

YOUR BUSINESS HERE



BUILDING FOR SALE

EXCHANGE BUSINESS CENTER

1550 N 3600 W Lehi, UT 84043

PROPERTY OVERVIEW

Building B-3 available Summer 2026

- All new building starting construction November 2025
- 1500 to 5000 +/- sqft available
- Builder to deliver building shell & grey shell interior finish.
- Opportunity to subdivide into condominium suites
- Built to suit options available
- Prime location surrounded by over 11,000 households, near Thanksgiving Point and the all new IHC Primary Children’s Hospital
- Other building pads available within the development

Purchase Price:

\$2,375,000
(\$475/SF)

CONTACT:

Grow Development



801-326-8886



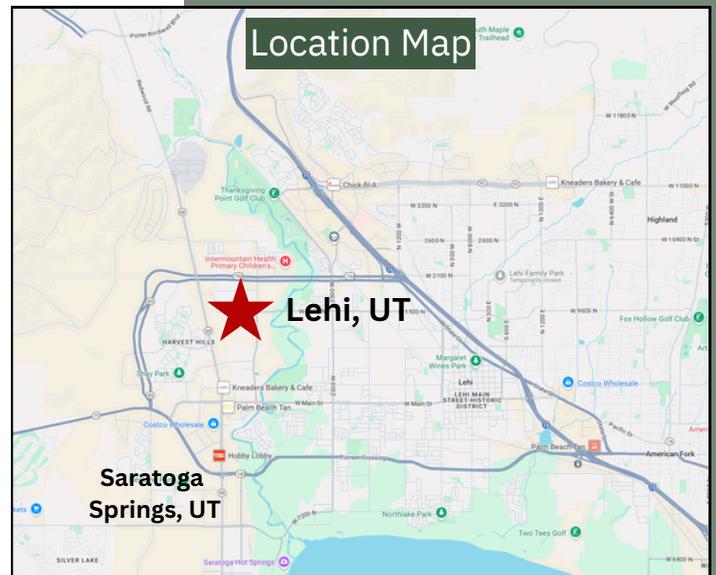
Info@GrowDev.com



www.growdev.com

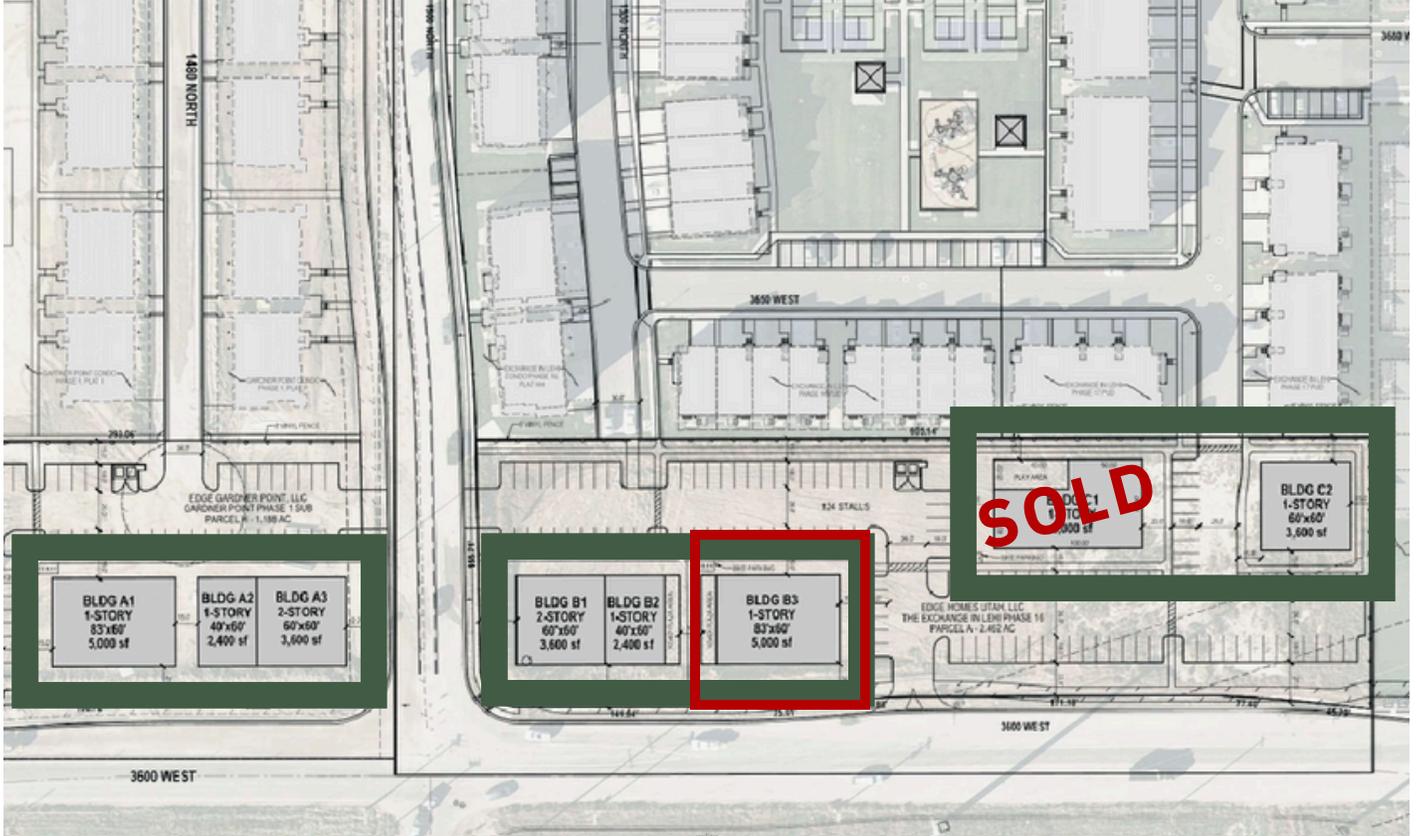
DEMOGRAPHICS

Population	1 Mile	3 Mile
2024 Estimated	13,591	76,117
2028 Projected	16,356	92,595
Households		
2024 Estimated	4,452	21,104
2028 Projected	5,516	26,330
Income		
2024 Median HHI	\$122,836	\$114,403
2024 Average HHI	\$164,744	\$156,429



B-3 SITE PLAN

1550 N 3600 W LEHI, UT 84043



ZONING:

Neighborhood Commercial

BUILDING A-1 -

Available Space: 1 story 5,000 +/- sqft

BUILDING A-2

Available Space: 1 story 2,400 sq ft

BUILDING A-3

Available Space: Main Floor 3,600 sqft
2nd Floor 3,600 sqft

BUILDING B-1

Available Space: Main Floor 3,600 sqft
2nd Floor 3,600 sqft

BUILDING B-2

Available Space: 1 story 2,400 sq ft

BUILDING B-3

Available Space: 1 story 5,000 +/- sqft

BUILDING C-1 - **SOLD**

Little Geniuses Learning Center

BUILDING C-2

Available Space: 1 story 3,600 sqft

B-3 EXTERIOR RENDERINGS

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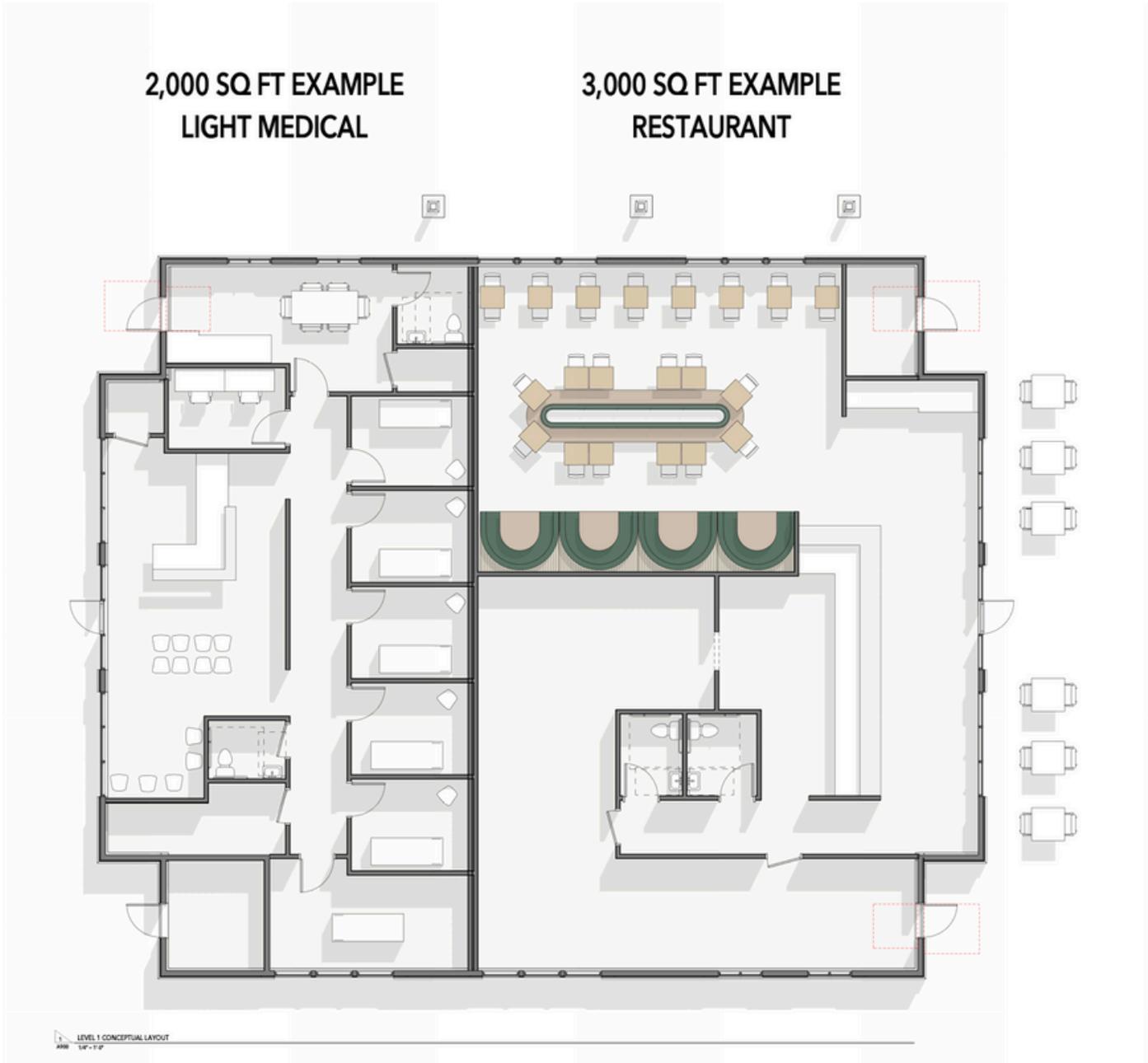


FLOOR PLAN EXAMPLE

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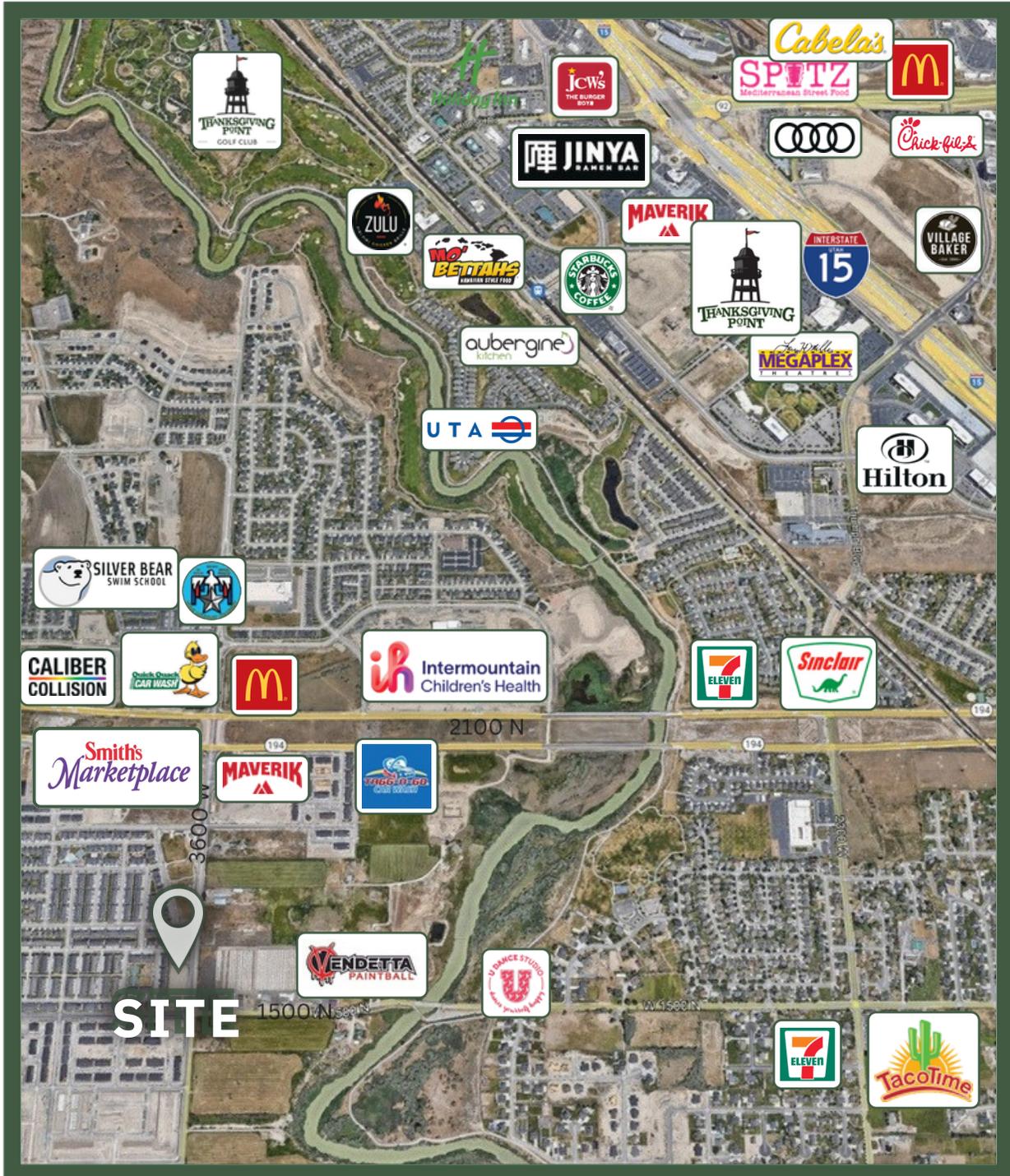


BUILDING B-3 EXAMPLE BUSINESS LAYOUT (CONCEPT ONLY)



NEARBY BUSINESSES

1550 N 3600 W LEHI, UT 84043



NEARBY RESIDENTIAL

1550 N 3600 W LEHI, UT 84043



Over 11,000 homes occupied or to be built near the site.

