



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

**\$70 per square foot Tenant
Improvement Allowance Offered**



WILLOW PARK CENTER

2135 WEST MAIN STREET • LEHI • UTAH • 84043

FOR SALE/LEASE

PROPERTY SPECS

- Only 2 units left!
- Medical or Office Use
- Building B:
2,822 - 2,907 SF Available
Building Total: 33,000 SF
 - Lease Rate: \$20.00 PSF NNN Lease
 - Sales Price is \$265 PSF Core and Shell
- Located in middle of major residential growth area
- Estimated NNN at \$7.85 PSF/YR, Includes Natural Gas
- Lehi Main Street Visibility
- Close to Many Amenities and Services
- 5/1,000 PSF Parking Ratio



CONTACT:

BEN ELLSWORTH

bellsworth@mtnwest.com

direct 385.223.9137

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BRANDON JOHNSON

bjohnson@mtnwest.com

direct 801.427.0350

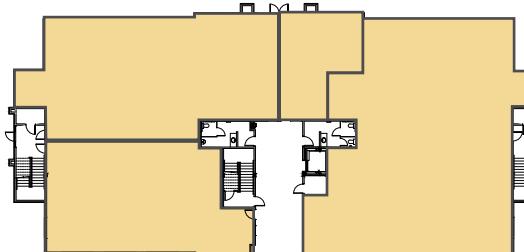
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FULL SERVICE COMMERCIAL REAL ESTATE

WILLOW PARK CENTER

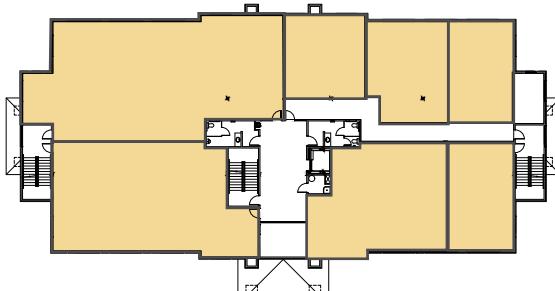
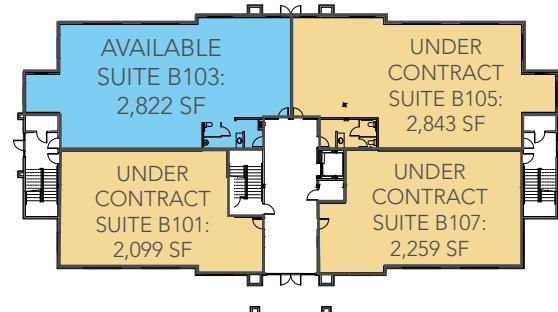
BUILDING A



FULLY LEASED

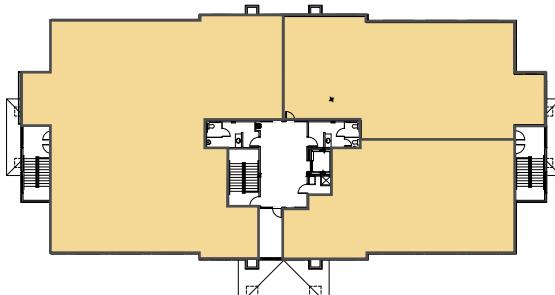
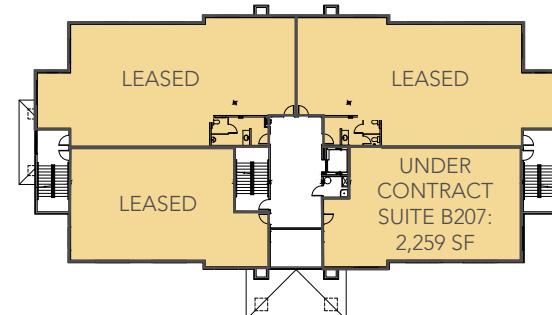
FIRST FLOOR

BUILDING B



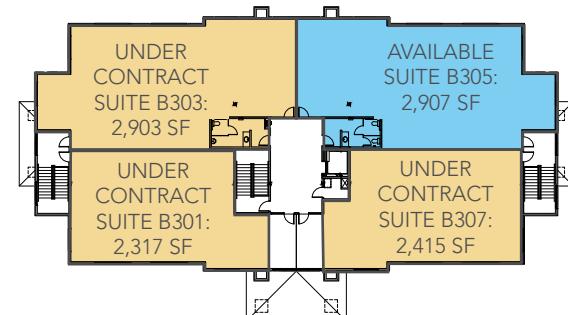
FULLY LEASED

SECOND FLOOR



FULLY LEASED

THIRD FLOOR



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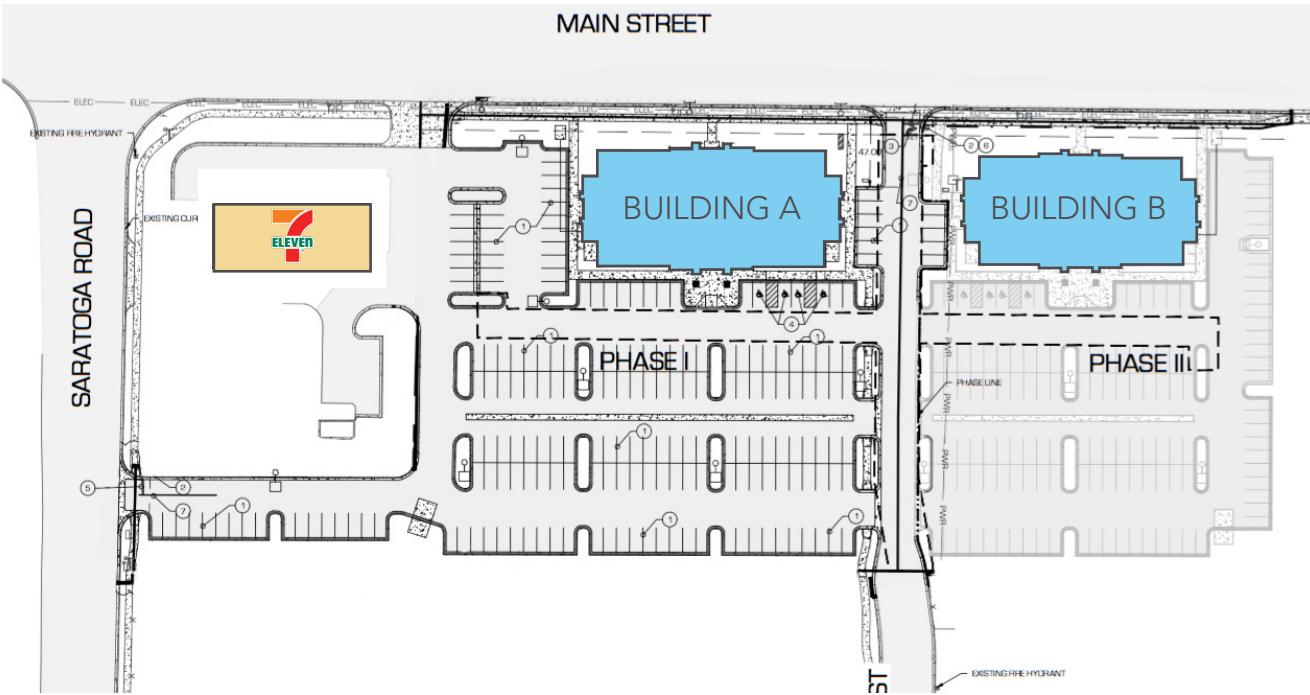
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2015 West Grove Pkwy, Ste J | Pleasant Grove, UT 84062 | Office 385.233.9140 | www.mtnwest.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

WILLOW PARK CENTER

MAIN STREET



1 MILE	2,650	\$100,310
10,137 2021 EST. POPULATION	2021 EST. HOUSEHOLDS	2021 EST. MEDIAN HH INCOME
3 MILE	19,196	\$99,001
71,270 2021 EST. POPULATION	2021 EST. HOUSEHOLDS	2021 EST. MEDIAN HH INCOME
5 MILE	38,103	\$102,603
144,034 2021 EST. POPULATION	2021 EST. HOUSEHOLDS	2021 EST. MEDIAN HH INCOME



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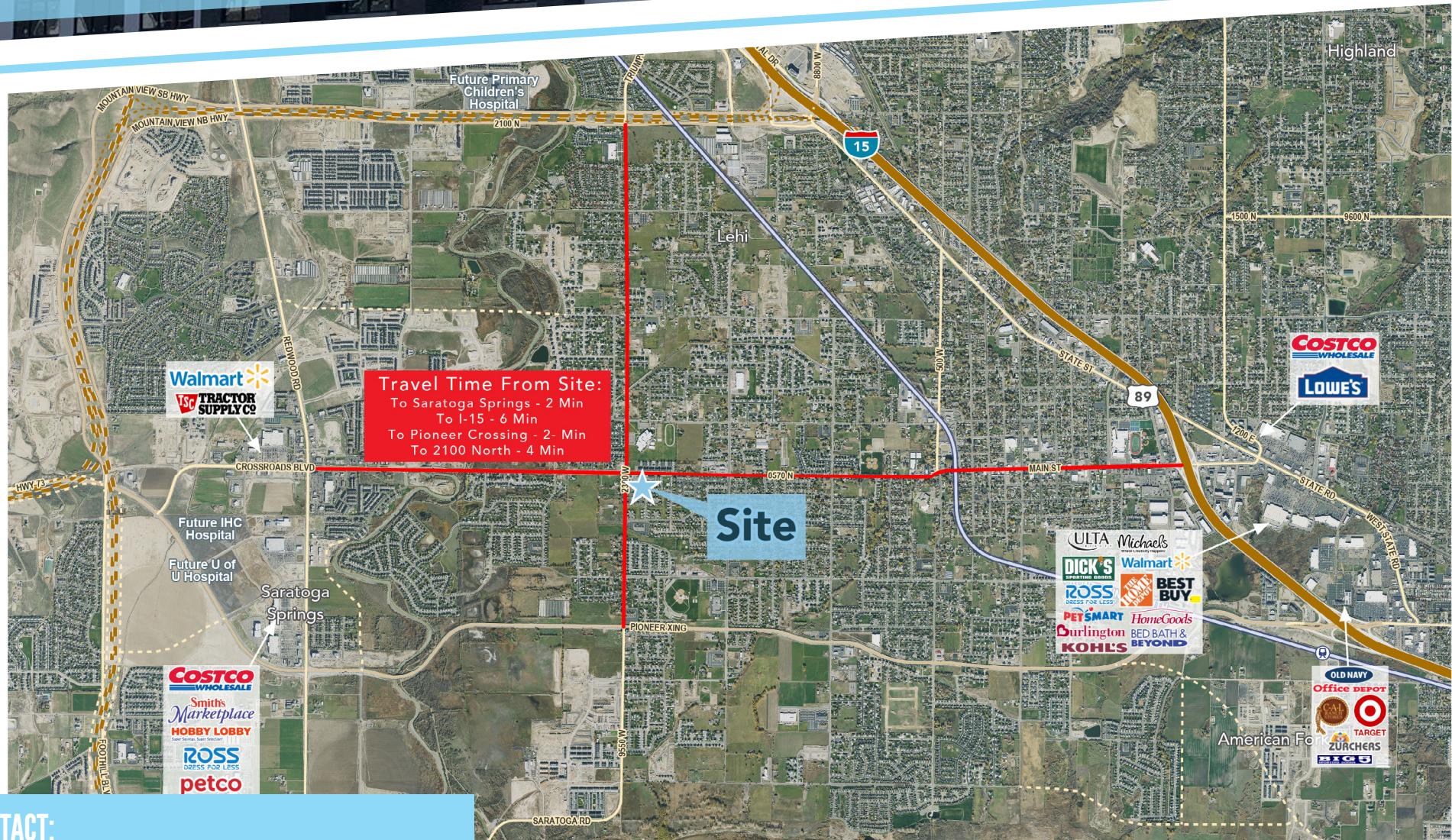
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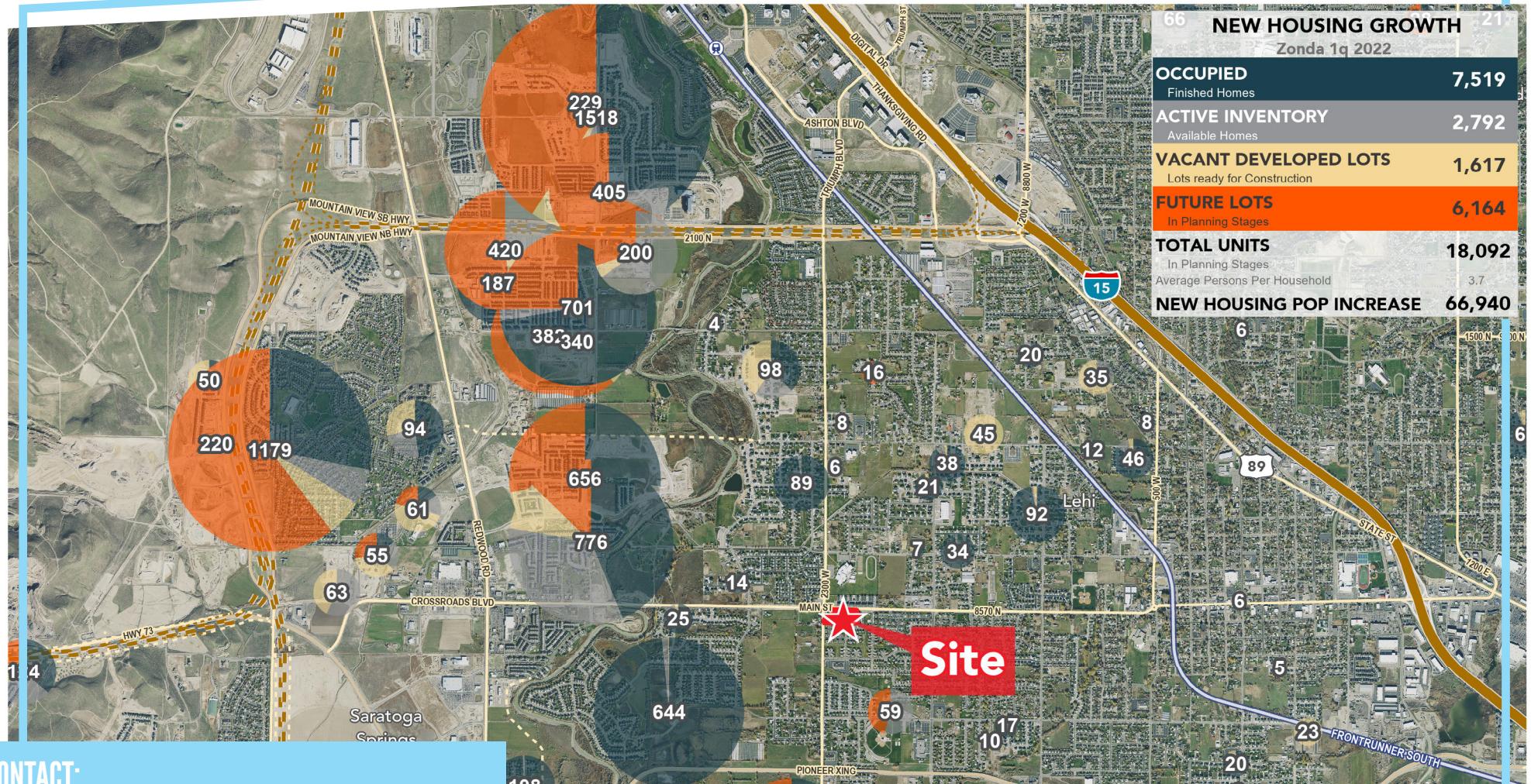
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