



FOR LEASE

750 Merrill Rd
Washington, UT 84780

- Premier Class A Office Space – Full Top Floor
- First Generation Space. Ready to build to your custom specifications.
- High Traffic Intersection in rapidly growing area.
- Owner can assist with suite engineering design and buildout.

±10,000 SF | Office

Property Specs

LEASE PRICE **\$2.20/SF/NNN**

SUITE 301 | SF **± 10,000 SF**

YEAR BUILT **2024**

CLASS **A**

TYPE **Office | Suburban**

- New Class A Office Space.
- First Generation Space. Ready to build to your custom specifications.
- Space features spectacular 360 degree views of Southern Utah.
- High quality energy efficient building
- Generous T.I. Allowance.
- High Traffic Intersection in rapidly growing area.
- Current Tenants Include: Medical, Dental and High-End Events.
- Owner/Agent



OR TEXT 18891 TO 39200

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

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SUMMARY

PHOTOS

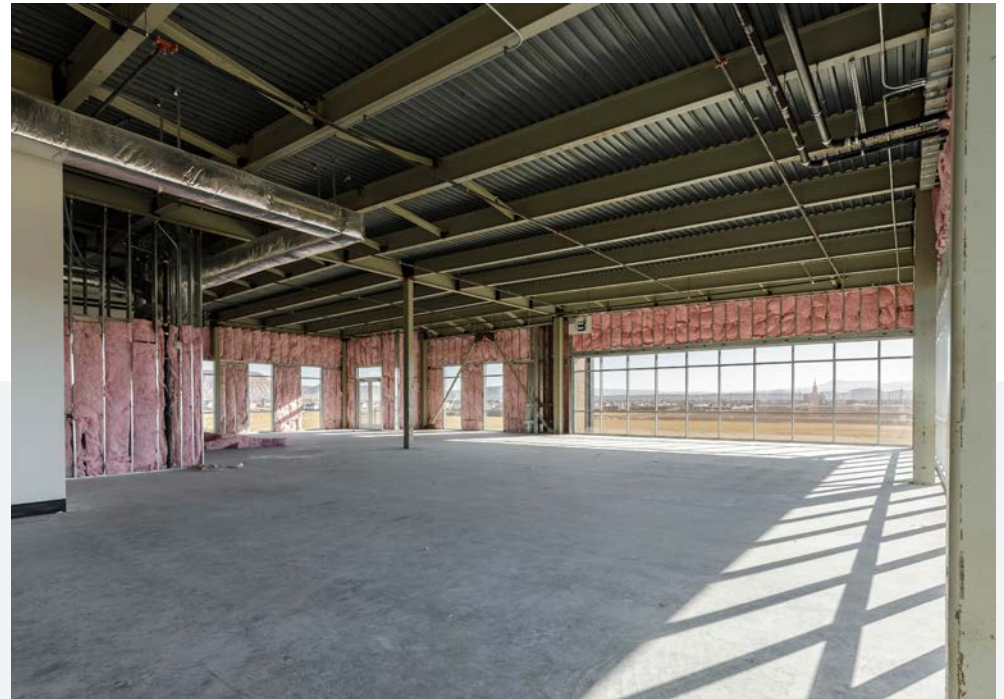
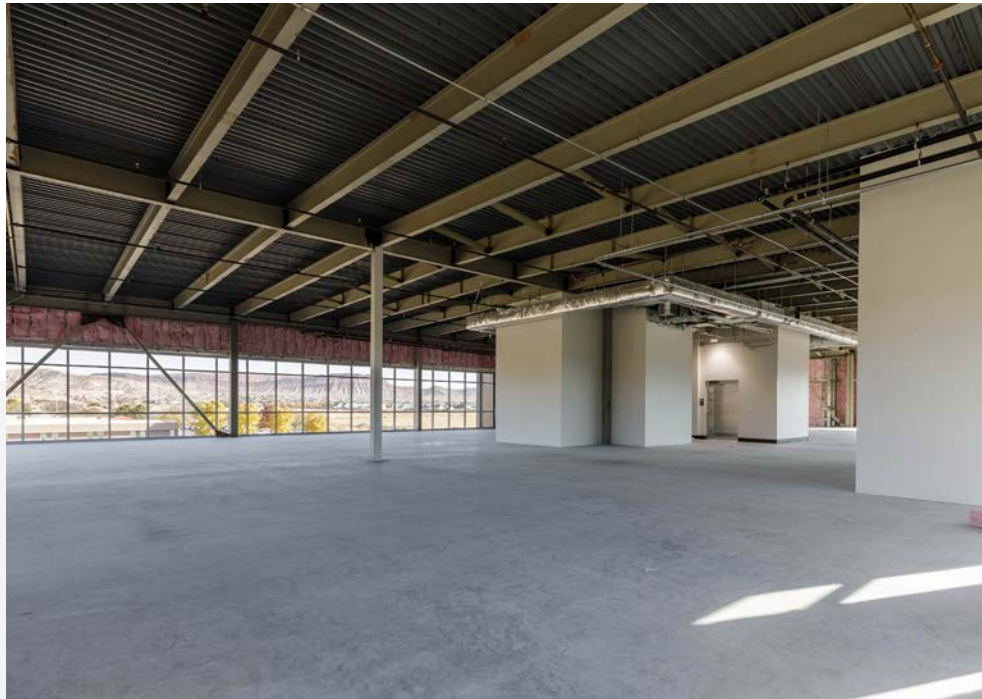


Space features spectacular 360 degree views of Southern Utah.
High quality energy efficient building
Generous T.I. Allowance.





PHOTOS





PHOTOS

2024
YEAR BUILT

A
CLASS

±10,000
TOTAL SF AVAILABLE

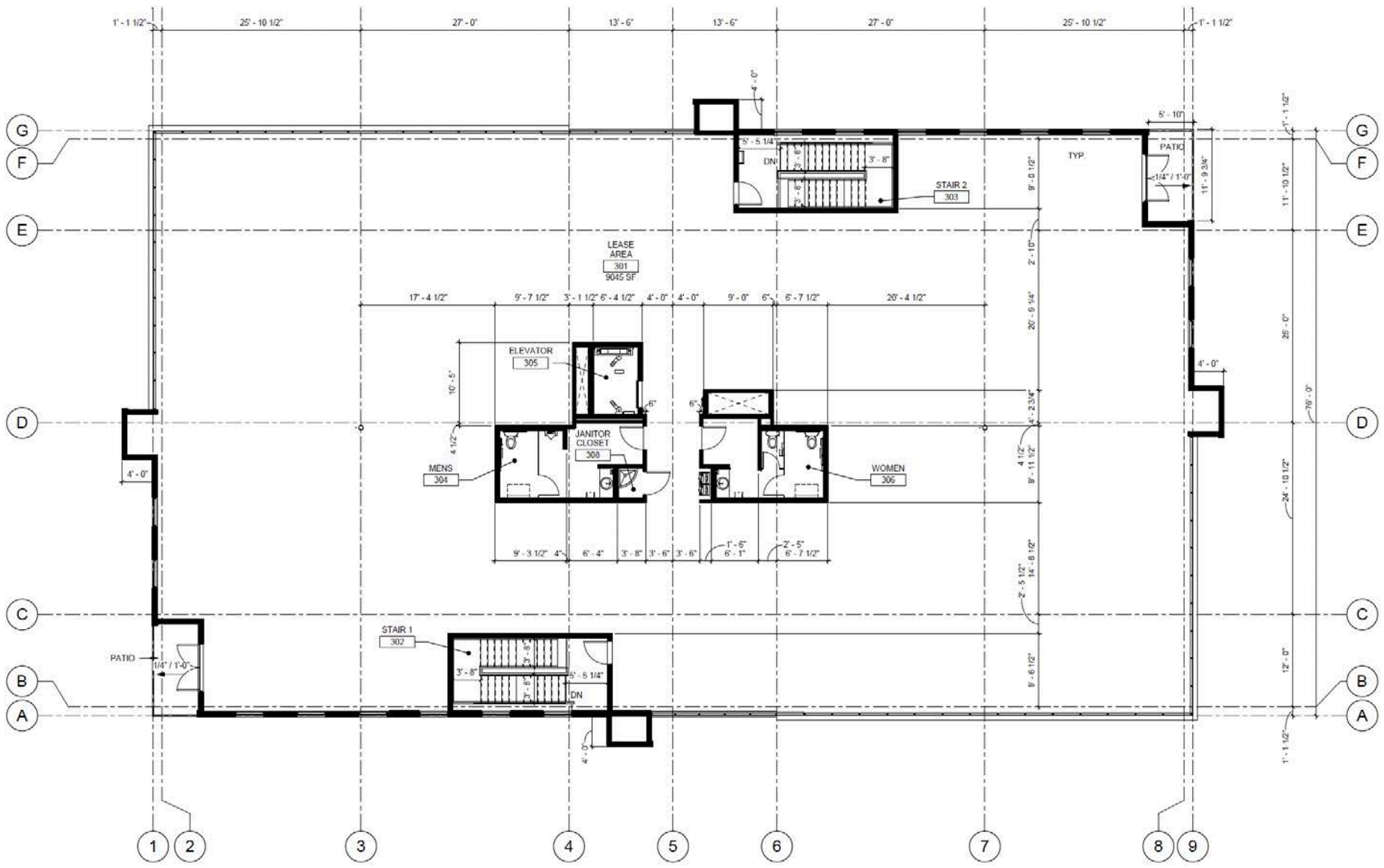


AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

FLOOR PLAN





DEMOGRAPHICS

POPULATION

2024 Population

HOUSEHOLDS

2024 Households

INCOME

2024 Average HH Income

1-mile

8,076

1-mile

2,532

1-mile

\$142,973

3-mile

61,895

3-mile

20,237

3-mile

\$123,460

5-mile

100,702

5-mile

34,047

5-mile

\$115,040

Traffic Counts

STREET

Mall Dr / Merrill Rd

3000 E / Sandia Rd

AADT

24,700

28,700

Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 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

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325+
OFFICES

1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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