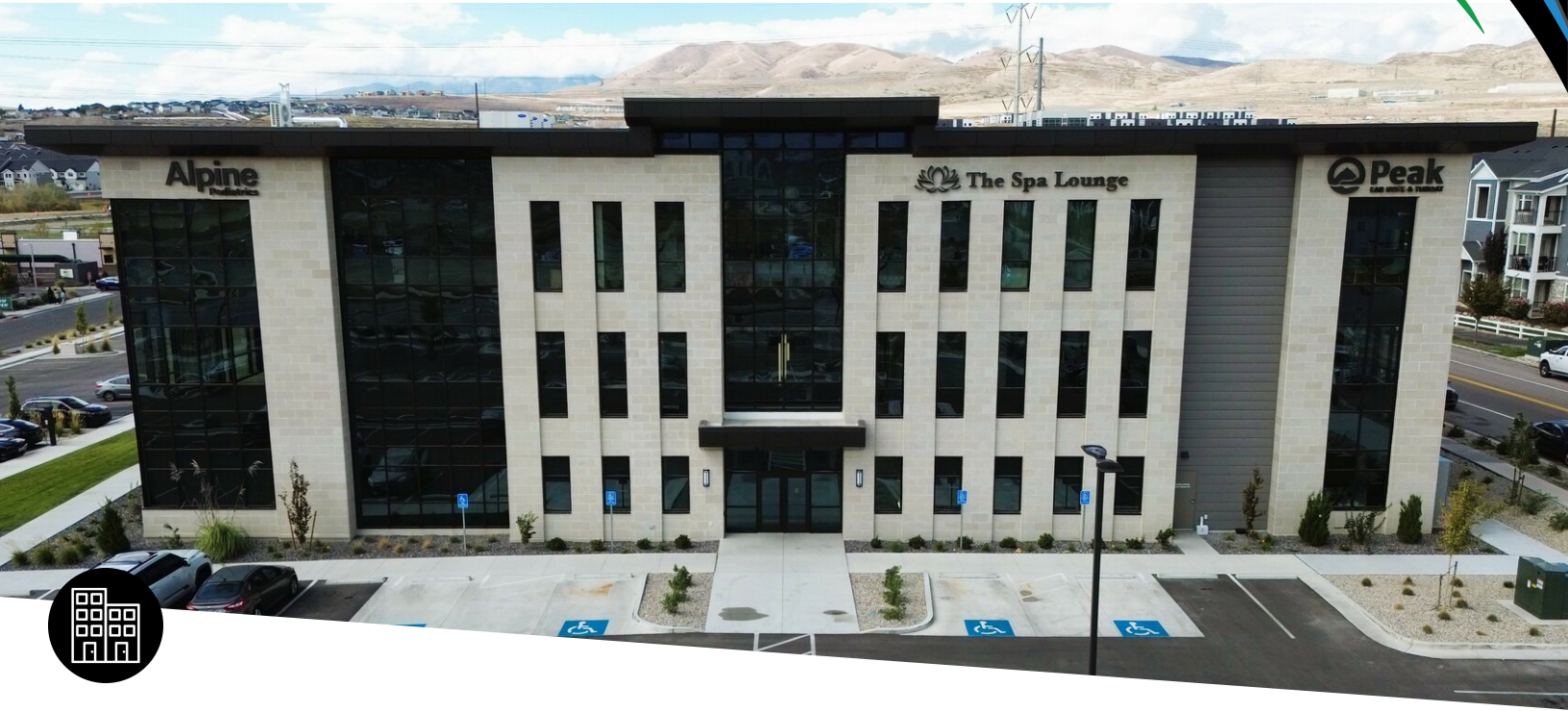




SHARED MEDICAL OFFICE FOR LEASE

3668 W 2150 NORTH STE 100

Lehi, UT 84048



### Property Description

Shared Medical Office leasing opportunity in West Lehi! This prime Medical property is fully built out and ready for immediate occupancy! Easy access to I-15 makes this a great option to attract patients across Utah Valley. The well-designed interior boasts a spacious layout, natural light, and furniture can be made available. The property features ample parking, making it easy for clients and employees to visit. Don't miss this opportunity!

### Property Highlights

- Shared Medical Office Space
- Fully Built out
- 9+ Exam Rooms available
- Furniture available
- Full Service Lease Rate

### Offering Summary

Lease Rate	\$40 SF/yr (Full Service)
Available SF	+/-2,500 SF
Parking Ratio	5/1000

### Demographics

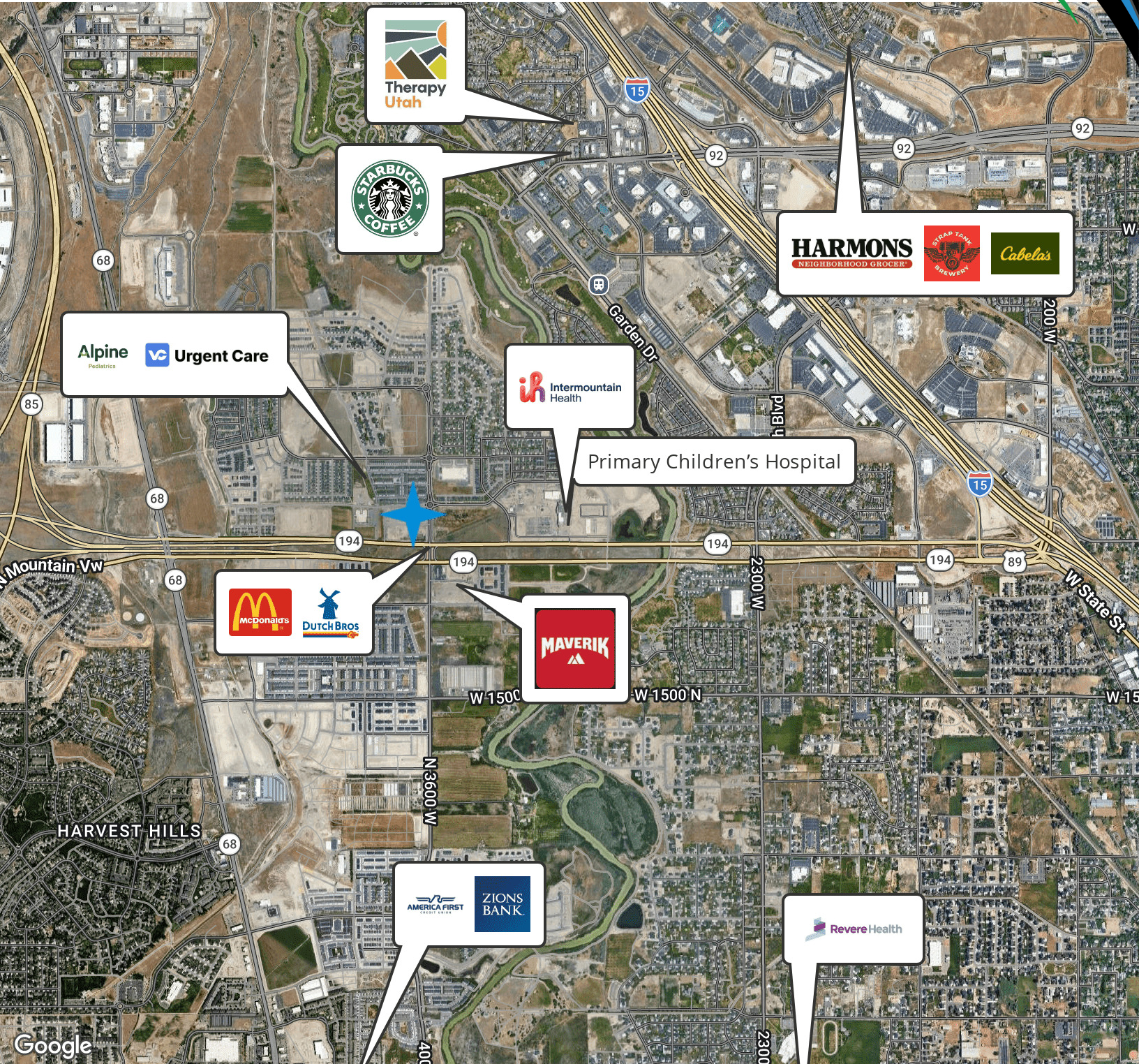
	1 Mile	3 Miles	5 Miles
Total Households	1,780	17,023	41,201
Total Population	5,964	61,829	150,099
Average HH Income	\$162,707	\$144,008	\$145,166

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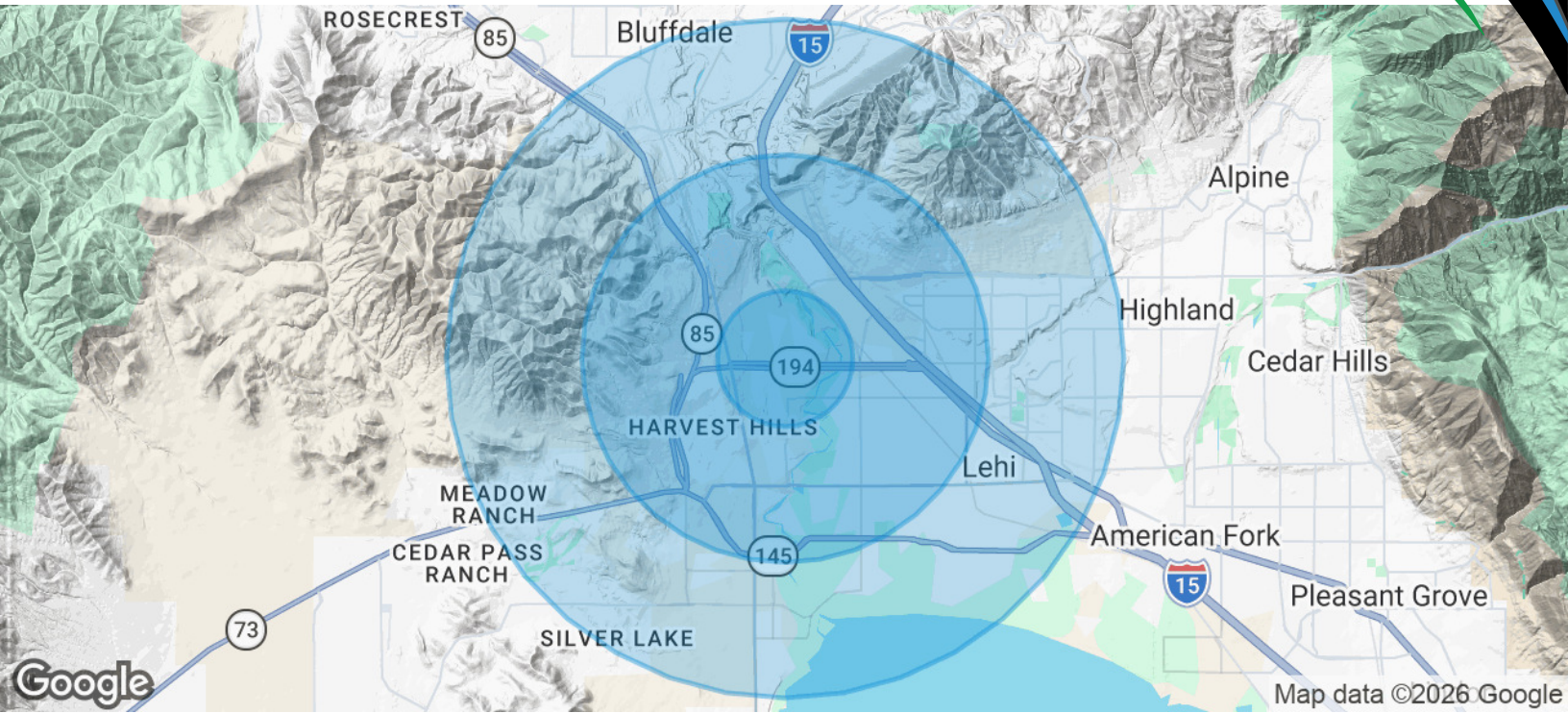




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Lehi, UT 84048



**Population**

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	5,964	61,829	150,099
<b>Average Age</b>	24.7	24.6	25.1
<b>Average Age (Male)</b>	25.5	24.5	24.9
<b>Average Age (Female)</b>	25.4	24.7	25.9

**Households & Income**

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,780	17,023	41,201
<b># of Persons per HH</b>	3.4	3.6	3.6
<b>Average HH Income</b>	\$162,707	\$144,008	\$145,166
<b>Average House Value</b>	\$531,778	\$566,348	\$588,012

2023 American Community Survey (ACS)

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