bettahs
- 46 R&R BBQ
- 47 Cafe Rio
- 48 Cupbop - Korean BBQ
- 49 Noodles & Company
- 50 Chipotle Mexican Grill
- 51 Jinya Ramen Bar
- 52 Houston TX Hot Chicken
- 53 Panda Express
- 54 Café Zupas
- 55 Blaze Pizza
- 56 Capriotti's Sandwich Shop
- 57 Costa Vida
- 58 Spitz
- 59 Firehouse Subs



Hospitals

- 60 CommonSpirit Holy Cross
- 61 Primary Children's Hospital



Lehi Front Runner
Station

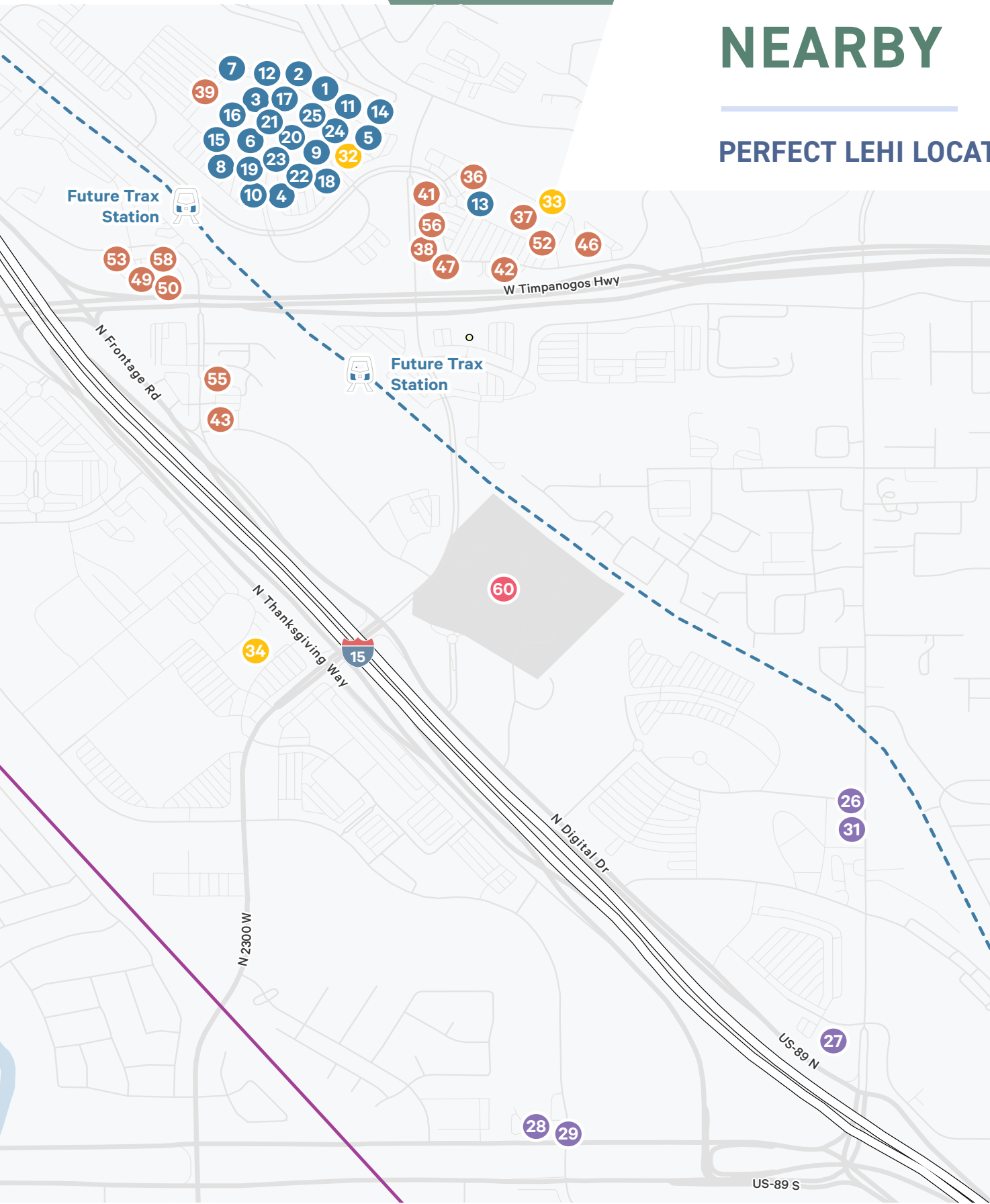
LEHI
Office Condos

61

W 2100 N

AMENITIES NEARBY

PERFECT LEHI LOCATION



LEHI

Office Condos

NOW FOR SALE **AND** LEASE



CONTACTS

Eric Smith

Senior Vice President
+1 801 869 8008
eric.smith@cbre.com

Kreg Peterson

First Vice President
+1 801 869 8092
kreg.peterson@cbre.com

Jillian Hanks

Vice President
+1 801 389 4058
jillian.hanks@cbre.com

Cole Bennee

Associate
+1 801 869 8098
cole.bennee@cbre.com

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.