

Colliers

FOR SALE

Medical Office Owner-User Investment Opportunity

# Green Street Medical

*Office / Clinic / Ambulatory Surgical Center*

5444 S. & 5450 S. Green St. | Murray, Utah 84123



Exclusively Marketed by:

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## Site Overview



2

Acres

3

Suites  
each with a  
dedicated entrance

25.8k+

Gross Square Foot  
single-story suburban  
office building

Colliers

## Medical Office Investment Opportunity in Salt Lake Valley: Credit, Absolute Net Leases, Strong Tenant Base, Prime Location

Colliers is pleased to offer a uniquely beneficial owner-user investment opportunity, featuring a 25,852-square foot, single-story suburban medical office building with two absolute net tenant leases, plus an owner-user suite, in the heart of the Salt Lake Valley.

Salt Lake is recognized as one of the nation's leading metro areas and Utah is ranked the overall #1 state in the country by US News and World Report Best States Methodology with the best economy, employment and fiscal stability, among other categories, as of May 2023.

Given the property's unique high value improvements, credit net leases, excellent condition and central valley geographic location, the investment is well positioned to produce consistent performance in the country's top metropolitan area.

Please submit questions and offers to:

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## Property Highlights

- Suite A: Synergistic long-established medical family practice tenant with first three (3) years rent pre-paid of five (5) year initial term
- **Suite B: Prime divisible 10,920 RSF with four egress points available for owner-user at effective \$58/SF shell cost**
- Suite C: Long-term tenant, national credit, absolute net leased ambulatory surgical center with Medicare Deemed Status Accreditation
- Renovated in 2023, 2021, 2018, 2015, 2014

6.1%

CAP

Actual on two in-place  
absolute net leases

8.43%

CAP

Proforma with  
reasonable assumptions

## Offering Overview



### Location Highlights

- Superb, Central Location
- Immediate Interstate and Hospital Access
- Electronic LED pole signage visible from Interstate-15 with 222,000+ vehicles per day traffic (2022)

Strategically located just off Interstate-15, the property benefits from high visibility thanks to 200,000+ vehicles daily passing by the LED signage visible from the Interstate. Additionally, the property is just minutes away from the Intermountain Medical Center—a flagship 100-acre, 500+ bed, Level I trauma center that serves as a referral hub for six surrounding states and over 75 regional healthcare institutions.

### Strong Tenant Profile:

The building features three distinct suites, each with separate entrances: Medical practices located in the building benefit from a co-tenancy arrangement that mutually boosts their patient bases.

**Suite A/Front (South):** Family Practice Medical Clinic, established in 1974. Five-year lease term commencing in October 2023. The family practice lease is on an absolute net basis, and the first full three years have been prepaid.

**Suite B/Front (North):** Available. This is a value-add space that can serve as an owner-occupied suite, and is also available for lease presenting an opportunity for future tenants interested in being proximate to an outpatient surgery center.

**Suite C/Rear:** SCAHealth Surgery Center at Cottonwood, a national credit tenant with \$3.0 billion in revenues in 2022. The suite features a fully licensed Ambulatory Surgical Center (ASC) that is accredited with Medicare Deemed Status by the Centers for Medicare & Medicaid Services (CMS). The lease is long-term and on an absolute net basis.

This synergistic tenant mix, combined with landlord favorable leases, the property's strategic location with the state's top economic ranking, make this a highly attractive owner-user investment opportunity in the sought after healthcare real estate sector.

Offering Price

**\$7,450,000**

Effective \$58/Sq.Ft. Purchase Price of Available Suite

6.1% Current Cap Rate; 8.43% Proforma Cap Rate

# Green Street Medical

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Aerial Photo



5300 S.  
Exit 300

206,000 ADT



Green St.



## Floorplan

### Suite A/Front (South)

Leased Family Medical Clinic  
Leased

**4,093 RSF**

5450 S. Green Street, Suite A  
Murray, UT 84123

### Suite B/Front (North)

Available Owner-User Office/Medical

**10,920 RSF**

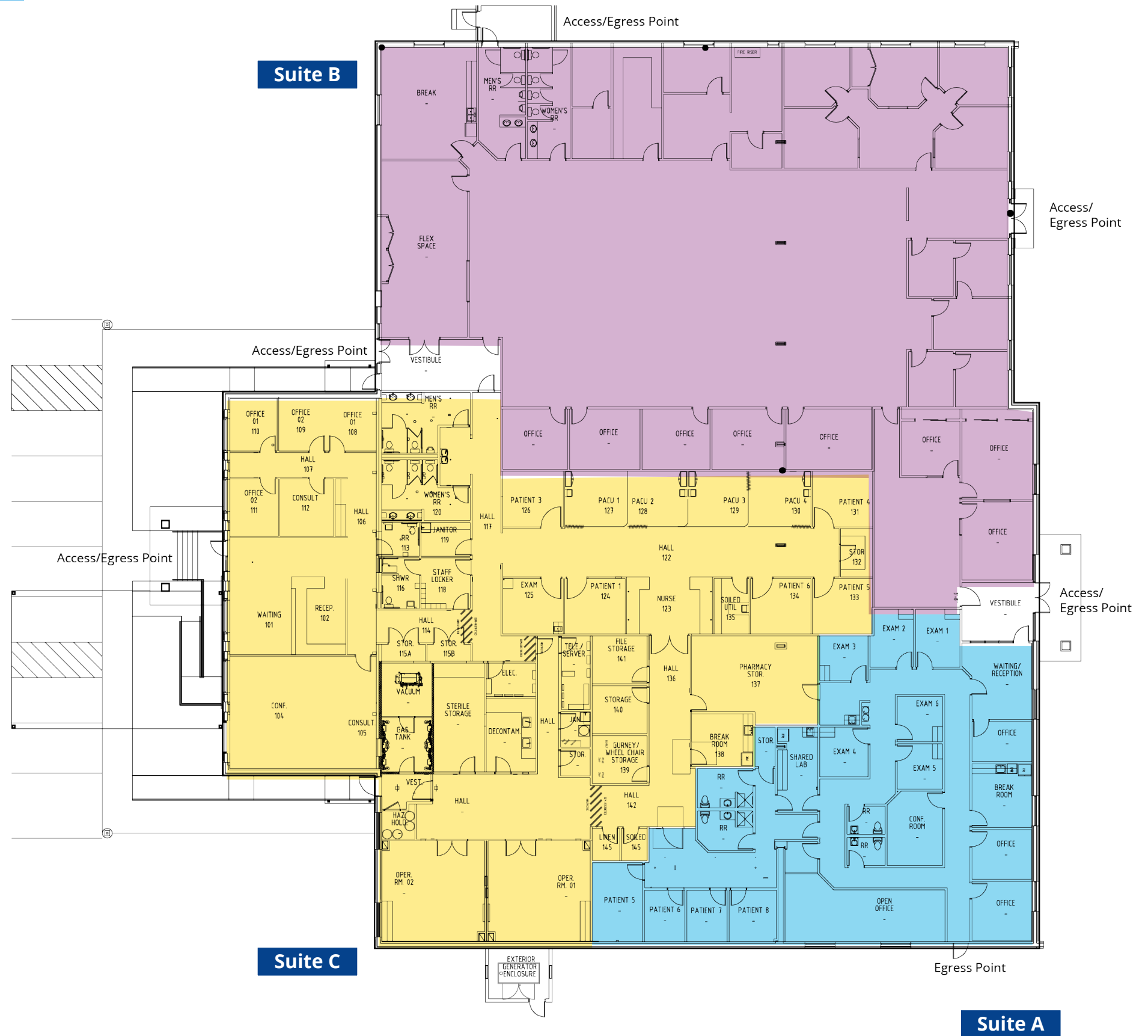
5444 S. Green Street, Suite B  
Murray, UT 84123

### Suite C/Rear

Leased Ambulatory Surgery Center  
Long-term lease

**9,883 RSF**

5450 S. Green Street, Suite C  
Murray, UT 84123



## Property Photos

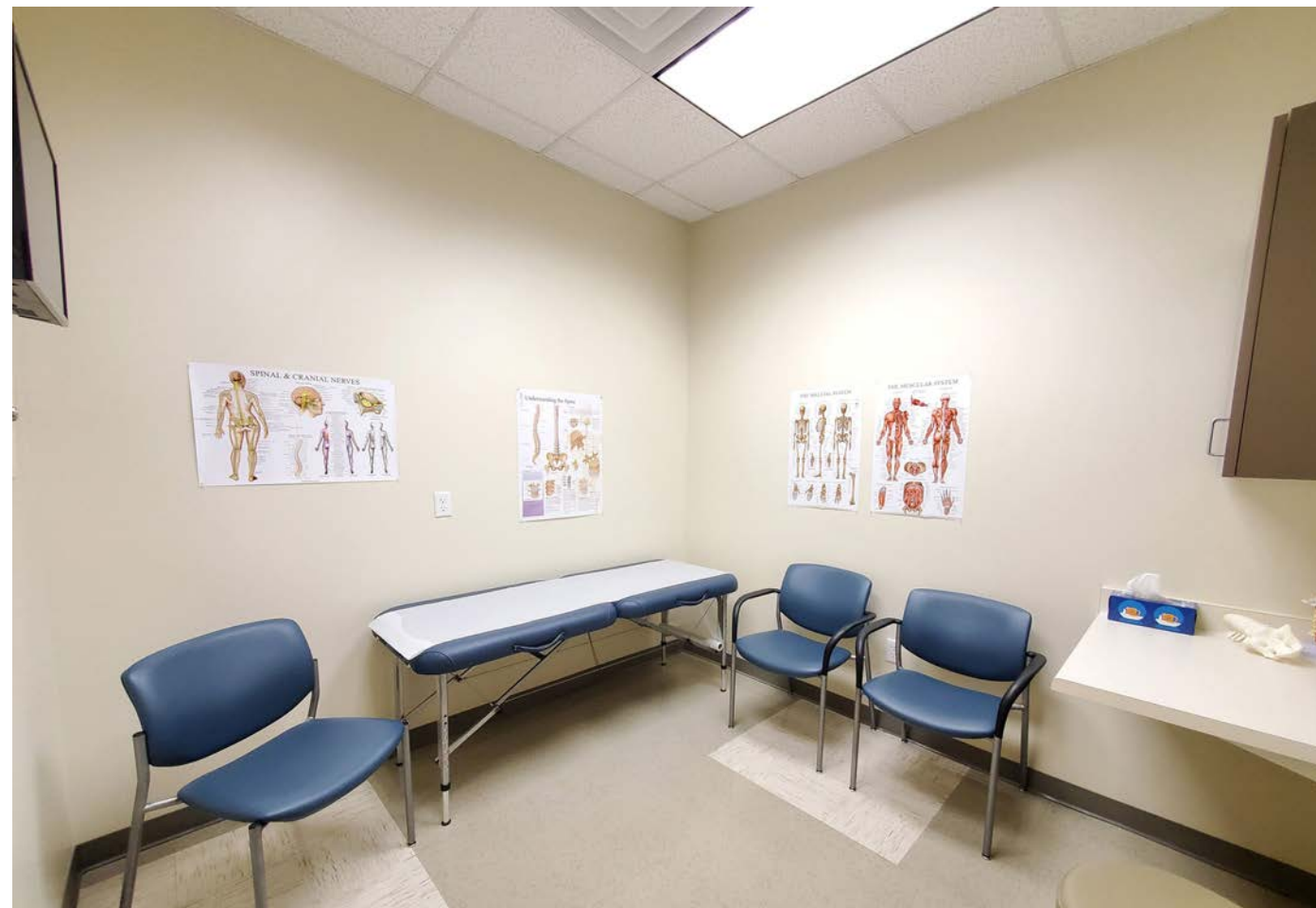


Suite Photos

**Leased**

Suite Features:

- 10 examination rooms with sinks
- 4-6 Private offices
- Waiting room/reception
- Conference room
- Break room
- Four (4) separate individual restrooms of 1 stall each.
- 4/1000 Parking Ratio (16 stalls)
- Dedicated HVAC system
- Separate entrance



Suite Photos

**Available**

Suite Features:

- Separate Entrance with Four Egress/Access Points (Divisible)
- 10,920 RSF Available
- Large break room
- Conference room/flex space
- Large open area for cubicles (approx, 4,600 Sq. Ft. 53' x 87')
- Approx. 22 private offices
- 2 individual restrooms, 8 stalls/urinals
- Dedicated HVAC System
- 4.67 parking stalls per 1,000 Sq. Ft. (51 stalls)





Suite Photos

**Leased**

Suite Features:

- Separate entrance
- 2 surgical operatories
- 10 recovery rooms
- 4 separate restrooms, w total 8 stalls/urinals
- 5 executive offices
- Waiting area/reception
- Large conference room
- 9 Covered parking stalls
- Exclusive use of backup generator
- Dedicated HVAC system





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