



FOR LEASE

SR-9 and Rlington Pkwy
Hurricane, UT 84737

- Two-story office building
Currently under construction
- Up to 5,948 SF Available (Divisible to 2,956 SF)
- Generous TI allowance

± 1.5 ACRES | OFFICE

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Wes Davis

435.627.5705

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Property Specs

LEASE RATE	\$2.25 PSF/NNN
LOT SIZE	±1.5 Acres
TAX ID	H-PHRL-1-108-PT-A
YEAR BUILT	Under Construction 2026
TYPE	Office Medical Office

- Two-story office building currently under construction
- Ideally suited for Medical or Professional users.
- Located just steps from the new Hospital
- High-visibility site offers excellent signage opportunities and convenient access

Features Include:

- Up to 5,948 SF Available (Divisible to 2,956 SF)
- Ground floor availability, covered parking, and elevator access
- Generous tenant improvement (TI) allowance
- Perfect for clinics, specialists, or healthcare providers seeking a premium location in a growing medical corridor.



OR TEXT 23121 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

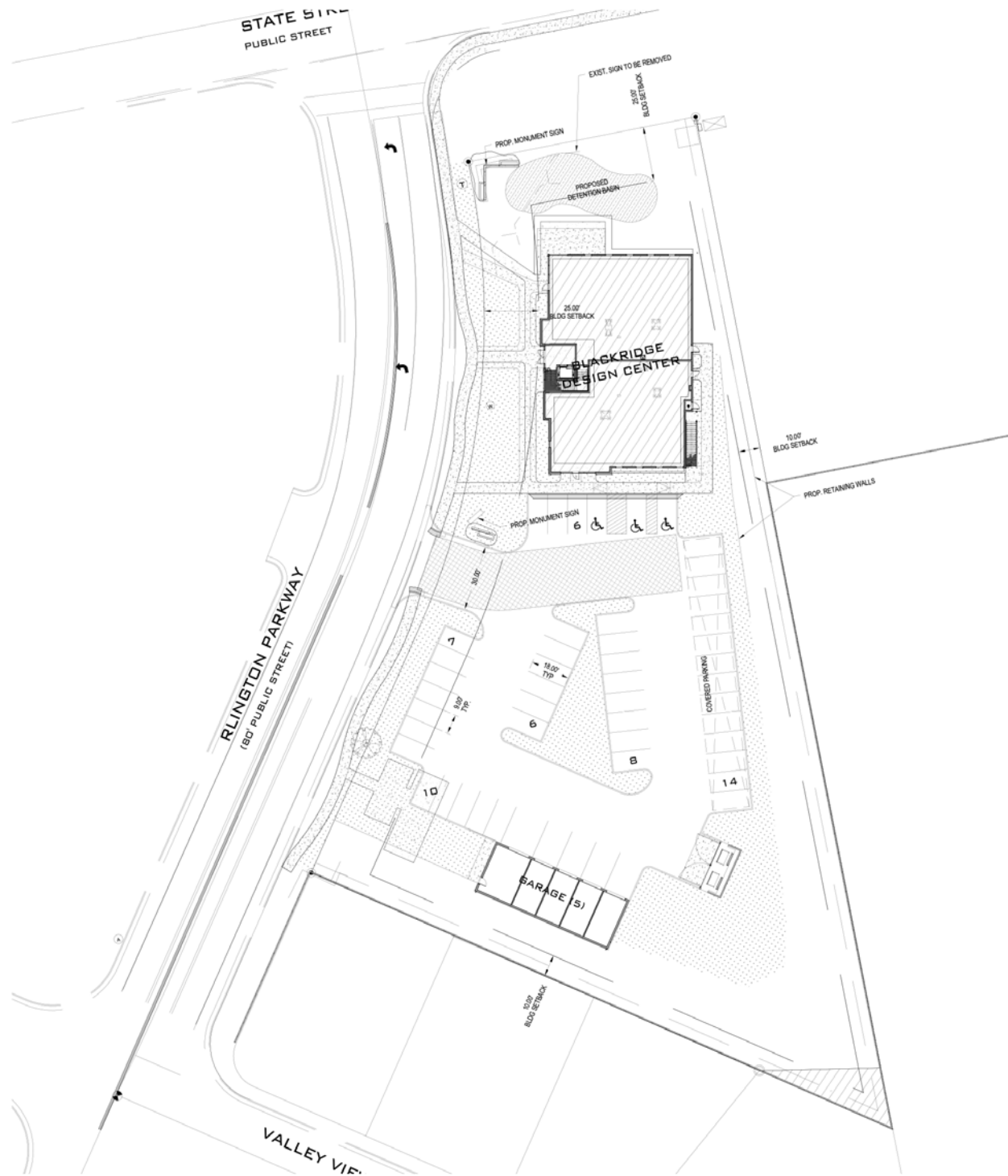
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SUMMARY



PLAT MAP



RENDERINGS



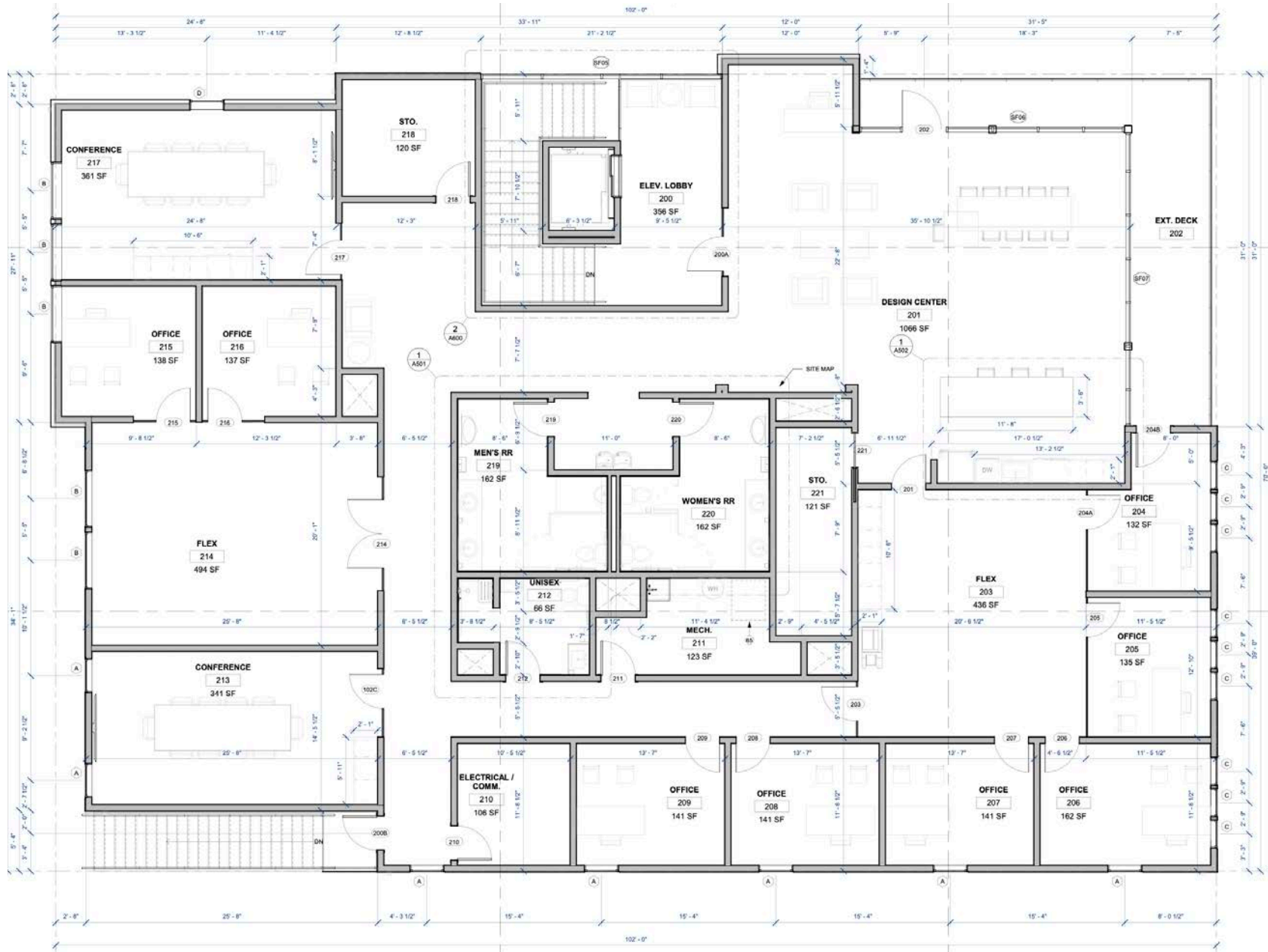
1 PERSPECTIVE VIEW - NORTH EAST CORNER
A204



2 PERSPECTIVE VIEW - NORTH WEST CORNER
A204

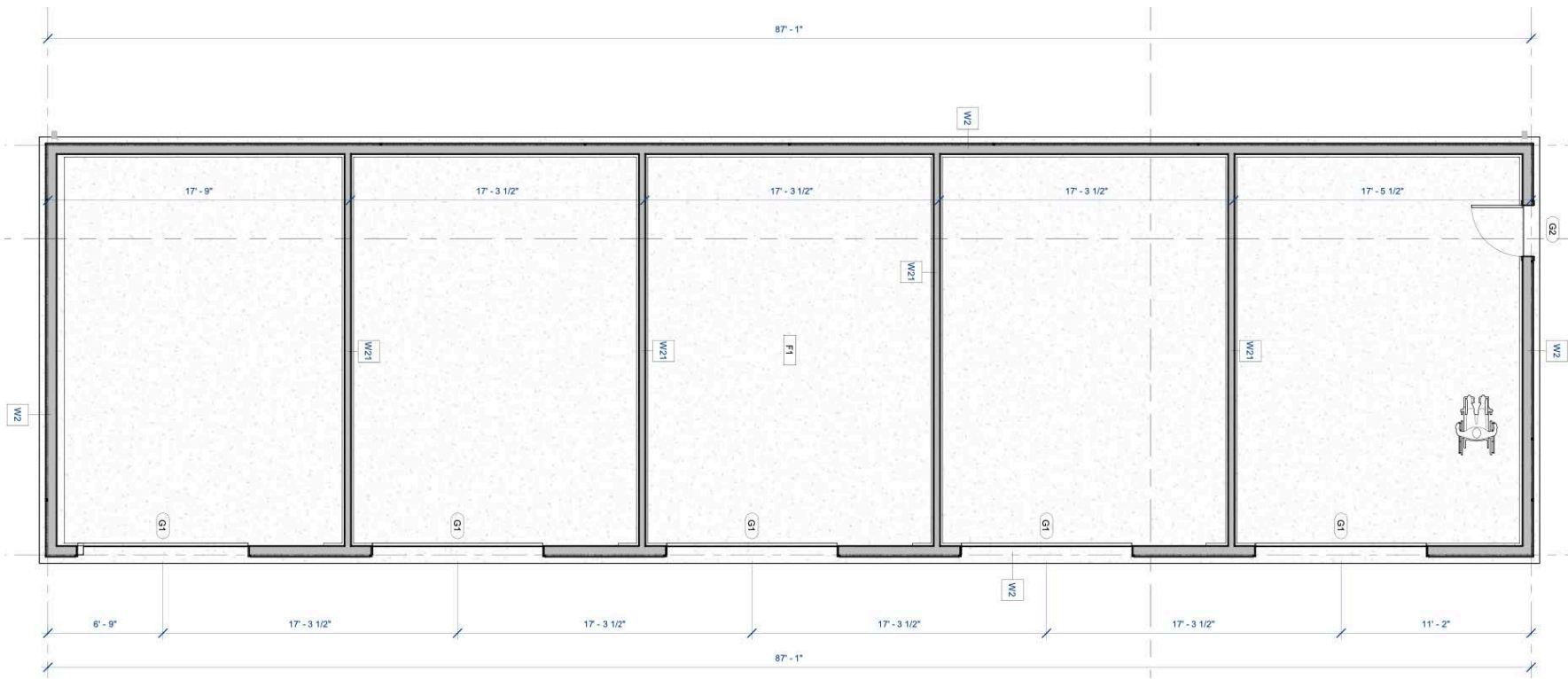


FLOOR PLAN



SECOND FLOOR

FLOOR PLAN



GARAGE UNITS



AREA MAP



SKY MOUNTAIN GOLF COURSE

600 N

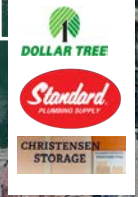
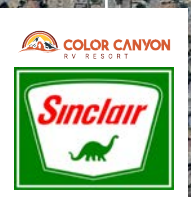
N 2260 W

W STATE ST

1760 W

RLINGTON PKWY

SITE



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION

2024 Population

1-mile

3,924

3-mile

16,115

5-mile

28,529

HOUSEHOLDS

2024 Households

1-mile

1,725

3-mile

5,849

5-mile

10,070

INCOME

2024 Average HH Income

1-mile

\$107,358

3-mile

\$98,531

5-mile

\$96,801

Traffic Counts

STREET

W State Street

AADT

42,000

Rlington Pkwy

1,300

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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