

FOR LEASE

NEW MEDICAL OFFICE

3179 SOUTH Highland Drive | Millcreek, Utah 84106

THE WESTERLY
AT MILLCREEK
154 UNITS

MILLCREEK
CITY OFFICES
(COMPLETED)

HARMONS
RESTAURANT & GROCERIES

THE BRICKYARD
SHOPPING CENTER

MILLCREEK COMMON
217 UNITS

THE RICHMOND
330 UNITS

MILLCREEK
LOFTS
99 UNITS



HIGHLAND DR 20,000 ADT

SITE

WOODLAND AVE

OWNERSHIP OPPORTUNITIES AVAILABLE!



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PARTNER **XTEAM**
RETAIL ADVISORS



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Property Highlights

- Available Sizes:
 - 2nd Floor - 4,603 RSF
 - 3rd Floor - 4,620 RSF
- Lease Rates:
 - 2nd Floor - \$29.75 PSF
 - 3rd Floor - \$29.75 PSF
- NNNs-\$5.50 PSF
- Generous TI allowance available
- Ready to Deliver - August 2025
- Exterior Signage Available For All Suites
- Millcreek City Center w/ ~1,489 New Nearby Housing Units



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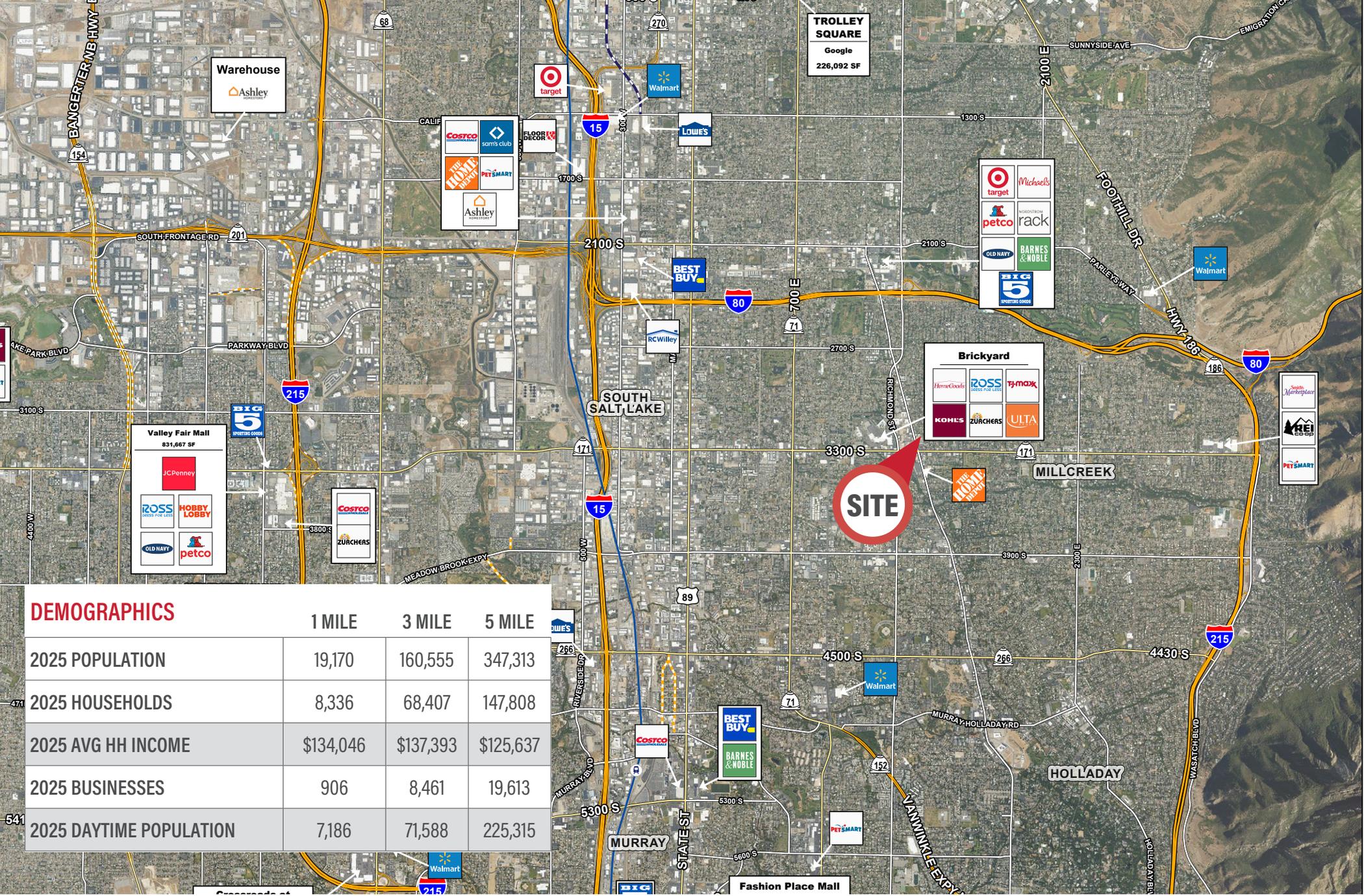
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	19,170	160,555	347,313
2025 HOUSEHOLDS	8,336	68,407	147,808
2025 AVG HH INCOME	\$134,046	\$137,393	\$125,637
2025 BUSINESSES	906	8,461	19,613
2025 DAYTIME POPULATION	7,186	71,588	225,315

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City Center Development Summary - Updated 26 June 2025

	Project	Address	Developer	General Contractor	Status	Dwellings	Commercial Area (sf)	Parking Stalls	Notes
1	The Richmond	1280 E Villa Vista Ave	Cottonwood Residential	Rimrock	Under Construction	330	13,000	459	
2	Cottonwood Highland	1323 E Villa Vista Ave	Cottonwood Residential	Big-O	Building Occupied	250	15,000	296	
3	33rd South Apartments	1306 E 3300 S	Cottonwood Residential	Layton	Expired, Resubmittl Anticipated.	226	7,735	367	
4	City Hall and the Westerly	1311 E 3300 S	Cottonwood Residential / City	Layton / Oakland	Under Construction	197	91,319	448	City Hall and Shared Parking
5	Milhaus	1350 E Miller Ave	Boyer Company	TBD	Under Construction	217	6,851	337	
6	Brick Lofts Phase II	1395 E Miller Ave	PEG Development	TBD	Under Construction	89	-	148	
7	Millcreek Common North	1330 E Woodland Ave	Cottonwood Residential	TBD	Expired, Resubmittl Anticipated.	58	9,561	111	
8	MC29	1291 E Villa Vista Ave	SOAR Realty	TBD	CCOZ Pre-Application	79	4,421	118	
9	Medical Office	3179 S Highland Drive	Millcreek Medical Holdings	Rigby Watts	Under Construction	-	21,000	71	Overflow Parking for Millcreek Common
10	Office and Restaurant	3365 S Richmond St	SOAR Realty	Highmark Construction	Under Construction	-	8,165	24	
11	Millcreek Common East	3216 S Highland Drive	City / PEG Development / Solstice	TBD	CCOZ Pre-Application	25	13,000 retail 53,395 hotel (112 rooms)	272	Public Parking for Millcreek Common
12	Rowhomes	1265 E Villa Vista Ave	Urban Alfordre / Kensington Home Co	TBD	CCOZ Pre-Application	18	-	44 inc. 8 on street	Includes two live-work units
Totals						1,489	243,447	2,695	

Project Status Legend			
Pending Application	Application In Review	Permitted	Complete
CCOZ Pre-Application Meeting	Development Agreement Pending	Approved for Construction	Certificate of Occupancy Issued
DRC Meeting	Preliminary Approval Pending	Building Permit Issued	Building Occupied
Expired, Resubmittl Anticipated.	Technical Review Pending	Under Construction	

CCOZ District Map



CCOZ DISTRICT	Greatest Impact Scenario - New Development		In Review or Approved for Construction	
	Nonresidential SF	Dwellings	Nonresidential SF	Dwellings
Neighborhood District	142,000	1,640	40,586	766
Mill Center	427,000	1,059	203,291	497
Marketplace	321,000	1,042	28,735	226
Total	890,000	3,741	272,612	1,489

Note: The Greatest Impact Scenario was established for the purposes of the Highland Drive Corridor Study, to describe the potential traffic impacts, assuming an aggressive development scenario, and assuming a three-lane section for Highland Drive. See Table 15 on Page 35 of the Highland Drive Corridor Traffic Impact Study. The numbers described in the Greatest Impact Scenario are for new development but the Traffic Study assumes that some existing development will remain.



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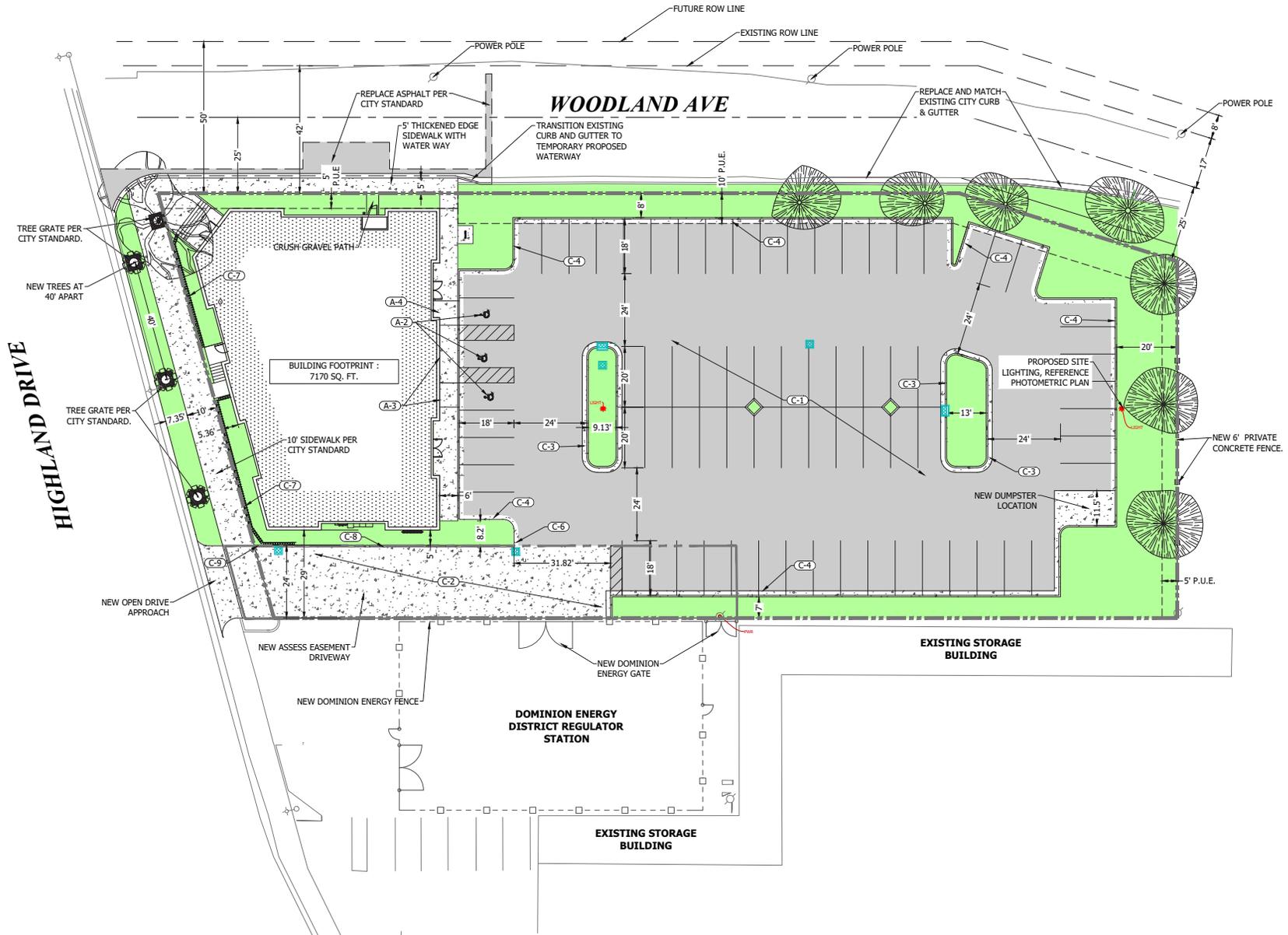
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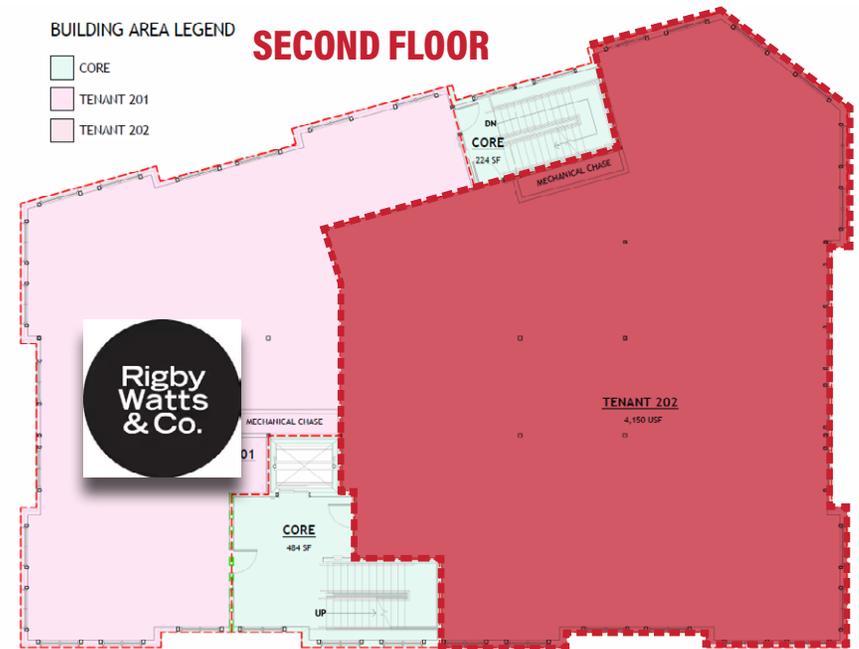


AVAILABLE

BUILDING AREA LEGEND

- CORE
- TENANT 201
- TENANT 202

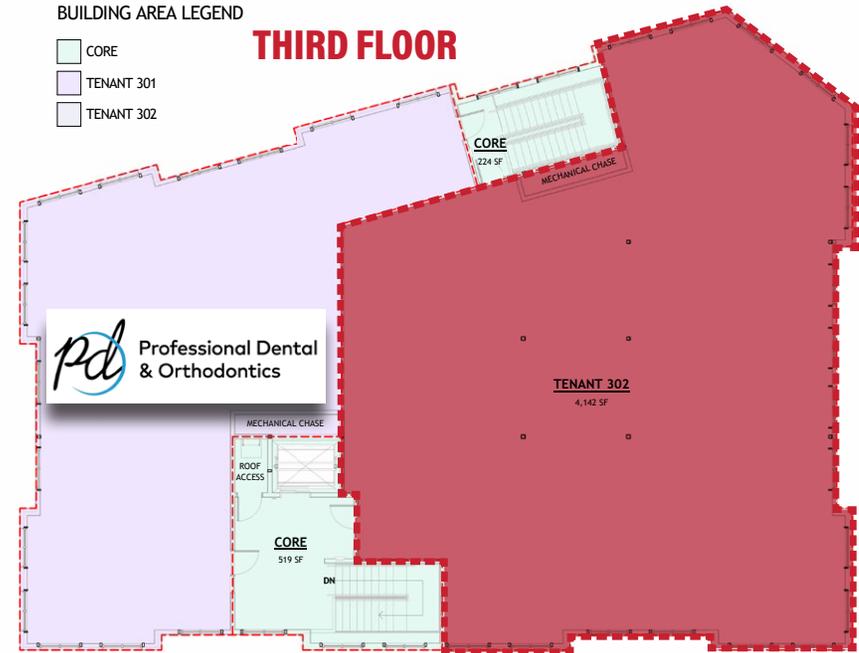
SECOND FLOOR



BUILDING AREA LEGEND

- CORE
- TENANT 301
- TENANT 302

THIRD FLOOR



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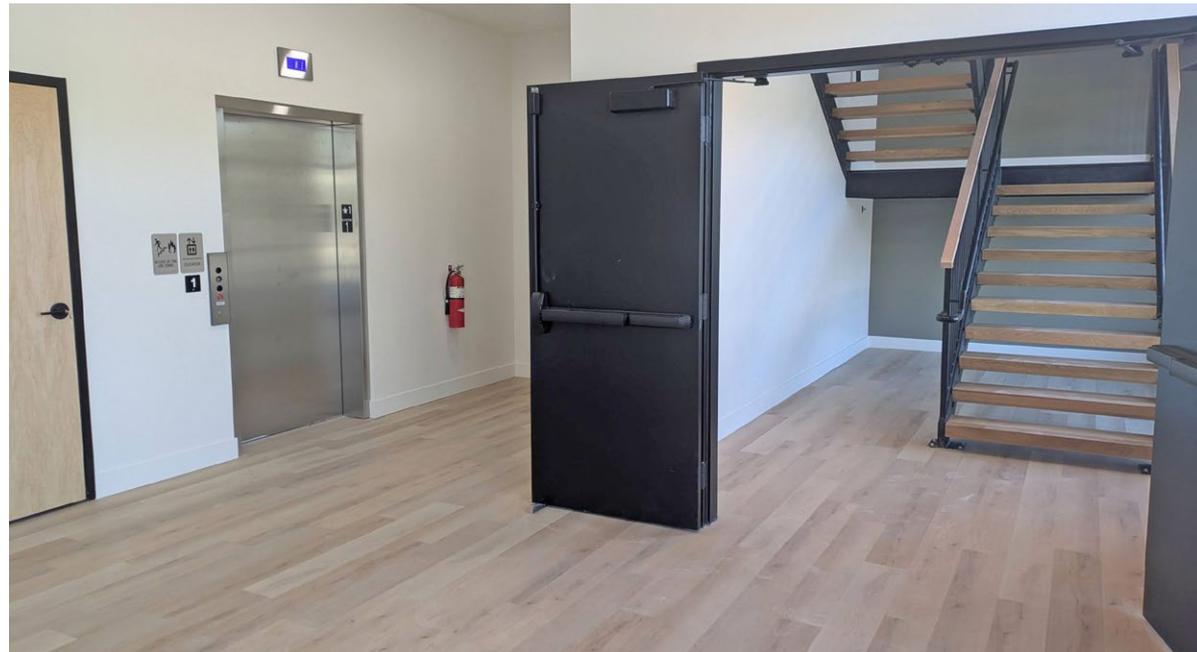
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