

# TIMPANOGOS MEDICAL OFFICE

FOR SALE OR LEASE



## PROPERTY DETAILS

1141 EAST 50 NORTH, AMERICAN FORK, UT 84003

- Building Size: 7,704 SF (Two Story- Floor Plate Size: ±3,852 SF)
- Suite Sizes: 2,000 SF up to 7,704 SF
- Build to Suit Medical Office
- Immediate Proximity to American Fork Hospital
- Building Signage Rights
- Generous TI Package
- Sale Pricing: Call agent for Pricing
- Minutes from I-15 Freeway
- Parking: 4/1,000 SF
- Planned: Delivering Fall 2025
- Lease Rate: \$30.00/SF NNN



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### SHAD WEBB

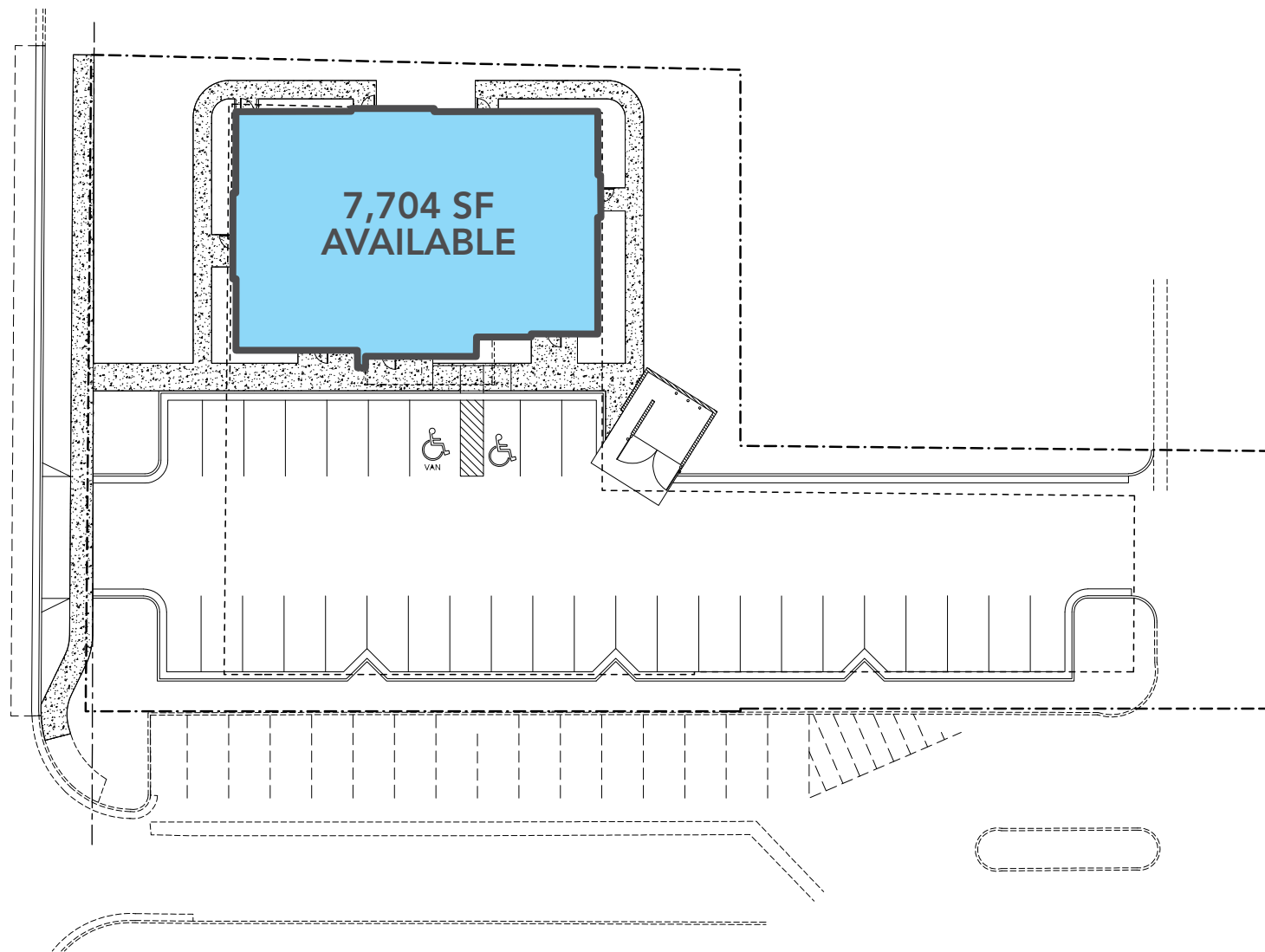
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# SITE PLAN



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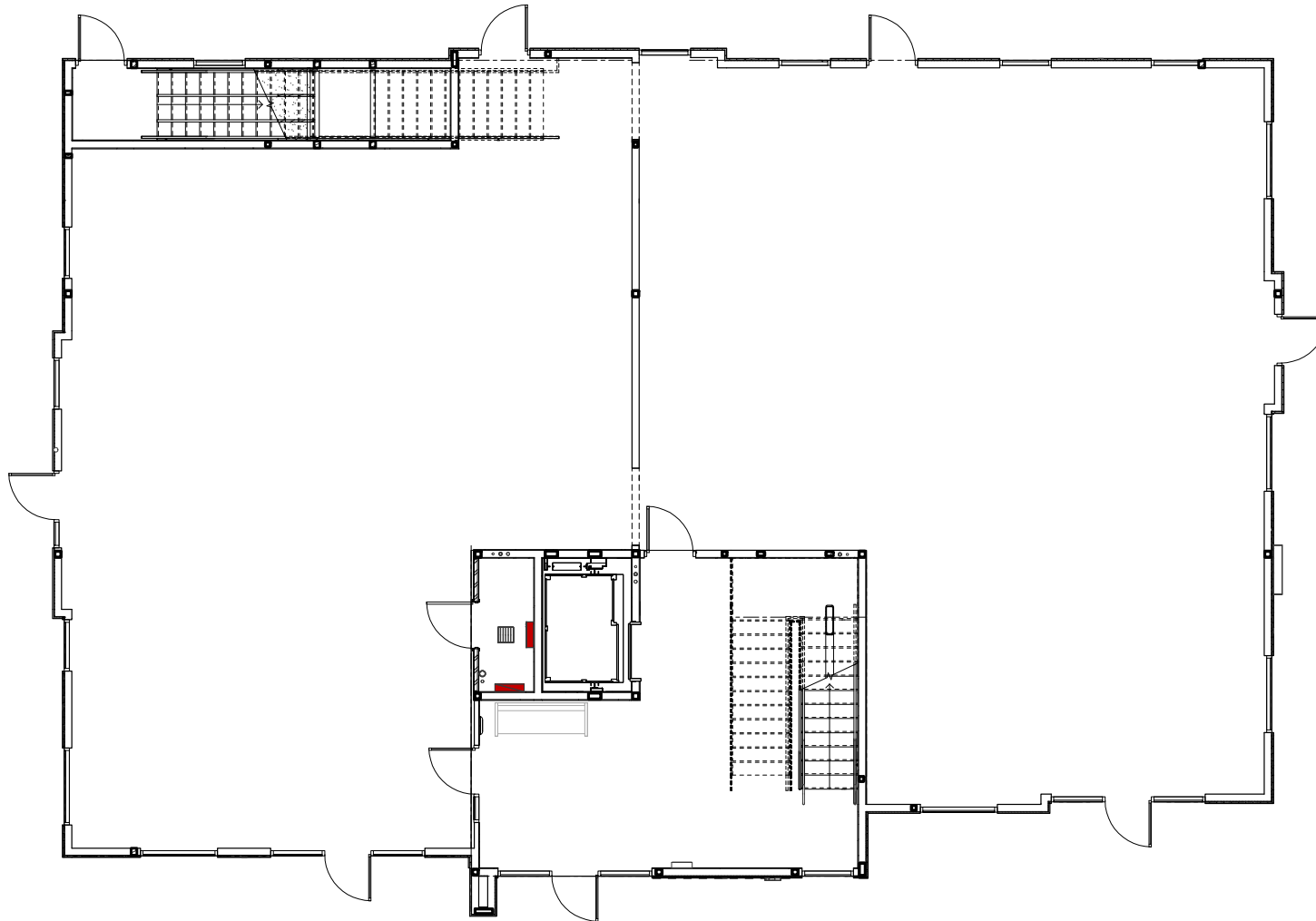
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# FLOOR PLAN

## MAIN LEVEL



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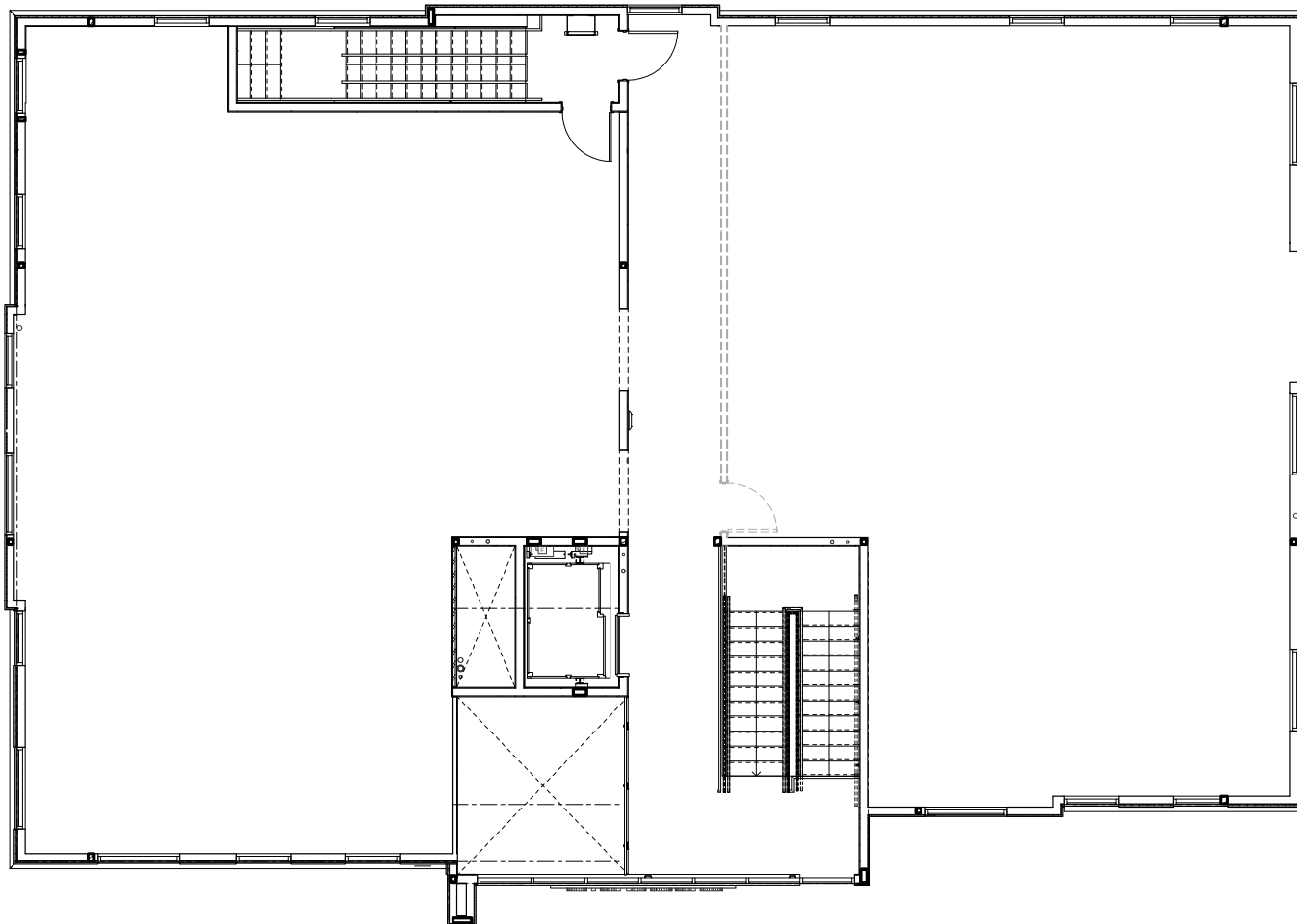
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# FLOOR PLAN

## UPPER LEVEL



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