

NEW MEDICAL OFFICE FOR LEASE

3179 South Highland Drive • Millcreek, Utah 84106



HIGHLIGHTS

- **AVAILABLE SIZES:**
1ST FLOOR-2,473 RSF
2ND FLOOR-4,603 RSF
3RD FLOOR-LEASED
- **LEASE RATE:**
1ST FLOOR-\$32 PSF
2ND FLOOR-\$30 PSF
NNNS-\$5.50 PSF
- **GENEROUS TI ALLOWANCE AVAILABLE**
- **DELIVERY DATE: Q3 2025**
- **EXTERIOR BUILDING SIGNAGE**
- **MILLCREEK CITY CENTER W/ ~1,466 NEW NEARBY HOUSING UNITS**

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MILLCREEK, UT

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|-----------|-----------|-----------|
| 2024 EST. POPULATION | 18,948 | 160,024 | 340,227 |
| 2029 PROJECTED POPULATION | 18,274 | 155,596 | 346,023 |
| 2024 EST. DAYTIME POPULATION | 7,123 | 71,116 | 223,299 |
| 2024 EST. AVG HH INCOME | \$125,582 | \$129,955 | \$120,011 |
| 2024 EST. HOUSEHOLDS | 8,222 | 68,372 | 144,965 |
| 2024 EST. BUSINESSES | 898 | 8,410 | 19,462 |



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City Center Development Summary - Updated 5 June 2024

| | Project | Address | Developer | General Contractor | Status | Dwellings | Commercial Area (sf) | Parking Stalls | Notes |
|---------------|---------------------------|------------------------|-------------------------------|--------------------|-----------------------------------|--------------|----------------------|----------------|---------------------------------------|
| 1 | The Richmond | 1280 E Villa Vista Ave | Cottonwood Residential | Rimrock | Under Construction | 330 | 13,000 | 459 | |
| 2 | Cottonwood Highland | 1323 E Villa Vista Ave | Cottonwood Residential | Big-D | Building Occupied | 250 | 15,000 | 296 | |
| 3 | 33rd South Apartments | 1306 E 3300 S | Cottonwood Residential | Layton | Expired, Resubmittal Anticipated. | 226 | 7,735 | 367 | |
| 4 | City Hall and the Westery | 1311 E 3300 S | Cottonwood Residential / City | Layton / Okland | Under Construction | 197 | 91,319 | 448 | City Hall and Shared Parking |
| 5 | Millcreek Flats | 1350 E Miller Ave | Boyer Company | TBD | Under Construction | 217 | 6,851 | 337 | |
| 6 | Brick Lofts Phase II | 1395 E Miller Ave | PEC Development | TBD | Under Construction | 86 | - | 148 | |
| 7 | Millcreek Common North | 1330 E Woodland Ave | Cottonwood Residential | TBD | Expired, Resubmittal Anticipated. | 58 | 9,561 | 111 | |
| 8 | MC29 | 1291 E Villa Vista Ave | SOAR Realty | TBD | CCOZ Pre-Application | 70 | 4,421 | 118 | |
| 9 | Medical Office | 3170 S Highland Drive | Millcreek Medical Holdings | Rigby Watts | Under Construction | - | 21,000 | 71 | Overflow Parking for Millcreek Common |
| 10 | Office and Restaurant | 3185 S Richmond St | SOAR Realty | TBD | DRC Meeting | - | 7,798 | 28 | |
| Totals | | | | | | 1,446 | 176,685 | 2,355 | |

| Project Status Legend | | | |
|-----------------------------------|-------------------------------|---------------------------|---------------------------------|
| Pending Application | Application in Review | Permitted | Complete |
| CCOZ Pre-Application Meeting | Development Agreement Pending | Approved for Construction | Certificate of Occupancy Issued |
| DRC Meeting | Preliminary Approval Pending | Building Permit Issued | Building Occupied |
| Expired, Resubmittal Anticipated. | Technical Review Pending | Under Construction | |

CCOZ District Map



| CCOZ DISTRICT | Greatest Impact Scenario - New Development | | In Review or Approved for Construction | |
|-----------------------|--|--------------|--|--------------|
| | Nonresidential SF | Dwellings | Nonresidential SF | Dwellings |
| Neighborhood District | 142,000 | 1,040 | 32,421 | 1,021 |
| Mill Center | 1,059 | | 136,529 | 472 |
| Marketplace | 321,000 | 1,042 | 26,735 | 226 |
| Total | 890,000 | 3,741 | 197,685 | 1,719 |

Note: The Greatest Impact Scenario was established for the purposes of the Highland Drive Corridor Study, to describe the potential traffic impacts, assuming an aggressive development scenario, and assuming a three-lane section for Highland Drive. See Table 15 on Page 35 of the Highland Drive Corridor Traffic Impact Study. The numbers described in the Greatest Impact Scenario are for new development, but the Traffic Study assumes that some existing development will remain.



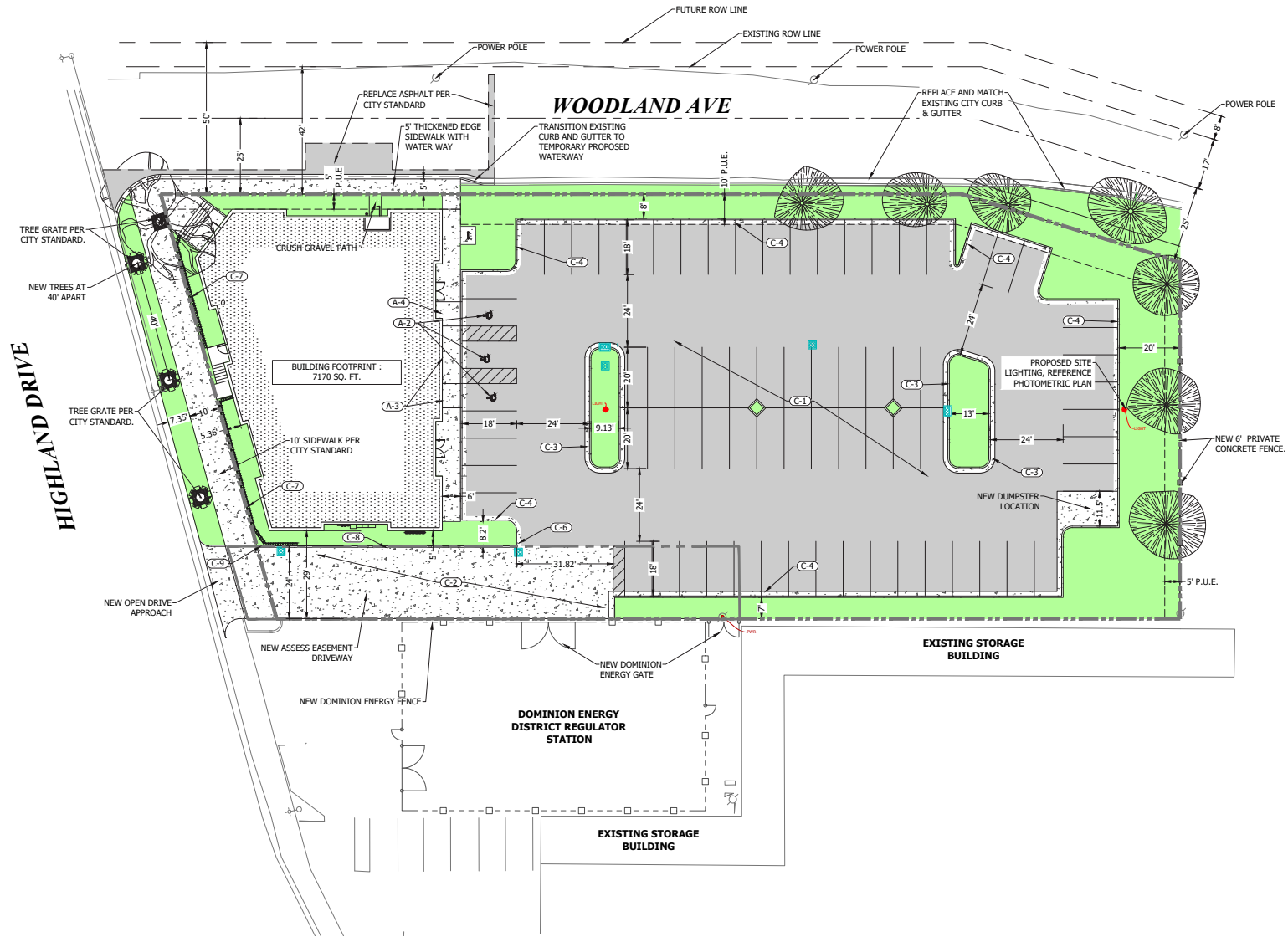
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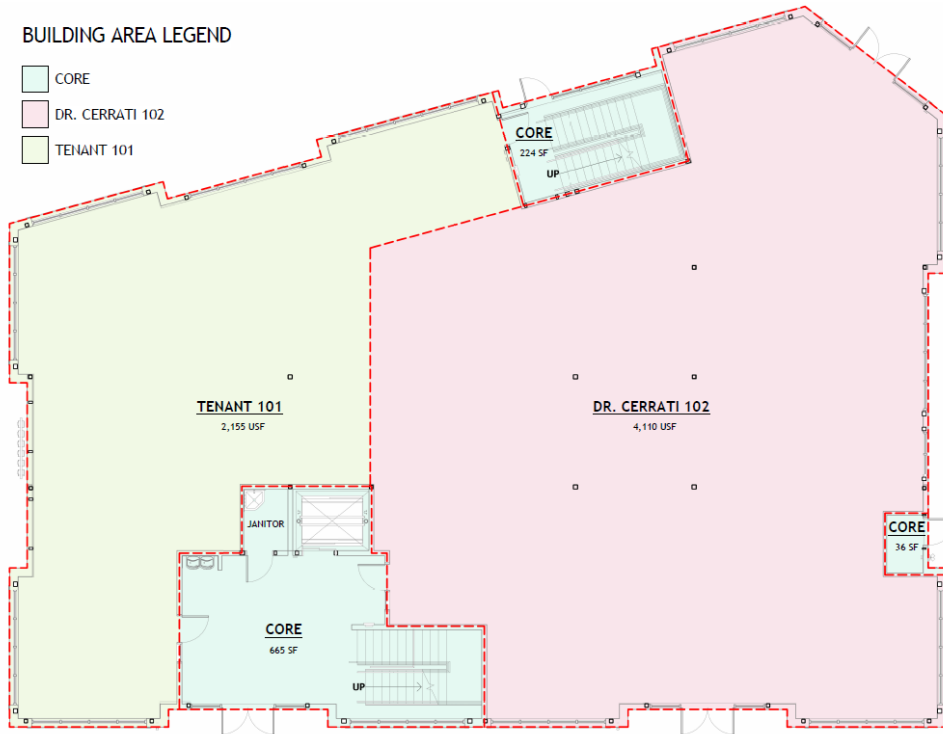
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FIRST FLOOR

BUILDING AREA LEGEND

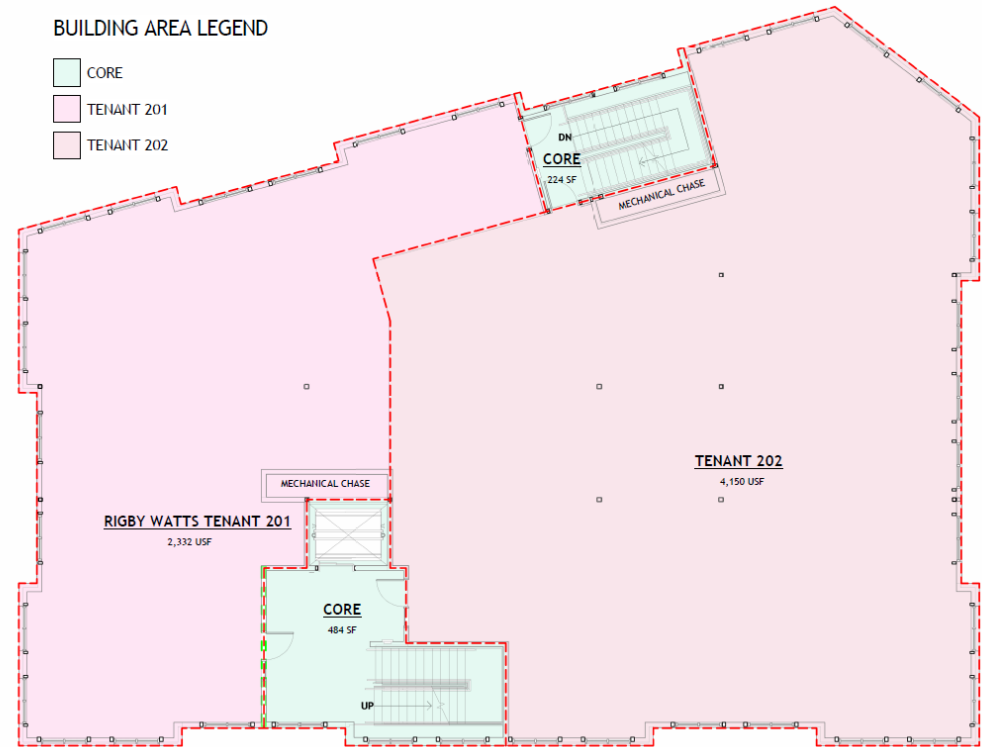
- CORE
- DR. CERRATI 102
- TENANT 101



SECOND FLOOR

BUILDING AREA LEGEND

- CORE
- TENANT 201
- TENANT 202



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