

AVAILABLE FOR LEASE



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Executive Summary

INTRODUCTORY RATE
SPECIAL OFFER
\$26.00 PSF

SPACE SIZE
±21,000 SF

Property Highlights

- Class A medical/professional office building
- Two-story new construction with modern design
- Suite sizes from ±1,500 SF and up
- Prime 1.5-acre corner lot in Painted Hills Commerce Center
- Directly across from Intermountain Health Care
- Just off SR-9 with strong accessibility and visibility
- Designed for medical, healthcare, and professional office users
- Ample parking and efficient site layout
- Estimated Annual NNN Fees: \$6.00 – \$7.00 PSF (on top of base rate of \$26/PSF)
- TI Allowance (Limited Time Opportunity):
 - \$60/SF Allowance with a 10-Year Commitment.
 - \$30/SF Allowance with a 5-Year Commitment.

Milestone	Target Date
Break Ground	Aug 2026
Shell "Dried In"	Jan 2027
Tenant Build-outs Start	Mar 2027



Property Description



Property Description

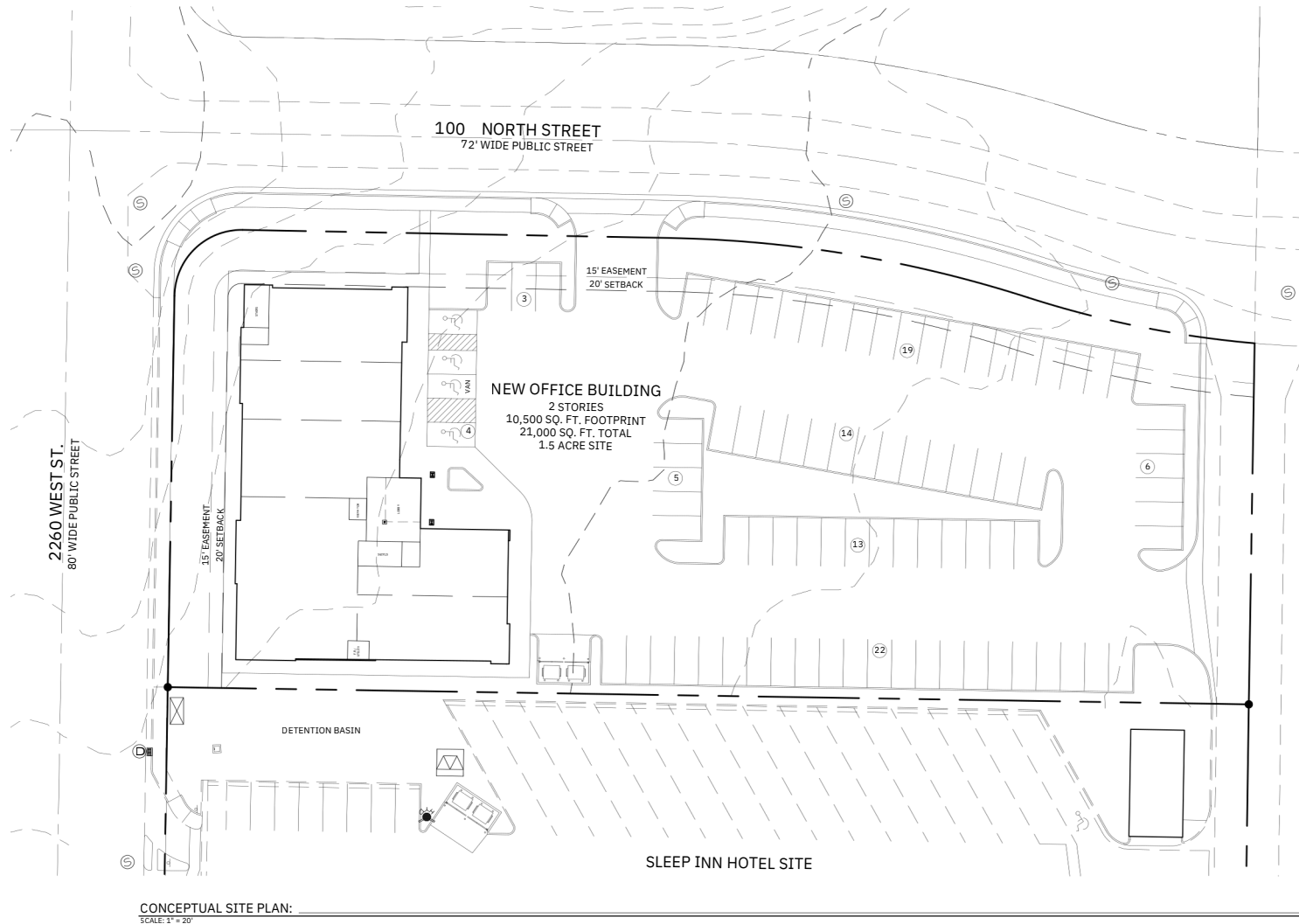
Now leasing a premier Class A, two-story medical and professional office building located on a 1.5-acre corner lot in the Painted Hills Commerce Center in Hurricane, Utah.

This new construction project offers approximately 21,000 square feet of total building area and sits just off SR-9, directly across from Intermountain Health Care. Designed to accommodate a wide range of medical, healthcare, and professional uses, the building will offer flexible suite sizes starting at approximately 1,500 square feet. Excellent visibility, convenient access, and modern construction make this an ideal location for practices and businesses seeking long-term growth. Estimated delivery in 2027. Pricing available upon request.

Renderings



Site Plan



Aerials



Retailer Map





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