



OFFICE BUILDING FOR LEASE

ALPINE PEDS SHARED OFFICE

667 E 500 N Unit 100, Vineyard, UT 84059



Property Description

Shared Medical Office leasing opportunity in Vineyard! 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
- Flexible size arrangements
- 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	3,990	26,310	55,974
Total Population	11,732	84,001	177,335
Average HH Income	\$109,037	\$105,399	\$110,986

ANDY EVANS

801.518.9819

andyevansre@gmail.com

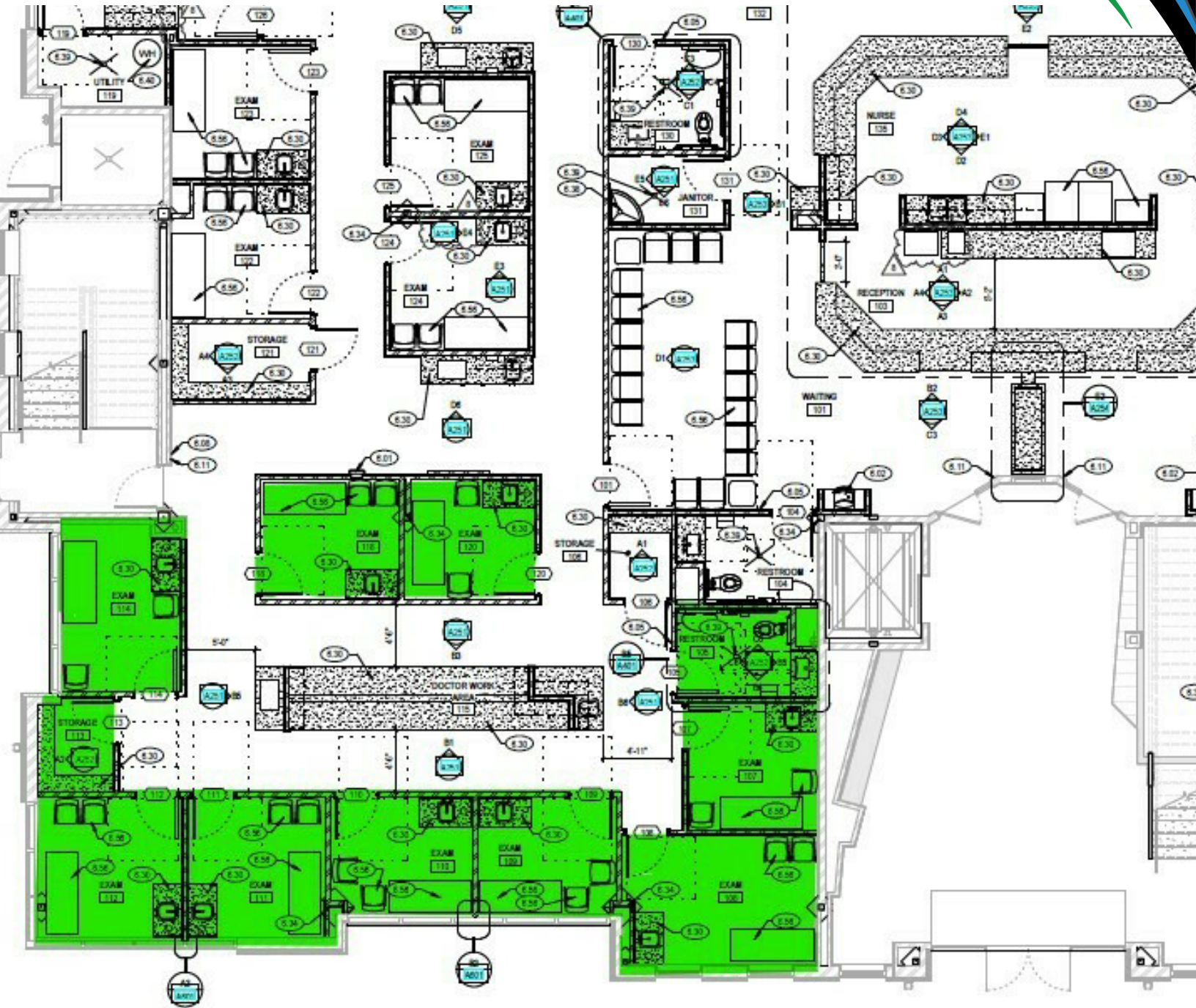




OFFICE BUILDING FOR LEASE

ALPINE PEDIATRICS VINEYARD

667 E 500 N Unit 100, Vineyard, UT 84059



ANDY EVANS

801.518.9819

andyevansre@gmail.com





OFFICE BUILDING FOR LEASE

ALPINE PEDIATRICS VINEYARD

667 E 500 N Unit 100, Vineyard, UT 84059

Building Name	Alpine Pediatrics Vineyard
Property Type	Office
Property Subtype	Office Building
Building Size	2,500 SF
Lot Size	-
Building Class	B
Year Built	2021
Year Last Renovated	2021

Introducing an exceptional Shared Medical Office leasing opportunity at 667 E 500 N Unit 100 in Vineyard, UT, 84059. This prime Medical property offers modern features and ample space for your needs. With convenient access and high visibility, it's ideal for many medical uses. The well-designed interior boasts a spacious layout, natural light, and customizable amenities. Additionally, the property features ample parking, making it easy for clients and employees to visit. Take advantage of this sought-after location to elevate your business presence!



- Shared Medical Office Space
- Fully Built out
- Flexible size arrangements
- Furniture Available
- Full Service Lease Rate

ANDY EVANS

801.518.9819

andyevansre@gmail.com



ALPINE PEDIATRICS VINEYARD

667 E 500 N Unit 100, Vineyard, UT 84059



ANDY EVANS

801.518.9819

andyevansre@gmail.com

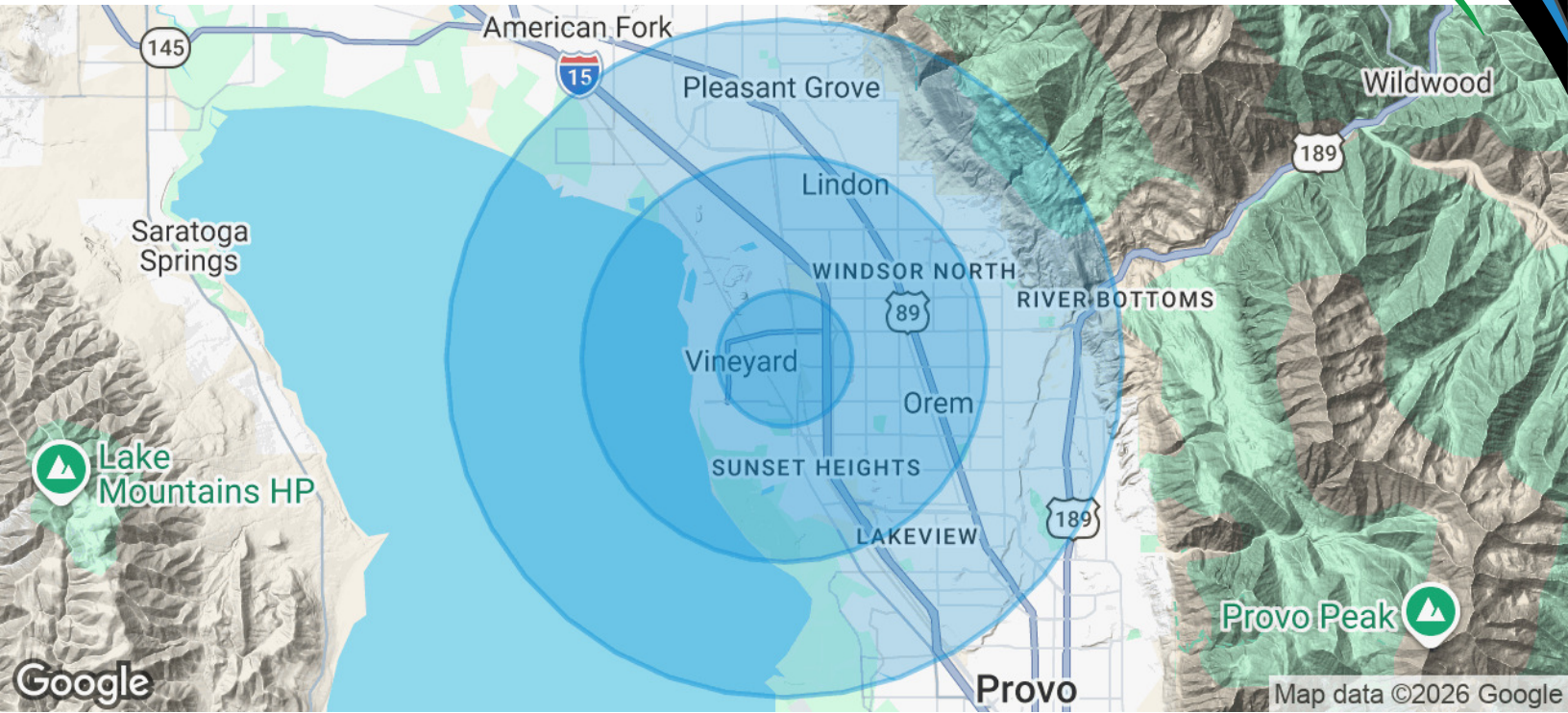




OFFICE BUILDING FOR LEASE

ALPINE PEDIATRICS VINEYARD

667 E 500 N Unit 100, Vineyard, UT 84059



Population

	1 Mile	3 Miles	5 Miles
Total Population	11,732	84,001	177,335
Average Age	25.3	28.0	28.6
Average Age (Male)	24.7	27.2	27.6
Average Age (Female)	25.3	29.0	29.9

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,990	26,310	55,974
# of Persons per HH	2.9	3.2	3.2
Average HH Income	\$109,037	\$105,399	\$110,986
Average House Value	\$488,889	\$463,431	\$485,118

2023 American Community Survey (ACS)

ANDY EVANS

801.518.9819
andyevansre@gmail.com

