



MEDICAL OFFICE INVESTMENT OFFERING

COTTONWOOD MEDICAL PLAZA

201 East 5900 South, Murray, UT 84107

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OFFICE BUILDING FOR SALE / LEASE

COTTONWOOD MEDICAL CENTER

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SECTION 1

PROPERTY INFORMATION



OFFICE BUILDING FOR SALE / LEASE

COTTONWOOD MEDICAL CENTER

201 East 5900 South, Murray, UT 84107



Property Description

Cottonwood Medical Plaza is a 22,732-square-foot, multi-tenant medical office property positioned immediately adjacent to Intermountain Health's TOSH campus in Murray, Utah. The offering combines in-place income from established healthcare and wellness users with a defined near-term rollover profile that can support either an owner-user strategy or active lease-up and mark-to-market execution. Most first-floor lease terms expire by summer 2027, creating the potential for approximately 7,900 square feet of contiguous occupancy, subject to existing lease and option rights. The property includes convenient surface and covered parking, medical-oriented improvements, and visibility along 5900 South, with access to I-15 and I-215. Ownership initiated exterior and common-area improvements in 2026. The investment should be evaluated using the verified lease schedule and normalized operating expenses provided in the offering memorandum; projections are presented separately from current contractual income.

Buyer to verify square footage.

Offering Summary

Sale Price	\$5,500,000
Lease Rate	Negotiable
Number of Units	8
Building SF	22,732 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	295	1,134	4,844
Total Population	863	3,085	12,170
Average HH Income	\$118,953	\$115,755	\$107,493

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Location Description

Located just steps from the TOSH Medical Campus, this is a rare opportunity to step into a built-out medical space in one of the strongest healthcare corridors in Murray, Utah.

Existing medical buildout in place, including plumbing infrastructure that would be expensive and time-consuming to replicate.

Surrounded by a dense concentration of medical users, creating built-in referral potential and consistent patient traffic.

Immediate proximity to TOSH and other established healthcare providers, reinforcing long-term location stability.

Strong visibility along 5900 South with approx. 13,500 AADT

Well-lit underground parking garage providing convenient, protected parking for staff and patients

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Property Highlights

- 22,732 SF multi-tenant medical office property adjacent to Intermountain Health's TOSH campus
- In-place income with a staggered medical and wellness tenant roster
- Potential for approximately 7,900 SF of owner-user occupancy by summer 2027, subject to existing lease and option rights
- Near-term first-floor rollover creates lease-up and mark-to-market opportunity
- 66 parking spaces, including 37 covered spaces, per owner records
- Medical-oriented suite improvements and basement storage
- Exterior and common-area improvement program initiated in 2026
- Central Murray location with visibility on 5900 South and access to I-15 and I-215





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Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Market Rent	Market Rent / SF	Annual Rent	Lease Start	Lease End
100	IHC	4,398 SF	19.35%	\$19.31	-	-	\$84,925	03/01/2025	02/28/2027
B-100	Elisa Gavigilo	547 SF	2.41%	\$7.90	-	-	\$4,321	10/01/2017	M2M
101 & 101 A	Cottonwood Eye	2,087 SF	9.18%	\$17.70	-	-	\$36,940	03/25/2016	02/28/2032
102	Utah Chiro	1,441 SF	6.34%	\$22.00	-	-	\$31,702	07/01/2024	06/30/2027
103	Footprints	457 SF	2.01%	\$19.70	-	-	\$9,003	06/01/2018	07/31/2027
104	XLR8	913 SF	4.02%	\$17.00	-	-	\$15,521	-	-
200/200B	Ketamine SLC	2,259 SF	9.94%	\$16.58	-	-	\$37,454	12/01/2024	11/30/2029
201	Eye Care	7,550 SF	33.21%	\$15.96	-	-	\$120,498	06/01/2016	M2M
Totals		19,652 SF	86.46%	\$136.15	\$0	\$0.00	\$340,365		
Averages		2,457 SF	10.81%	\$17.02			\$42,546		

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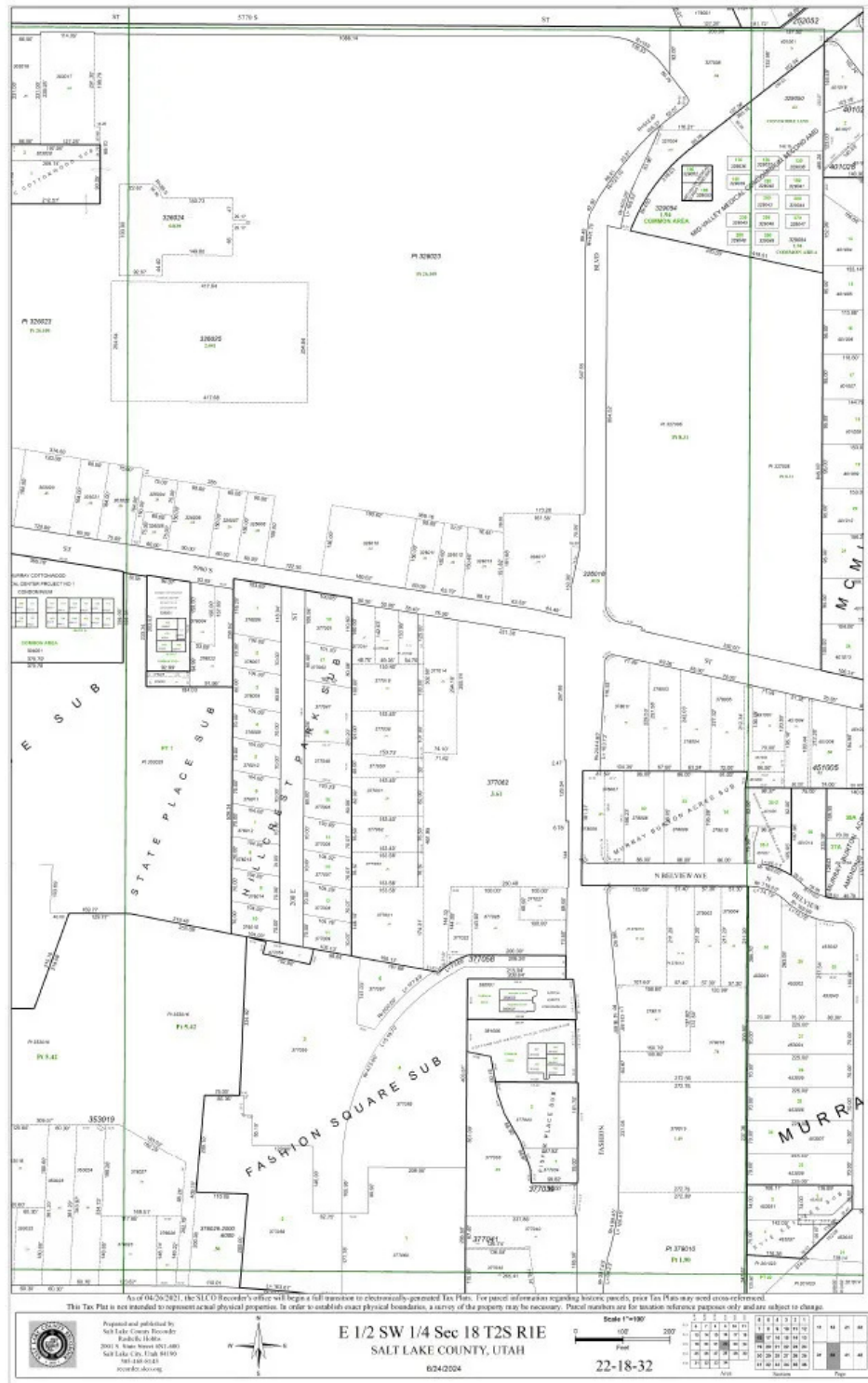
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SECTION 2

LOCATION INFORMATION



SECTION 3

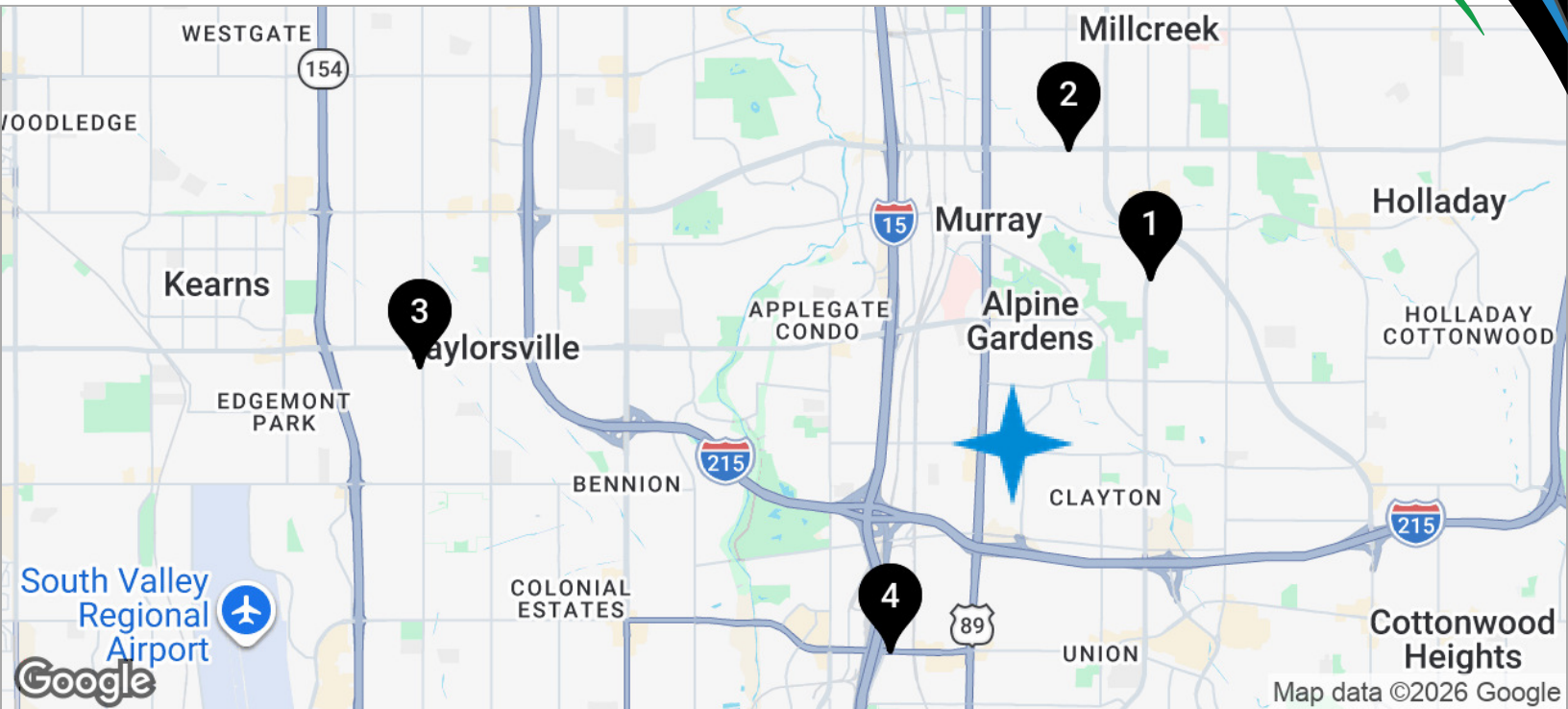
SALE COMPARABLES



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Name/Address	Price	Bldg Size	No. Units	Cap Rate	Lot Size
★ Cottonwood Medical Center 201 East 5900 South Murray, UT 84107	\$5,500,000	22,732 SF	8	6.19%	-
1 Cambridge Court Medical Office 5005 S 900 E Salt Lake City, UT 84117	\$3,000,000	12,282 SF	-	-	0.68 Acres
2 512 Plaza 512 E 4500 S Salt Lake City, UT 84107	\$2,745,000	12,554 SF	-	-	0.77 Acres
3 Taylorsville Medical Office Investment 5522 S 3200 W Salt Lake City, UT 84129	\$1,950,000	9,300 SF	-	6.78%	1.06 Acres
4 Midvale Multi-Tenant Office Investment 411 W 7200 S Midvale, UT 84047	\$3,600,000	19,500 SF	-	5.40%	0.63 Acres
Averages	\$2,823,750	13,409 SF		6.09%	0.79 Acres

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SECTION 4

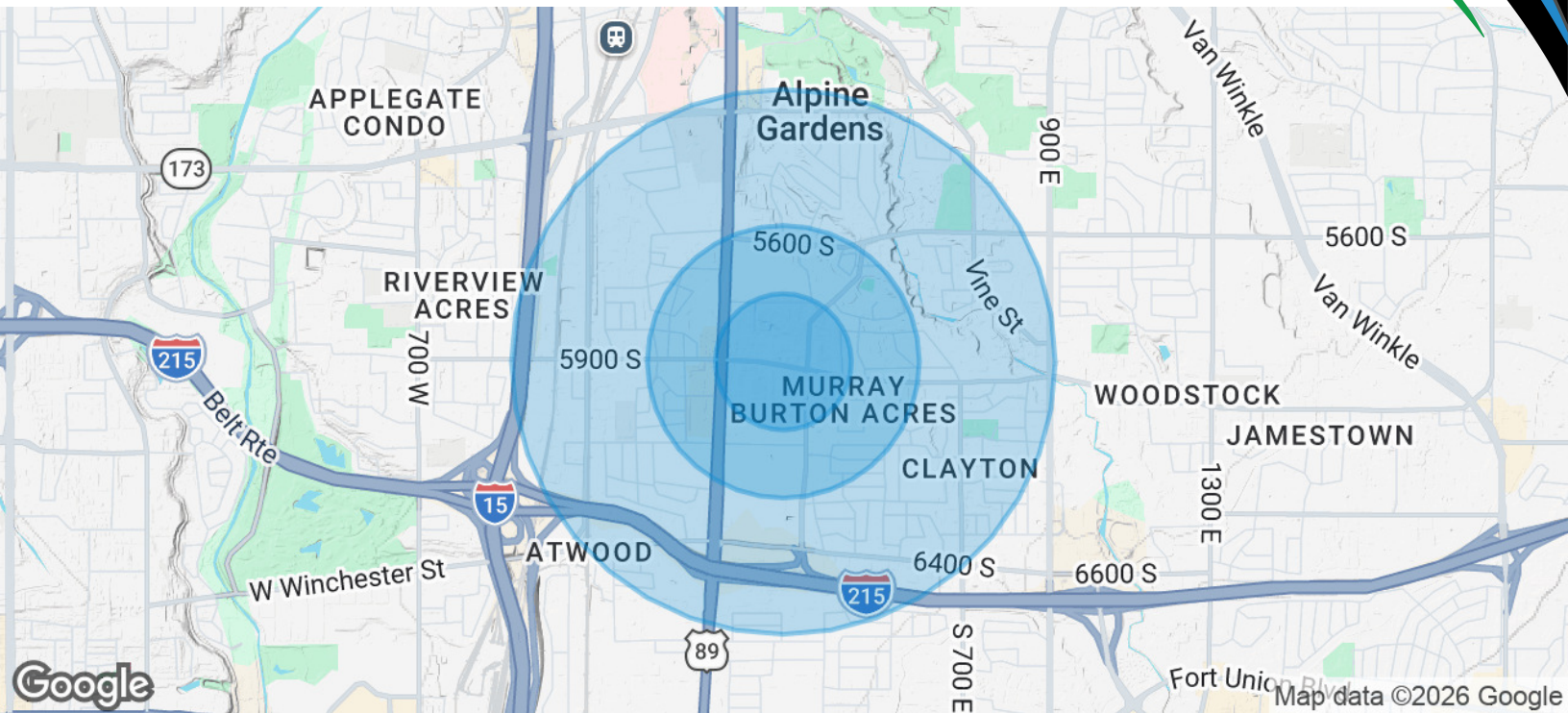
DEMOGRAPHICS



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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	863	3,085	12,170
Average Age	42.2	41.7	39.3
Average Age (Male)	42.1	41.3	39.1
Average Age (Female)	41.0	41.4	39.2

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	295	1,134	4,844
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$118,953	\$115,755	\$107,493
Average House Value	\$553,068	\$528,174	\$523,905

2023 American Community Survey (ACS)

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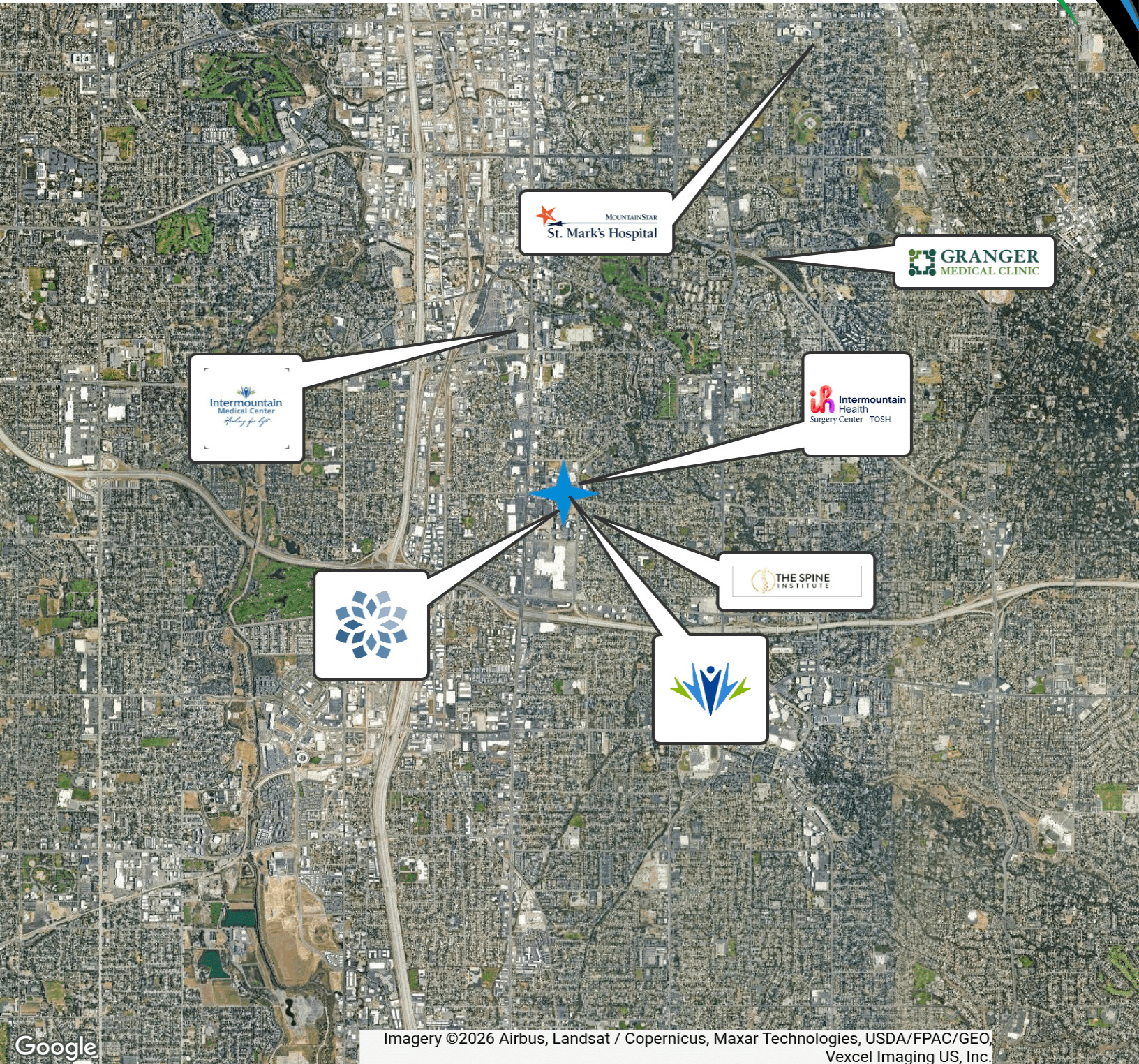




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