

DISCOVERY POINTE II



FOR SALE



PROPERTY DETAILS

1250 EAST 200 SOUTH, LEHI, UT 84043

- 64,045 SF Class A office SALE
- Purchase Price \$20,174,175.00
- \$315 PSF
- Ideal for Owner User
- Prime Location for Tenants in both Salt Lake and Utah County
- I-15 Signage
- Immediate access to I-15
- Numerous Amenities within walking distance
- Rent Roll and Financials available upon request



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

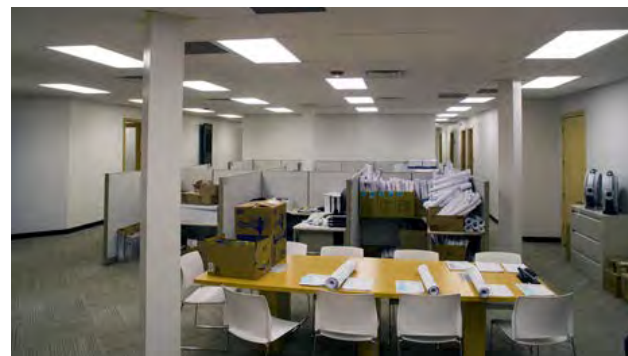
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FULL SERVICE COMMERCIAL REAL ESTATE

2015 West Grove Pkwy., Ste J
Pleasant Grove, UT 84062
Office 385.233.9140
www.mtnwest.com



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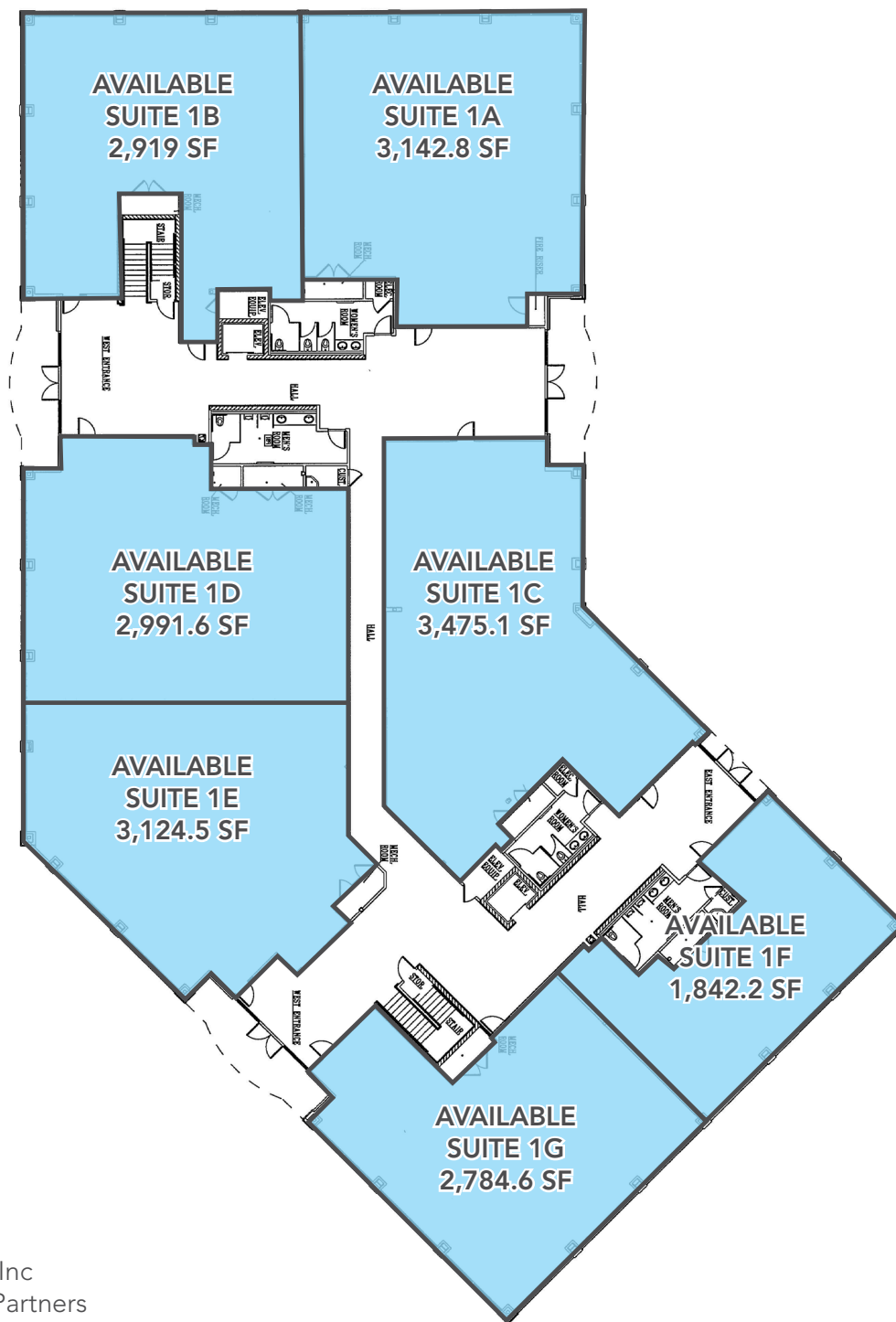
Office 385.233.9140

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MAIN FLOOR



SITE PLAN



MAIN FLOOR DETAILS

20,279.7 TOTAL SF
16,214.6 RSF

TENANTS:

GT Title
Halverson & Company Inc
Building Construction Partners
E-Green Exteriors, LLC



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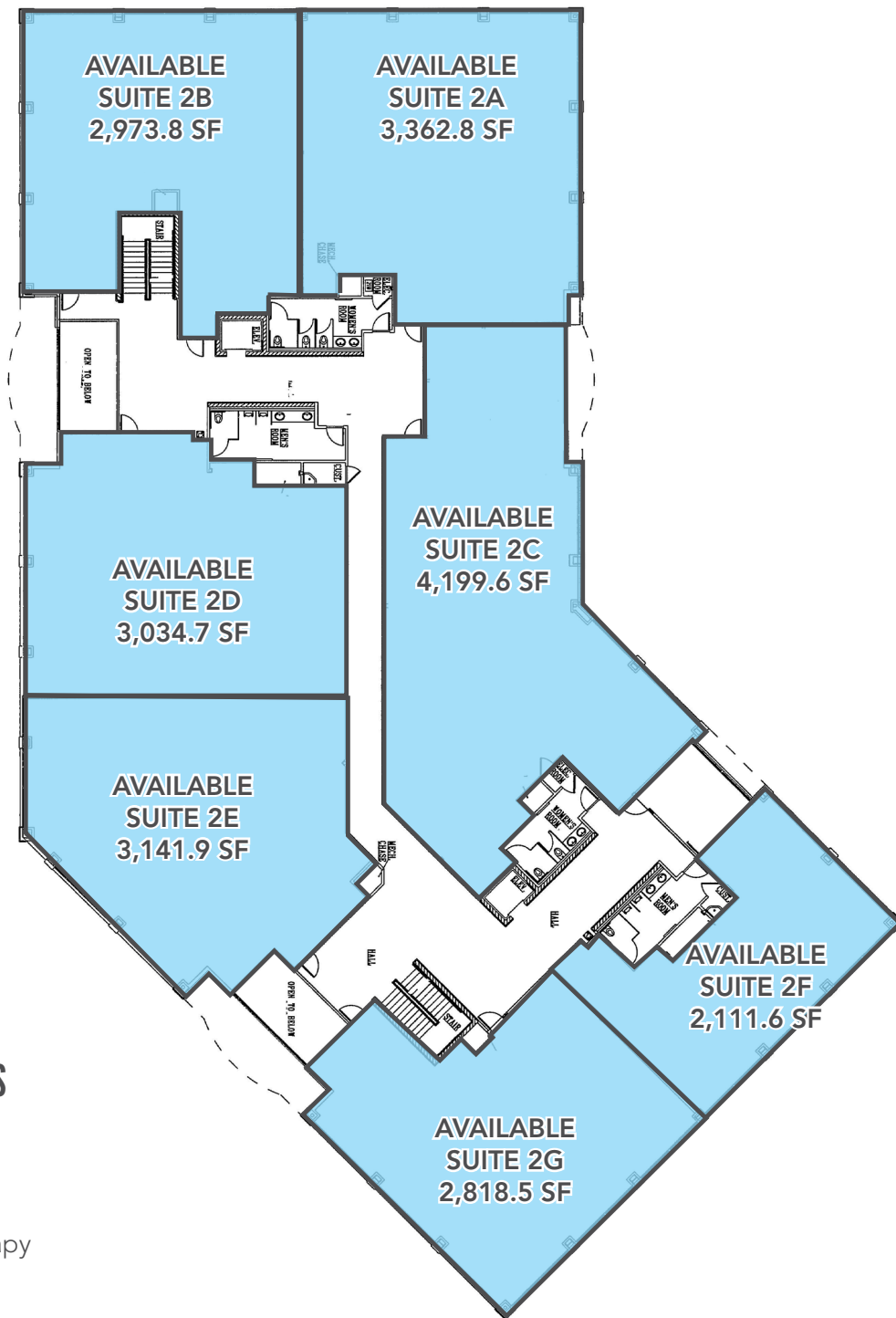
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SECOND FLOOR



SITE PLAN



SECOND FLOOR DETAILS

21,642.8 TOTAL SF
17,304.5 RSF

TENANTS:

Redwood Family Therapy
Symatri, LLC
Hoyer Law Firm
Flagstaff



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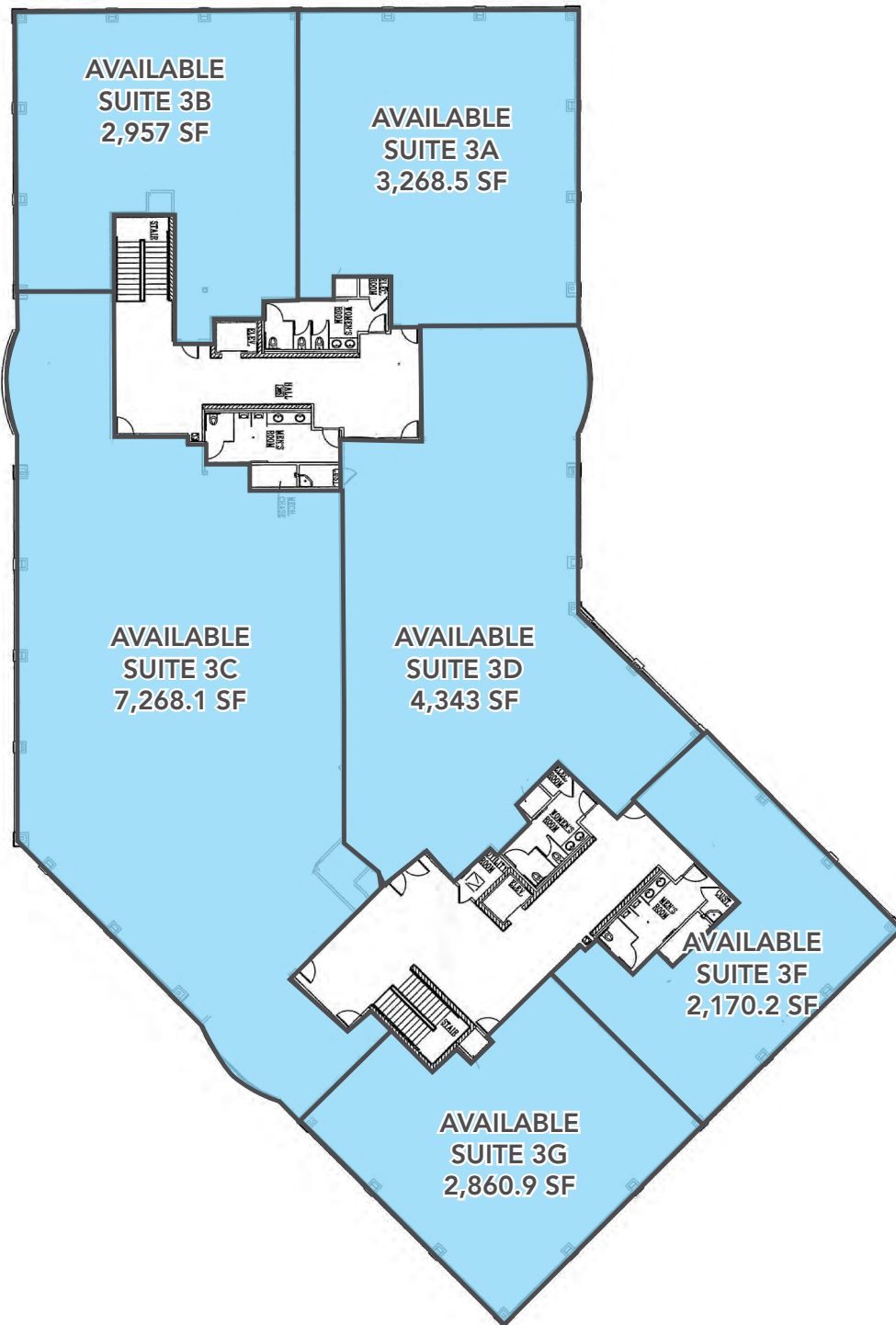
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THIRD FLOOR



SITE PLAN



THIRD FLOOR DETAILS

22,867.7 TOTAL SF
18,283.8 RSF

TENANTS:

Boom Realty, LLC
Softwise Inc.
Dr. Kane Medical Office



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Benefit from the ownership of this beautiful class A office buildings strategic location, situated in close proximity to major transportation routes and a growing population, ensuring easy access to both customers and a talented workforce. Additionally, the city offers a business-friendly environment with favorable tax incentives, low operational costs, and a supportive local government that is committed to fostering economic growth. Lehi is renowned for its high quality of life, featuring stunning natural surroundings, excellent schools, and a strong sense of community, making it an attractive destination for employees and thir families. Overall, relocating your business to Lehi, Utah promises a combination of business advantages, a favorable economic climate, and an excetional quality of life.



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.