



MEDICAL OFFICE FOR LEASE

3668 W 2150 NORTH STE 300

Lehi, UT 84048



### Property Description

Fully Built Out Medical Office available for lease. Current owner/occupant is open to several size configurations as well as flexible time use / sharing arrangements.

### Property Highlights

- Class A Finishes
- Exam Rooms with Plumbing throughout
- Procedure Room also available
- Fully Furnished
- Several Size options
- Call Agent for Pricing

### Offering Summary

Lease Rate	Call for Pricing
Building SF	12,056 SF
Parking Ratio	4/1000

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,680	17,719	38,261
Total Population	8,764	66,481	146,168
Average HH Income	\$167,715	\$153,945	\$151,071

ANDY EVANS

801.518.9819

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OFFICE BUILDING FOR LEASE

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Property Type	Office
Property Subtype	Office Building
APN	458380300
Building Size	12,056 SF
Lot Size	12,056 SF
Building Class	A
Year Built	2025
Year Last Renovated	2025
Number of Floors	3
Average Floor Size	12,056 SF
Number of Buildings	1

Fully Built Out Medical Office available for lease. Current owner/occupant is open to several size configurations as well as flexible time use / sharing arrangements. Class A Finishes make this property a perfect fit for your brand!



- Class A Finishes
- Fully Furnished
- Flexible Leasing Terms
- Several Size options
- Central Location in growing area
- Just West of New Primary Children's Hospital
- Call Agent for Pricing

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Primary Children's Hospital

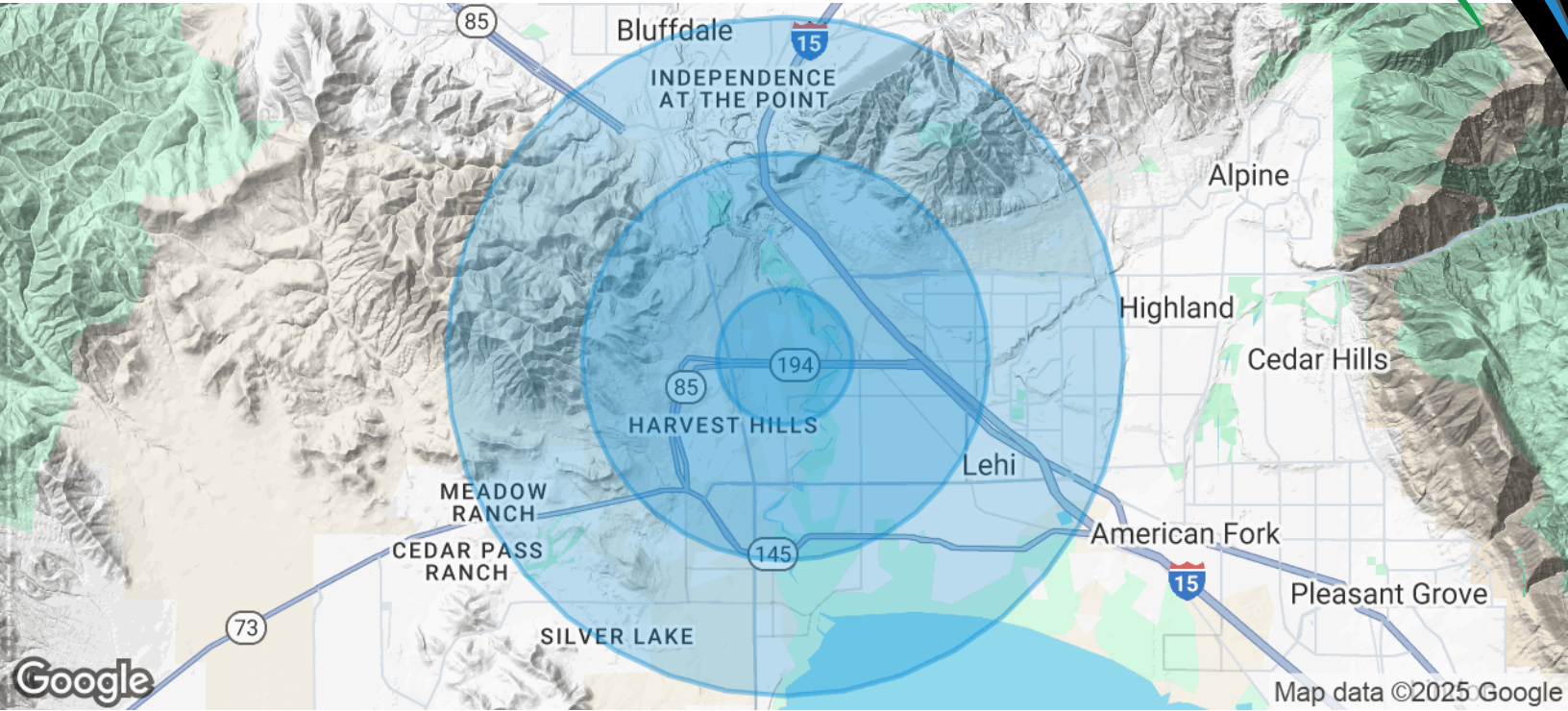




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**Population**

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	8,764	66,481	146,168
<b>Average Age</b>	28	28	29
<b>Average Age (Male)</b>	28	28	29
<b>Average Age (Female)</b>	29	29	29

**Households & Income**

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,680	17,719	38,261
<b># of Persons per HH</b>	3.3	3.8	3.8
<b>Average HH Income</b>	\$167,715	\$153,945	\$151,071
<b>Average House Value</b>	\$616,149	\$652,816	\$657,211

Demographics data derived from AlphaMap

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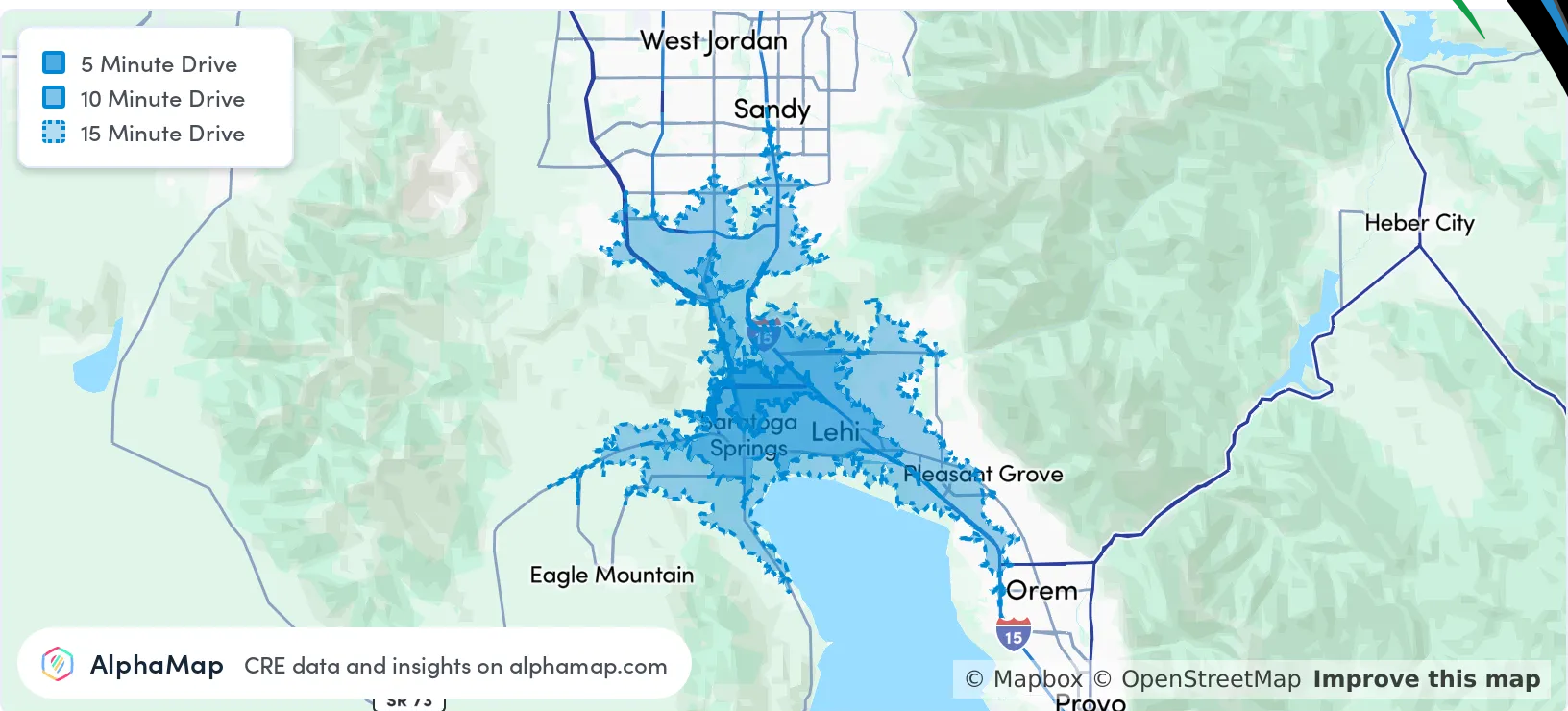




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AlphaMap CRE data and insights on alphamap.com

© Mapbox © OpenStreetMap Improve this map

Population	5 Minutes	10 Minutes	15 Minutes
Total Population	14,177	84,870	287,404
Average Age	28	29	31
Average Age (Male)	28	29	30
Average Age (Female)	28	30	31

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	4,097	23,269	79,438
Persons per HH	3.5	3.6	3.6
Average HH Income	\$154,418	\$147,625	\$142,774
Average House Value	\$598,139	\$650,651	\$646,750
Per Capita Income	\$44,119	\$41,006	\$39,659

Map and demographics data derived from AlphaMap

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