



OFFICE BUILDING FOR LEASE

# COTTONWOOD MEDICAL CENTER

201 East 5900 South, Murray, UT 84107



## Property Description

Located just steps from the TOSH Medical Campus, this is a rare opportunity to step into a built-out medical space in one of the strongest healthcare corridors in Murray, Utah.

- Existing medical buildout with plumbing already in place
- Surrounded by established medical users and strong referral traffic
- Ownership pursuing building renovations for added upside
- Excellent visibility on 5900 South (13,500 AADT)
- Well-lit underground parking garage
- On-site storage units available for lease (additional cost)

This is a chance to move quickly, avoid major buildout costs, and plug into a location that already works.

## Offering Summary

|                       |                  |
|-----------------------|------------------|
| Lease Rate            | \$18 SF/yr (NNN) |
| Available Square Feet | 2,087 SF         |

| Demographics      | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 4,844     | 58,347    | 142,513   |
| Total Population  | 12,170    | 139,288   | 372,063   |
| Average HH Income | \$107,493 | \$103,210 | \$111,081 |

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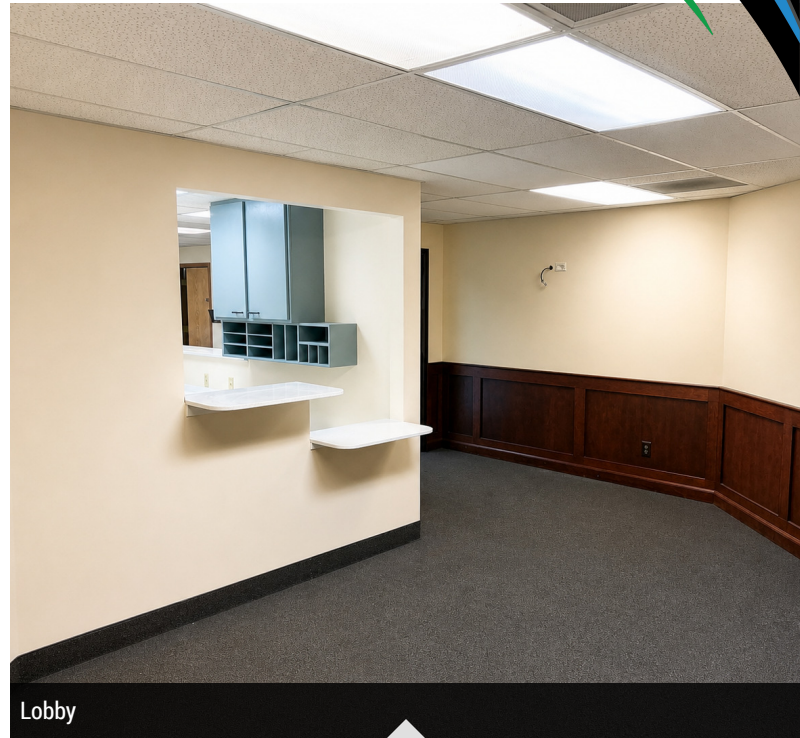


|                         |                           |
|-------------------------|---------------------------|
| <b>Building Name</b>    | Cottonwood Medical Center |
| <b>Property Type</b>    | Medical Office            |
| <b>Property Subtype</b> | Office Building           |
| <b>Space Size</b>       | 2,087 SF                  |
| <b>Building Class</b>   | B                         |

Situated within a medical building adjacent to the TOSH Medical Campus, this suite offers a functional, ready-to-use layout that allows a user to step in and get up and running quickly without the typical delays and costs of a full buildout.

- Existing plumbing infrastructure throughout, significantly reducing tenant buildout cost and timeline
- Dedicated reception and waiting area designed for smooth, intuitive patient flow
- 5 Private offices and support space for providers, admin, and staff operations
- Layout supports a wide range of uses including medical, dental, and specialty practices
- Opportunity to upgrade finishes in conjunction with planned building renovations
- Flexible configuration that can be tailored to fit specific practice needs

This is a practical setup for a user who wants to move quickly and avoid reinventing the wheel. The core infrastructure is already there, so you can focus on dialing in the space instead of building it from scratch.

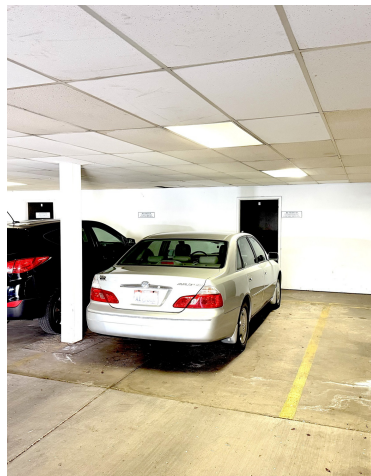




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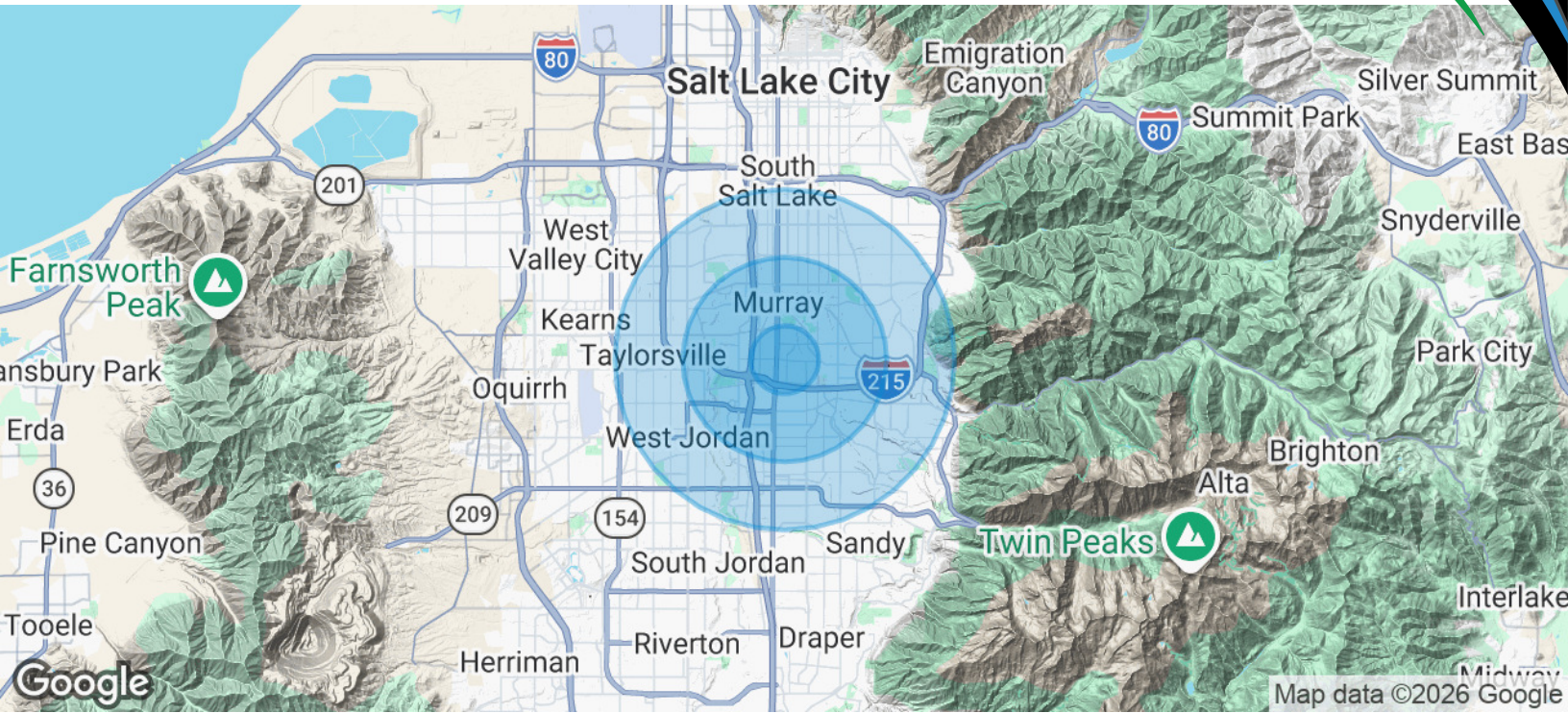




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## Population

|                             | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| <b>Total Population</b>     | 12,170 | 139,288 | 372,063 |
| <b>Average Age</b>          | 39.3   | 37.2    | 36.4    |
| <b>Average Age (Male)</b>   | 39.1   | 36.2    | 35.6    |
| <b>Average Age (Female)</b> | 39.2   | 38.1    | 37.1    |

## Households & Income

|                            | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 4,844     | 58,347    | 142,513   |
| <b># of Persons per HH</b> | 2.5       | 2.4       | 2.6       |
| <b>Average HH Income</b>   | \$107,493 | \$103,210 | \$111,081 |
| <b>Average House Value</b> | \$523,905 | \$482,921 | \$506,976 |

2023 American Community Survey (ACS)

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