

STONEHAVEN OFFICE BUILDING

FOR SALE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CODY BLACK

cblack@mwcre.com

direct 385.233.9141

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PROPERTY DETAILS

210 NORTH 1200 EAST, LEHI, UTAH 84043

- Sales Price: \$5,592,027.00 (\$349 PSF)
- 16,023 SF
- Lot size: 0.826 acres
- Class "A" office space located in the Stonehaven Office Park
- Located next to The Meadows Shopping District
- Main floor, basement, and stairwell have been newly remodeled with upgraded finishes
- An abundance of amenities within walking distance
- High visibility: 13,720 ADT
- Built in 2006

SURROUNDING TENANTS



2024 DEMOS

EST. POPULATION



1 MILE » 12,040
3 MILE » 87,792
5 MILE » 181,172

EST. HOUSEHOLDS



1 MILE » 3,808
3 MILE » 24,980
5 MILE » 52,348

EST. AVERAGE HH INCOME



1 MILE » \$136,329
3 MILE » \$147,088
5 MILE » \$156,895

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312 East South Temple
Salt Lake City, UT 84111
Office 801.456.8800
www.mwcre.com



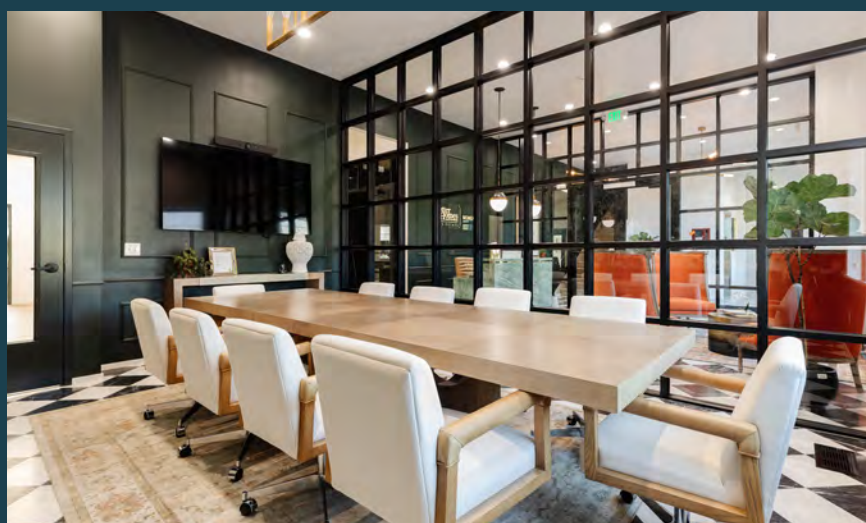
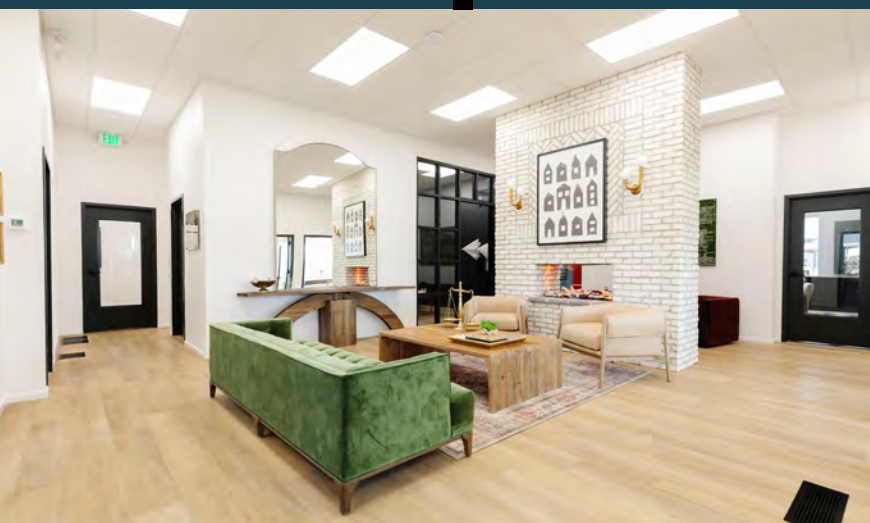
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STONEHAVEN OFFICE BUILDING

The floor plan shows Suite 200 on the left and Suite 250 on the right. Suite 200 contains:

- Offices: 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100.
- Reception: 2000
- Conference Room: 2000
- Restrooms: 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100.

 Suite 250 contains:

- Offices: 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600.
- Reception: 2500
- Lounge: 2500
- Restrooms: 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600.

PLAN APPROVED UNDER SEPARATE PERMIT

(N) OFFICE 1

(N) OFFICE 2

(N) OFFICE 3

(N) OFFICE 4

(N) OFFICE 5

(N) OFFICE 6

(N) OFFICE 7

(N) OFFICE 8

(N) OFFICE 9

(N) OFFICE 10

(N) BREAK ROOM KITCHEN

(E) MECH. NOT PART OF SCOPE

(E) JANITOR

(E) ELECTRICAL

(E) ELEV. MECH.

(N) WOMEN'S W/C

(N) MEN'S

(N) LANDSCAPE AREA

(N) OPEN OFFICE SPACE

(E) OPEN OFFICE SPACE

(N) KITCHEN

(N) RANGE

(N) DW.

(N) REF.

(N) UP

(N) DOWN

(N) NOT PART OF SCOPE





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