



RETAIL PROPERTY FOR LEASE

2277 FORT UNION BOULEVARD

Cottonwood Heights, UT 84121



Property Description

Positioned along Fort Union Boulevard in Cottonwood Heights, this property offers exceptional visibility within one of Salt Lake County's most affluent and established trade areas. The corridor provides direct access to I-215 and connects seamlessly to Sandy, Holladay, and the broader Salt Lake Valley.

The area benefits from strong demographics and consistent demand drivers:

- ~143,000 residents within a 10-minute radius
- Daytime population exceeding 150,000
- Median household income of ~\$107,000
- Established healthcare corridor with 800+ medical businesses

This combination of density, income, and existing medical infrastructure creates a highly attractive environment for healthcare providers.

Offering Summary

Lease Rate	\$29 SF/yr (NNN)
Available SF	5,904 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	401	1,578	5,326
Total Population	1,119	4,419	14,715
Average HH Income	\$141,698	\$142,779	\$145,160

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Property Type	Retail
Property Subtype	Street Retail
Building Size	5,904 SF
Lot Size	-

This beautifully updated medical office space offers a turnkey opportunity for healthcare providers seeking a professional, patient-focused environment in a highly desirable location. The suite features a high-quality medical buildout designed to support efficient day-to-day clinical operations while creating an inviting and comfortable experience for patients from the moment they walk through the door.

The space includes a welcoming reception area, spacious waiting room, seven exam rooms, two private provider offices, a large treatment room, and dedicated administrative and support areas. The layout has been thoughtfully designed to optimize patient flow, staff efficiency, and operational functionality, helping minimize downtime while maximizing usability for a wide range of healthcare practices.

Modern finishes, clean lines, and a polished professional aesthetic create an elevated environment suitable for medical, dental, wellness, or specialty healthcare users. The large treatment room offers additional flexibility for practices requiring expanded procedure space, collaborative treatment areas, or specialized equipment setups.

With a functional layout and significant existing infrastructure already in place, this suite presents an exceptional opportunity for a user seeking a move-in-ready healthcare space without the time and expense of a full buildout. The property also benefits from strong visibility, convenient access, and a location positioned within a growing and high-demand healthcare corridor.

Offered at a competitive full-service equivalent rate on a NNN basis, the space provides tenants with flexibility while maintaining transparency and control over operating expenses. This is an ideal opportunity for healthcare providers looking to establish a new location, expand an existing practice, or upgrade into a more modern and efficient clinical environment.



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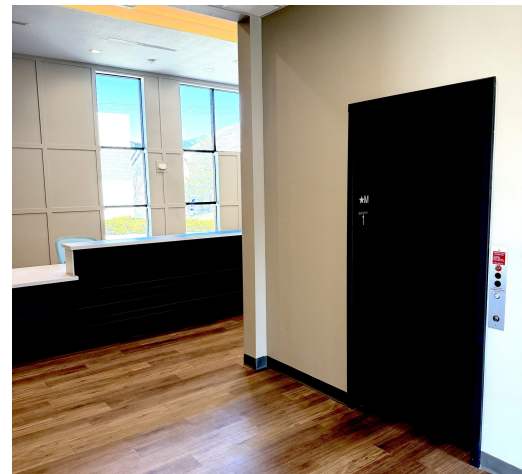




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