



OFFICE BUILDING FOR LEASE

60 W CANYON CREST - ALPINE, UT

60 W Canyon Crest Rd, Alpine, UT 84004



Property Description

Executive Offices available for Lease surrounded by the beautiful mountains in Alpine, UT. As home to TherapyCo, these offices are perfect for wellness, therapy uses, as well as general office use. Suites immediately available, ranging in size from 165 SF to 2,200 SF. Options available include administrative assistance for Mental Health and Therapeutic Practitioners, beautiful fully furnished suites, and the option of short term leasing for flexibility. Don't miss this rare and affordable opportunity to work in the beautiful surroundings of Alpine, UT. Information provided as a courtesy. To be verified by Tenant.

Property Highlights

- Suites Available Now
- Perfect spaces for Mental Health & Wellness Practitioners
- Fully Furnished or Un-Furnished Options Available
- Administrative & Reception Services Available
- Surrounded by Mountain Views in Alpine, UT

Offering Summary

| | |
|-----------------|-----------------------------------|
| Lease Rate | \$500.00 - \$650.00(Full Service) |
| Number of Units | 6 |
| Building SF | 6,693 SF |
| Availability | Immediate |

| Demographics | 0.25 Miles | 0.5 Miles | 1 Mile |
|-------------------|------------|-----------|-----------|
| Total Households | 111 | 505 | 1,827 |
| Total Population | 358 | 1,594 | 6,223 |
| Average HH Income | \$173,216 | \$162,030 | \$176,401 |

CHRISTIE DAUGHERTY, CCIM

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| | |
|----------------------------|--------------------------------|
| Building Name | 60 W Canyon Crest - Alpine, UT |
| Property Type | Office |
| Property Subtype | Executive Suites |
| APN | 110230037 |
| Building Size | 6,693 SF |
| Lot Size | 14,437 SF |
| Building Class | C |
| Year Built | 1986 |
| Number of Floors | 2 |
| Parking Spaces | 14 |
| Number of Buildings | 1 |

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Lease Information

| | | | |
|---------------------|-----------------|--------------------|------------------------|
| Lease Type: | Full Service | Lease Term: | Negotiable |
| Total Space: | 165 - 22,200 SF | Lease Rate: | \$500.00 - \$650.00 SF |

Available Spaces

| Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description |
|--------------------------------------|-----------|-----------|--------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 60 W Canyon Crest Road - Suite 102 A | Available | 165 SF | Full Service | \$500 per month | Executive Suite - 165 SF Perfect for Therapy and Wellness Users Administrative Services Available Furnished or Un-furnished Available Short and long term leases available |
| 60 W Canyon Crest Road - Suite 102 B | Available | 253 SF | Full Service | \$600 per month | Executive Suite - 253 SF Perfect for Therapy and Wellness Users Administrative Services Available Furnished or Un-furnished Available Short and long term leases available |

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| Suite | TenantSize (SF) | Lease Type | Lease Rate | Description |
|--------------------------------------|---------------------------|--------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 60 W Canyon Crest Road - Suite 201 C | Available 236 SF | Full Service | \$600 per month | Executive Suite - 236 SF Perfect for Therapy and Wellness Users Administrative Services Available Furnished or Un-furnished Available Short and long term leases available |
| 60 W Canyon Crest Road - Suite 301 A | Available 358 - 22,200 SF | Full Service | \$600 per month | Lower Level - Executive Suite - 358 SF Can be combined to Lease the entire basement level up to 2,200 SF Perfect for Office, Therapy and/ or Wellness Users Furnished or Un-furnished Available Short and long term leases available |
| 60 W Canyon Crest Road - Suite 301 B | Available 265 - 2,200 SF | Full Service | \$500 per month | Lower Level - Executive Suite - 265 SF Can be combined to Lease the entire basement level up to 2,200 SF Perfect for Office, Therapy and/ or Wellness Users Furnished or Un-furnished Available Short and long term leases available |

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Suite

TenantSize (SF) Lease TypeLease Rate Description

| Suite | TenantSize (SF) | Lease Type | Lease Rate | Description |
|--------------------------------------|--------------------------|--------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 60 W Canyon Crest Road - Suite 301 C | Available 396 - 2,200 SF | Full Service | \$650 per month/SF | Lower Level -Office - 396 SF Open space - Can be used as a conference room, or partitioned. Can be combined to Lease the entire basement level up to 2,200 SF Perfect for Office, Therapy and/ or Wellness Users Furnished or Un-furnished Available Short and long term leases available |

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Population

| | 0.25 Miles | 0.5 Miles | 1 Mile |
|-----------------------------|------------|-----------|--------|
| Total Population | 358 | 1,594 | 6,223 |
| Average Age | 40.4 | 39.4 | 36.2 |
| Average Age (Male) | 40.3 | 39.2 | 36.7 |
| Average Age (Female) | 36.5 | 35.5 | 34.1 |

Households & Income

| | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------------|------------|-----------|-----------|
| Total Households | 111 | 505 | 1,827 |
| # of Persons per HH | 3.2 | 3.2 | 3.4 |
| Average HH Income | \$173,216 | \$162,030 | \$176,401 |
| Average House Value | \$888,744 | \$856,106 | \$878,359 |

2023 American Community Survey (ACS)

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