

# TIMPANOGOS MEDICAL OFFICE

FOR SALE OR LEASE



- **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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COMMERCIAL REAL ESTATE

MW

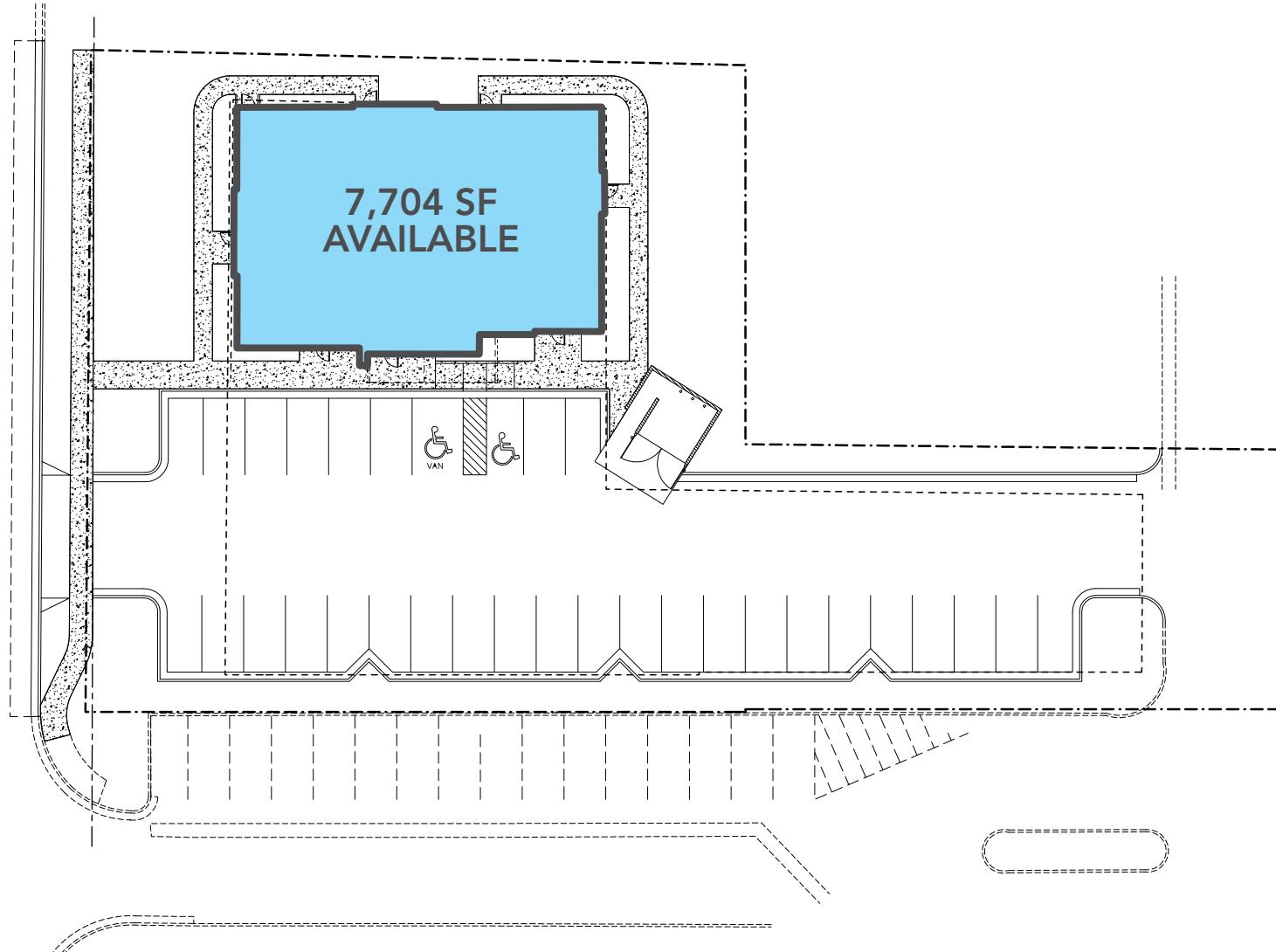
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swebb@mwcre.com  
direct 435.459.0212  
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**PETER BLACK**  
pblack@mwcre.com  
direct 801.971.9425  
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Salt Lake City, UT 84111  
Office 801.456.8800  
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## SITE PLAN



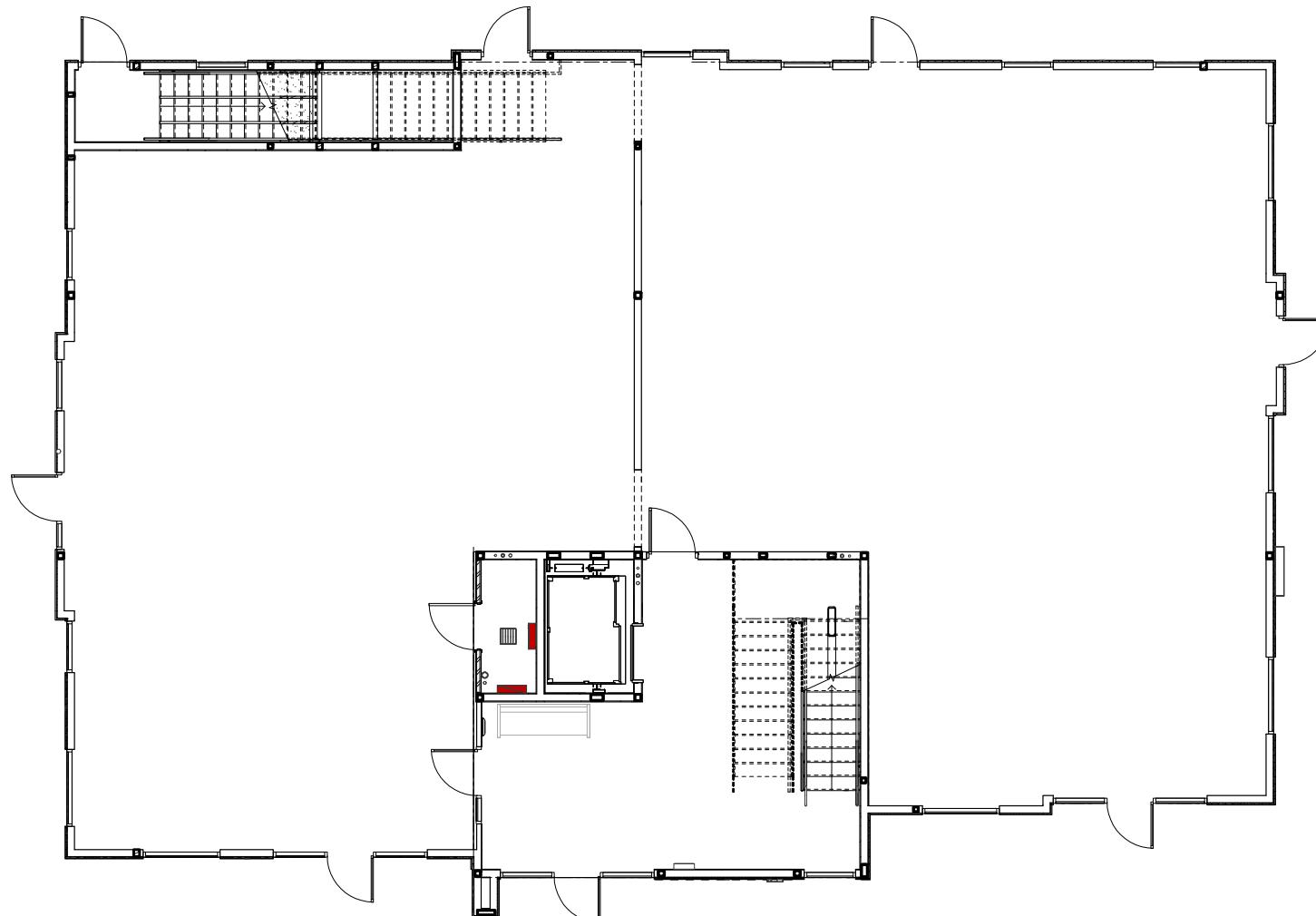
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### MAIN LEVEL



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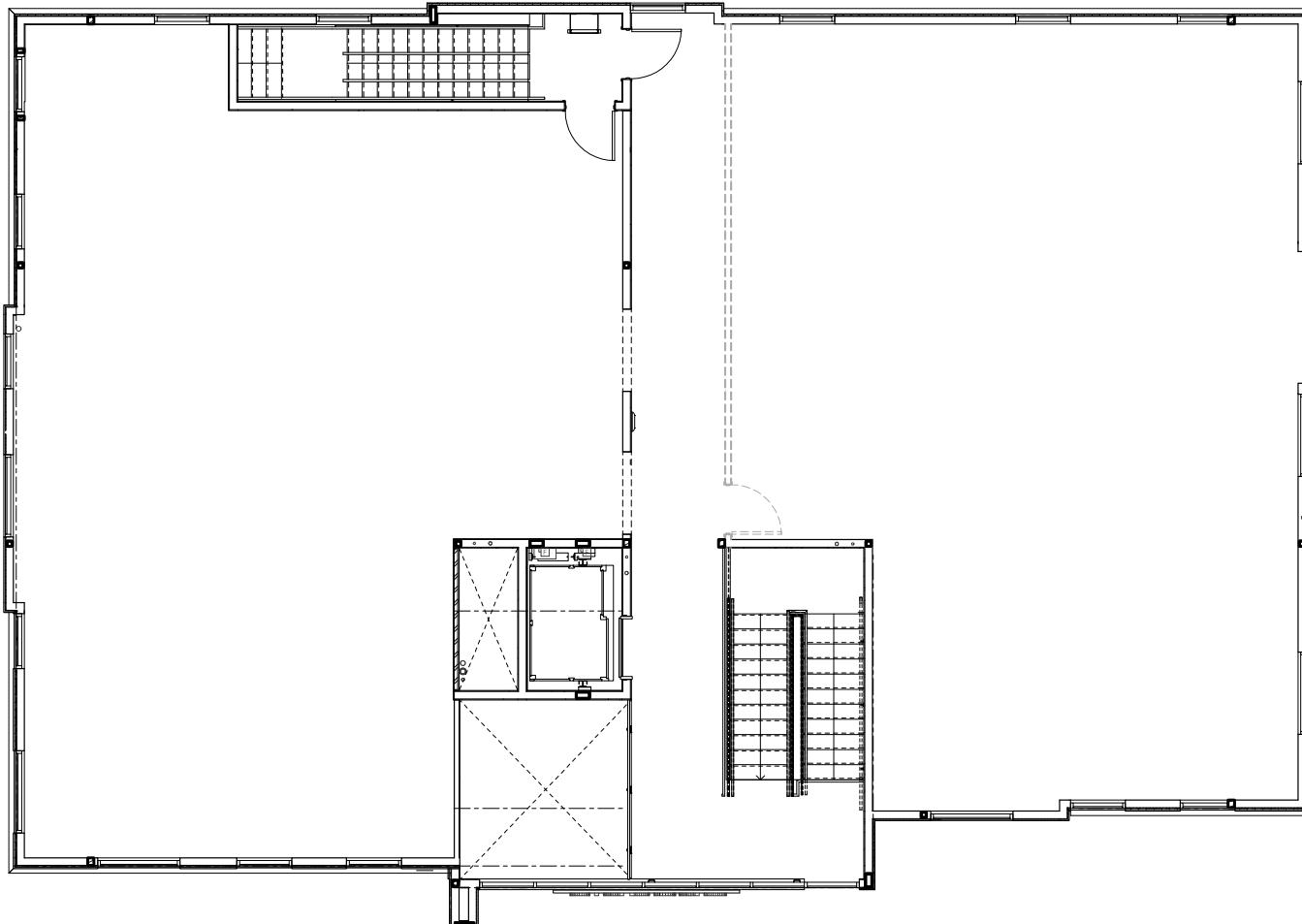
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### UPPER LEVEL



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