

FOR LEASE

250 South 200 West | Farmington, UT 84025

± 36,891 SF | MEDICAL OFFICE

- Three Story Medical Office
- Directly off the I-15



Property Specs

LEASE RATE	Contact Agent
TOTAL AVAILABLE	±36,891SF
YEAR BUILT	2026
TOTAL ACREAGE	±1.79 Ac
TYPE	Office Medical Office
ZONING	Business Park
TAX ID	070340100

- Class A Medical Office
- Directly off the I-15
- 3 Stories
- 3/1000 Auto Parking (114 total)



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

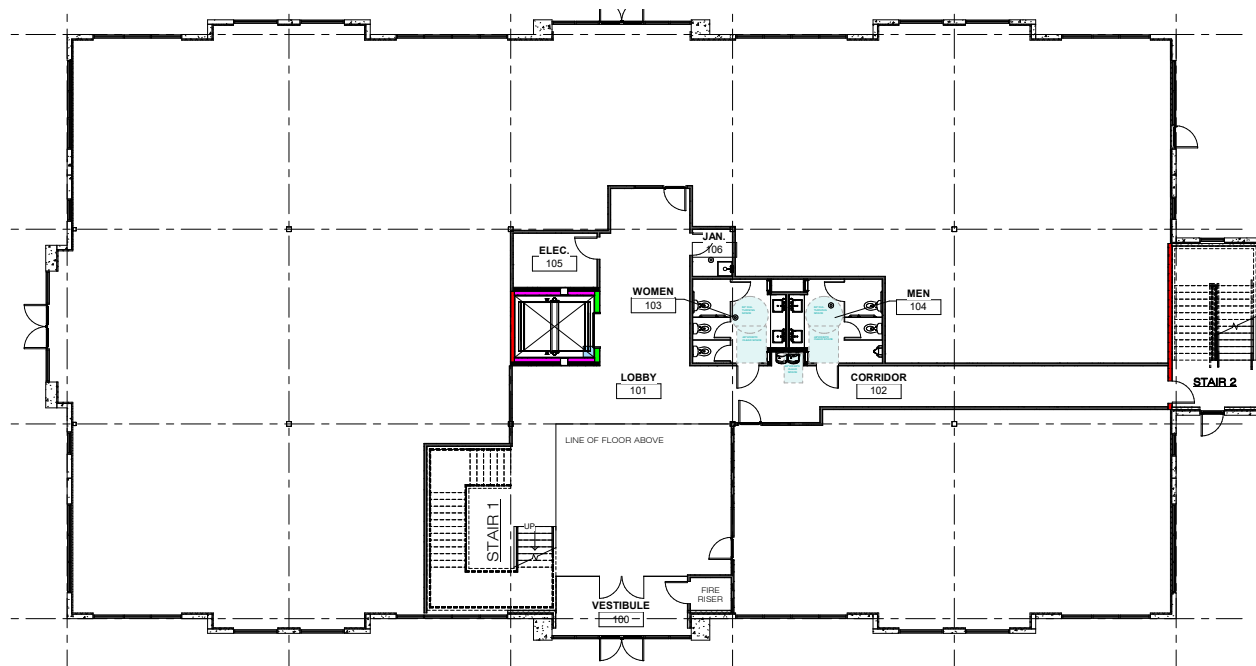
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SUMMARY

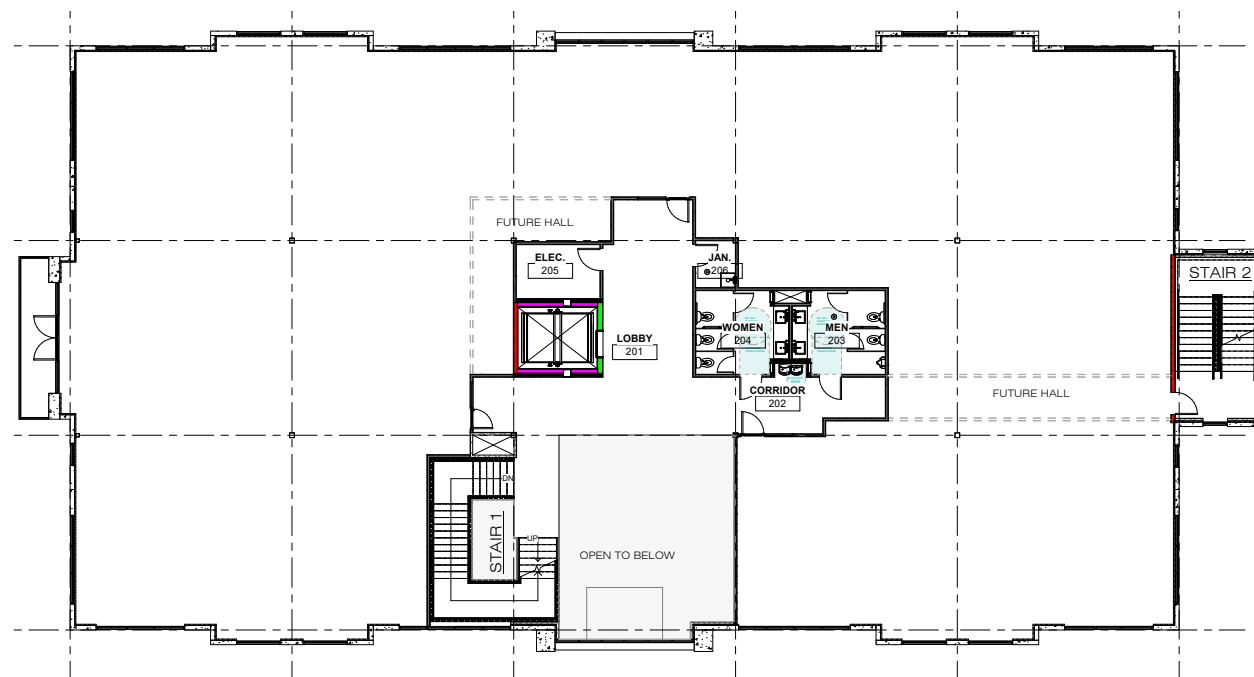
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FLOOR PLAN

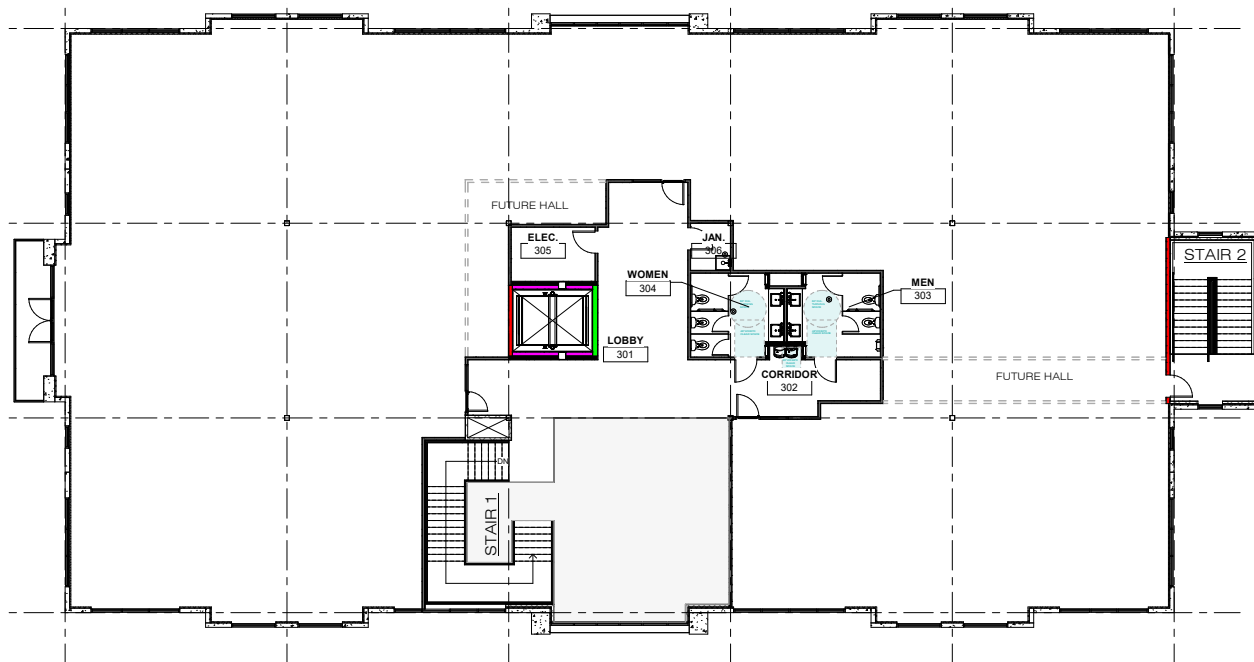


FIRST FLOOR

SECOND FLOOR



FLOOR PLAN



THIRD FLOOR







WEST ELEVATION



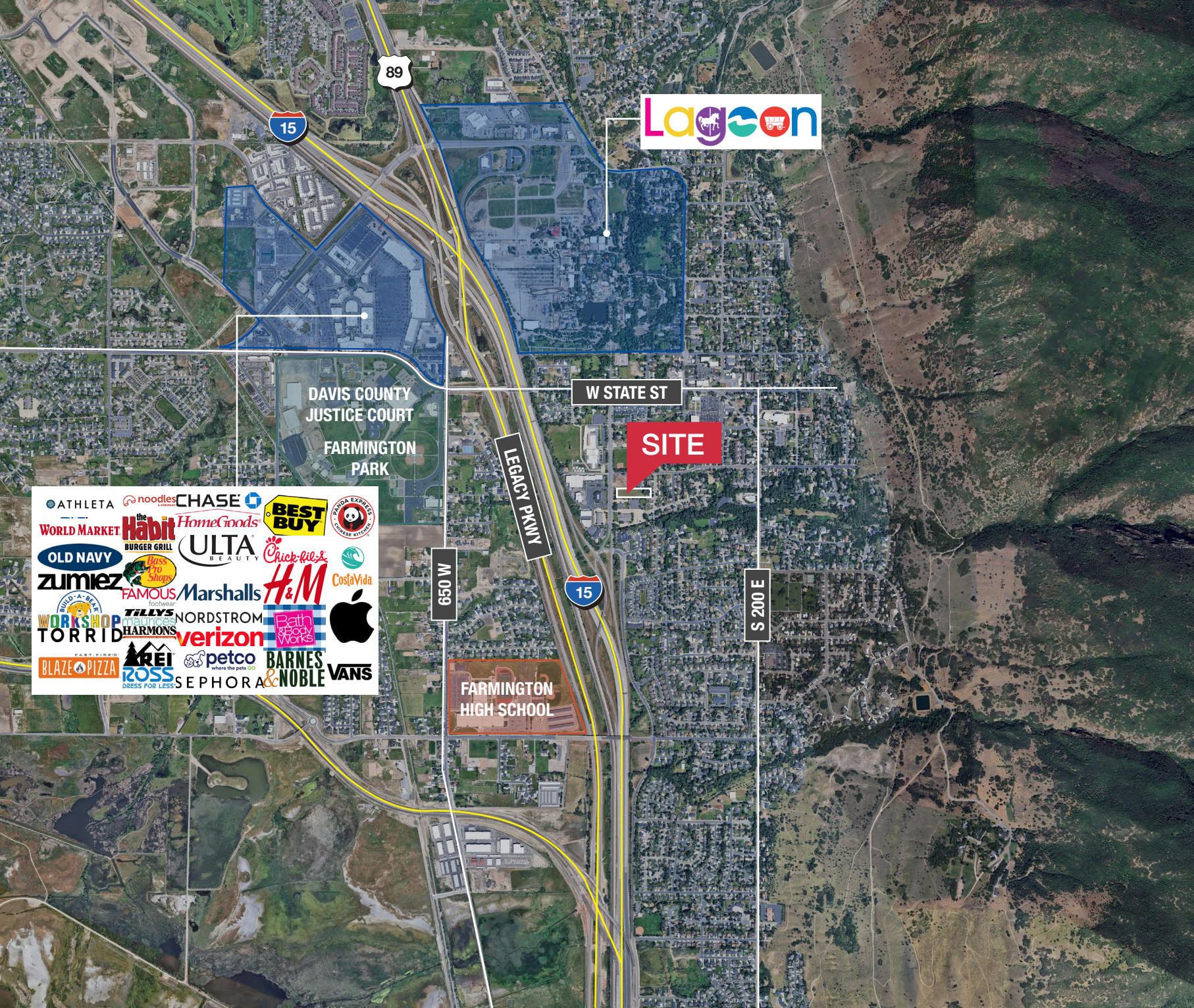
EAST ELEVATION



PHOTOS



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	7,294	34,818	73,874
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,215	10,339	22,669
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$154,214	\$163,517	\$157,581

Traffic Counts

STREET	AADT
200 West	8,388
State Street	11,728

Cities Nearby

Las Vegas, Nevada	416 miles
Denver, Colorado	518 miles
Phoenix, Arizona	657 miles
Los Angeles, California	683 miles
San Antonio, Texas	1,308 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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