

WOODS CROSS I-15 MEDICAL BUILDING



FOR SUBLEASE



PROPERTY DETAILS

596 WEST 750 SOUTH, WOODS CROSS, UT 84087

FIRST FLOOR: \$27.50/SF
THIRD FLOOR: \$21.00/SF

- First floor: 4,128 SF
- Third floor: 2,500 SF
- Great location next to I-15
- Lakeview Hospital just three minutes away
- Year Built: 2004
- Medical co-tenancy
- Exterior building signage available
- Master lease expiration: October 31, 2033
- Tenant pays in-suite janitorial

2024 DEMOS

EST. POPULATION



5 MINUTES » 28,666
10 MINUTES » 96,629
15 MINUTES » 201,739

EST. HOUSEHOLDS



5 MINUTES » 10,963
10 MINUTES » 33,786
15 MINUTES » 73,717

EST. MEDIAN HH INCOME



5 MINUTES » \$84,944
10 MINUTES » \$102,162
15 MINUTES » \$94,311



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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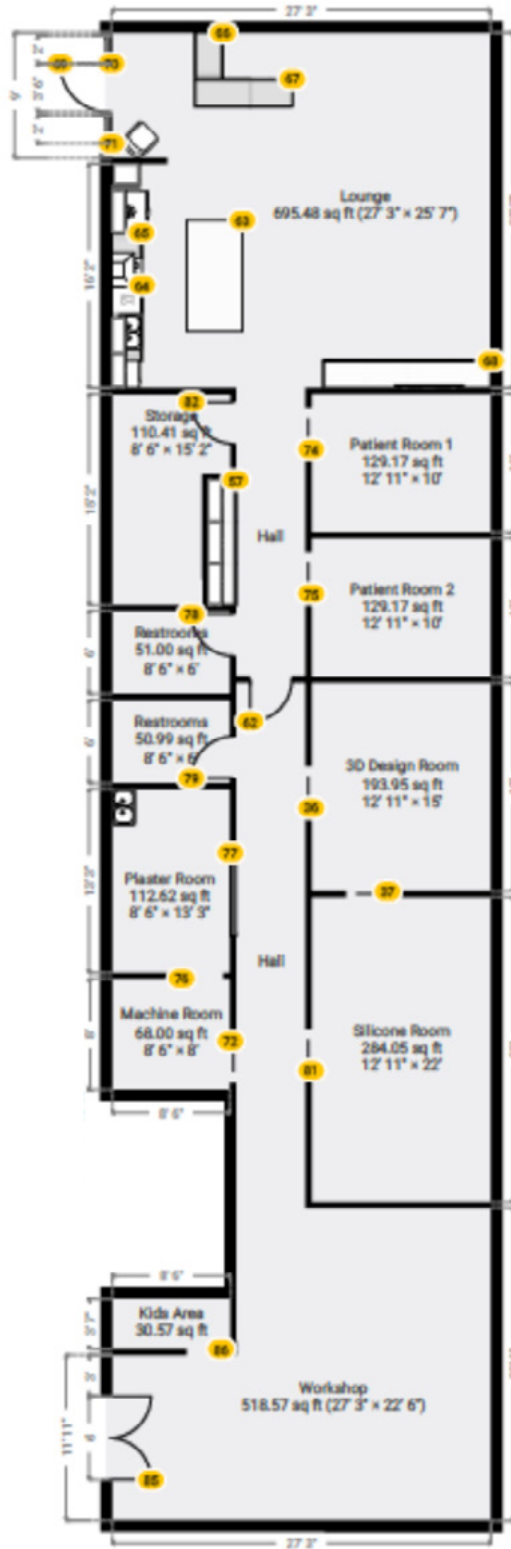
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1755 East 1450 South
Clearfield, UT 84015
Office 801.578.5580
www.mwcre.com

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FIRST FLOOR: 4,128 SF

FLOOR PLAN



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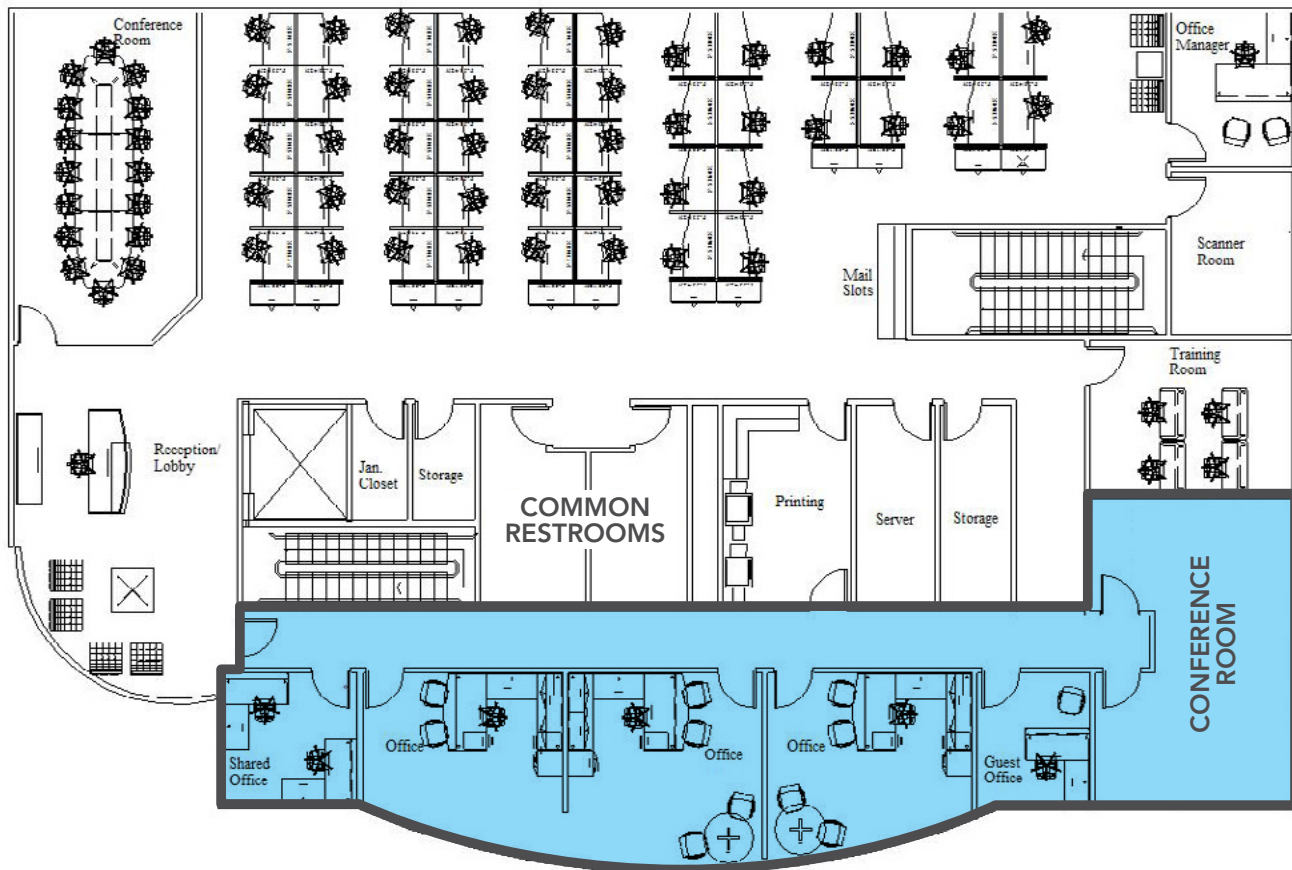
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FLOOR PLANS

THIRD FLOOR: 2,500 SF



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