



**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**

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#### **BRANDON JOHNSON**

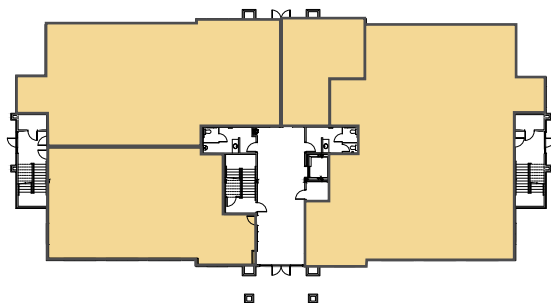
bjohnson@mtwest.com  
direct 801.427.0350  
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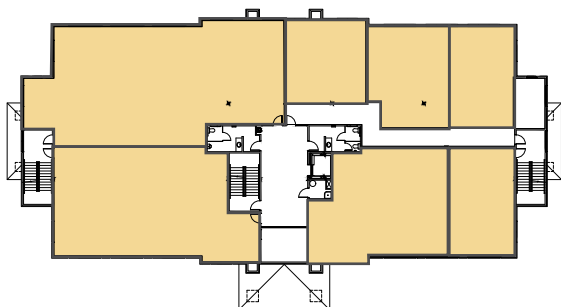
**FULL SERVICE COMMERCIAL REAL ESTATE**

# WILLOW PARK CENTER

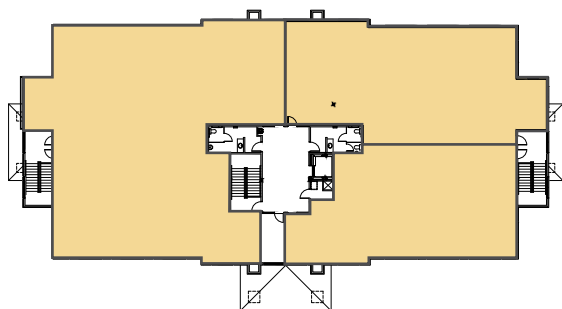
## BUILDING A



FULLY LEASED



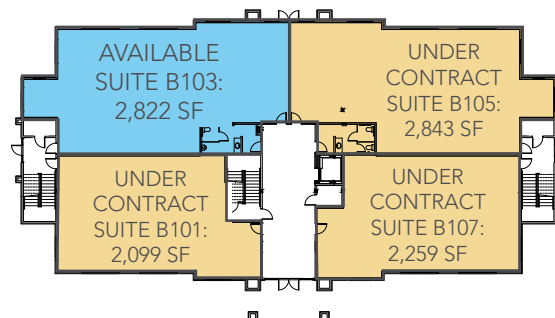
FULLY LEASED



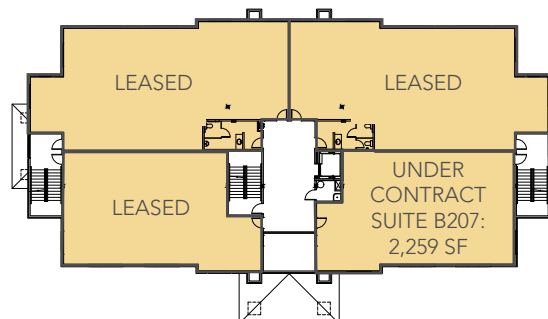
FULLY LEASED

## BUILDING B

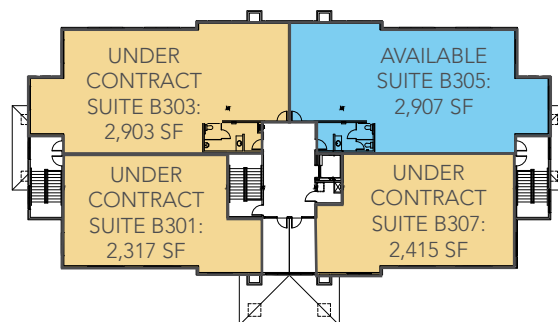
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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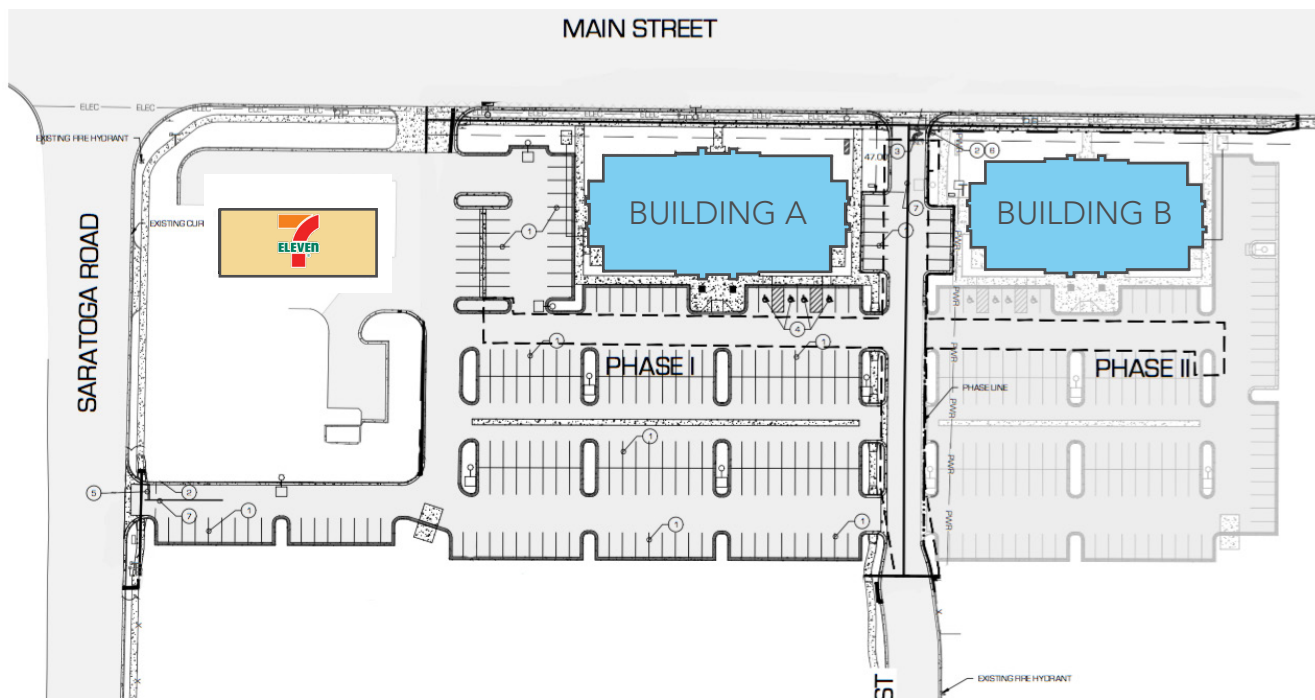
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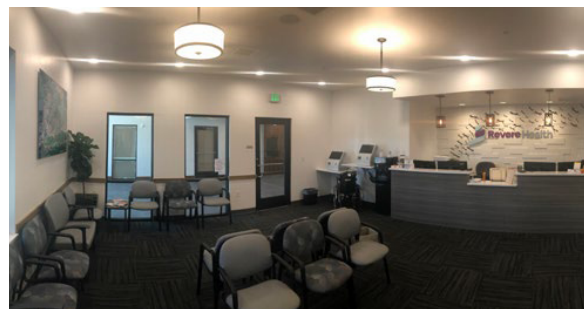
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FULL SERVICE COMMERCIAL REAL ESTATE

# WILLOW PARK CENTER



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



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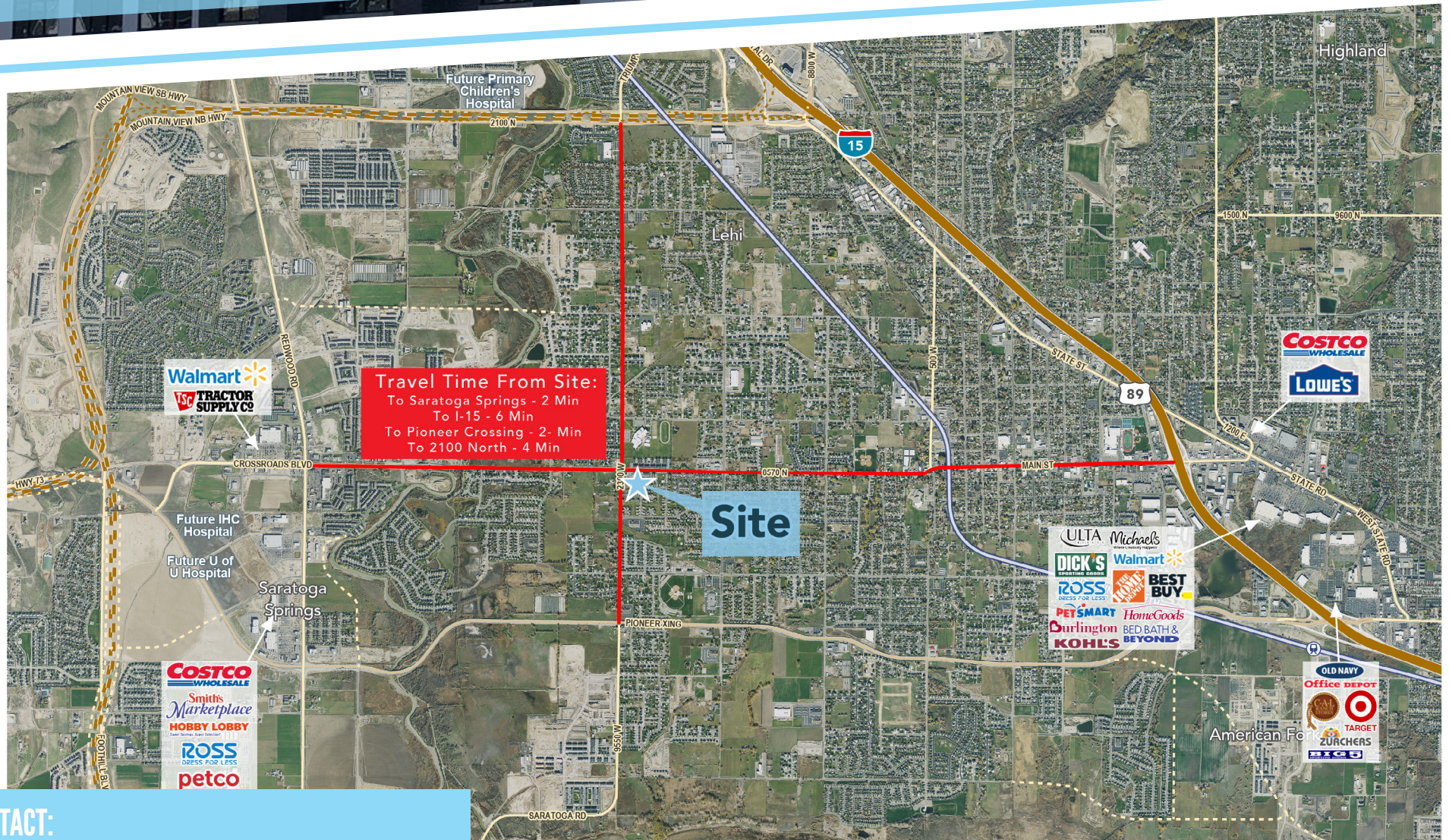
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2015 West Grove Pkwy, Ste J | Pleasant Grove, UT 84062 | Office 385.233.9140 | [www.mtnwest.com](http://www.mtnwest.com)

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.



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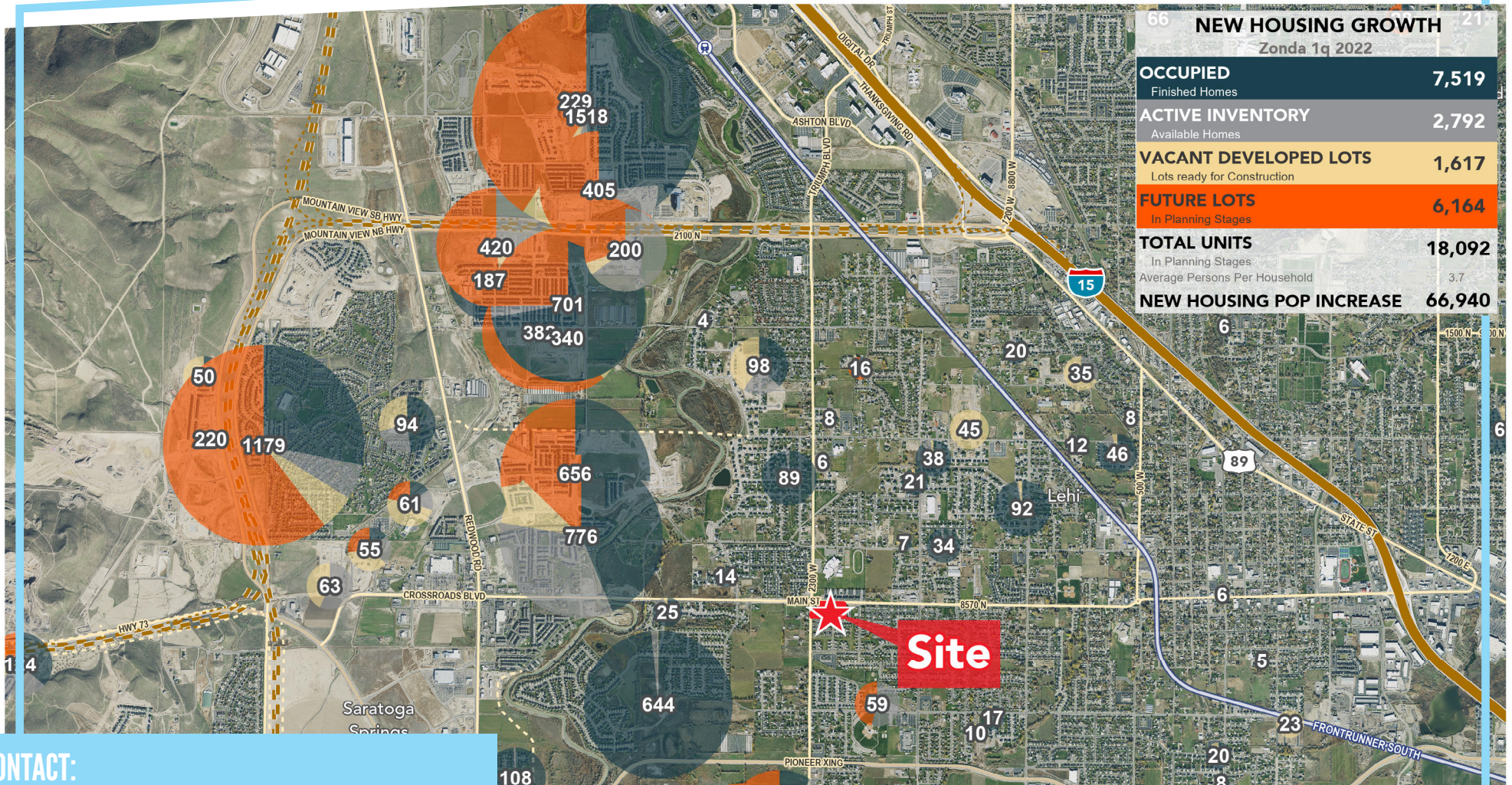
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