



OFFICE BUILDING FOR LEASE

3583 W 9800 S

South Jordan, UT 84095



Property Description

Two high-quality medical/professional suites are available for immediate lease in a modern, well-positioned South Jordan building.

Broker incentive: \$50 gift card for touring with a prospective tenant actively seeking space (no lease required)

Available Suites:

- Suite 102 – 2,959 SF (Ground Floor)
- Suite 202 – 3,205 SF (Second Floor)

Property Highlights:

- New lease rate: \$23/SF NNN
- Turnkey medical/professional buildouts
- High-end finishes and excellent natural light
- Flexible layouts for medical, therapy, or executive office

Offering Summary

Lease Rate	\$23.00 SF/yr (NNN)
Number of Units	4
Building SF	12,000 SF

Demographics	0.5 Miles	1.5 Miles	3 Miles
Total Households	764	9,561	37,569
Total Population	2,776	33,364	124,729
Average HH Income	\$179,082	\$159,201	\$144,709

MATT HARTMAN

385.394.6108

hartmancre@gmail.com



Property Type	Office
Property Subtype	Office Building
APN	27084010400000
Building Size	12,000 SF
Lot Size	33,119 SF
Building Class	B
Year Built	2018
Number of Floors	2
Number of Buildings	1

Two high-quality medical/professional suites are available for immediate lease in a modern, well-positioned South Jordan building.

Broker incentive: \$50 gift card for touring with a prospective tenant actively seeking space (no lease required)

Suite 102 offers 2,959 SF on the ground floor, featuring a professional reception area, multiple private offices/treatment rooms, and direct entry access.

Suite 202 provides 3,205 SF on the second floor, built out with open collaborative space, private offices, and elevator access.

Both suites feature turnkey medical/professional buildouts, high-end interior finishes, excellent natural light, and flexible layouts that accommodate a range of users—from medical practices to therapy groups to executive offices.

Lease Rate: \$22/SF NNN, with Tenant Improvement (TI) allowance available for qualified tenants.

The property offers prominent signage opportunities, ample surface parking, and direct access to Bangerter Highway and 9800 South, serving the fast-growing South Jordan, Riverton, Herriman, and West Jordan markets.



- **Broker Incentive: \$50 Visa gift card for touring with a prospective tenant actively seeking space (no lease required)**
- Suite 102 – 2,959 SF (Ground Floor)
- Suite 202 – 3,205 SF (Second Floor with elevator access)
- Lease Rate:
- \$23/SF NNN
- TI allowance available for qualified tenants.
- Turnkey Buildouts
- Modern medical/professional layouts with reception areas, treatment rooms, private offices, and open workspace options.
- Move-In Ready
- Prominent Visibility & Branding
- Monument and building signage available along 9800 South
- Easy patient and staff access with abundant parking on-site





OFFICE BUILDING FOR LEASE

3583 W 9800 S

South Jordan, UT 84095



MATT HARTMAN
385.394.6108
hartmancre@gmail.com

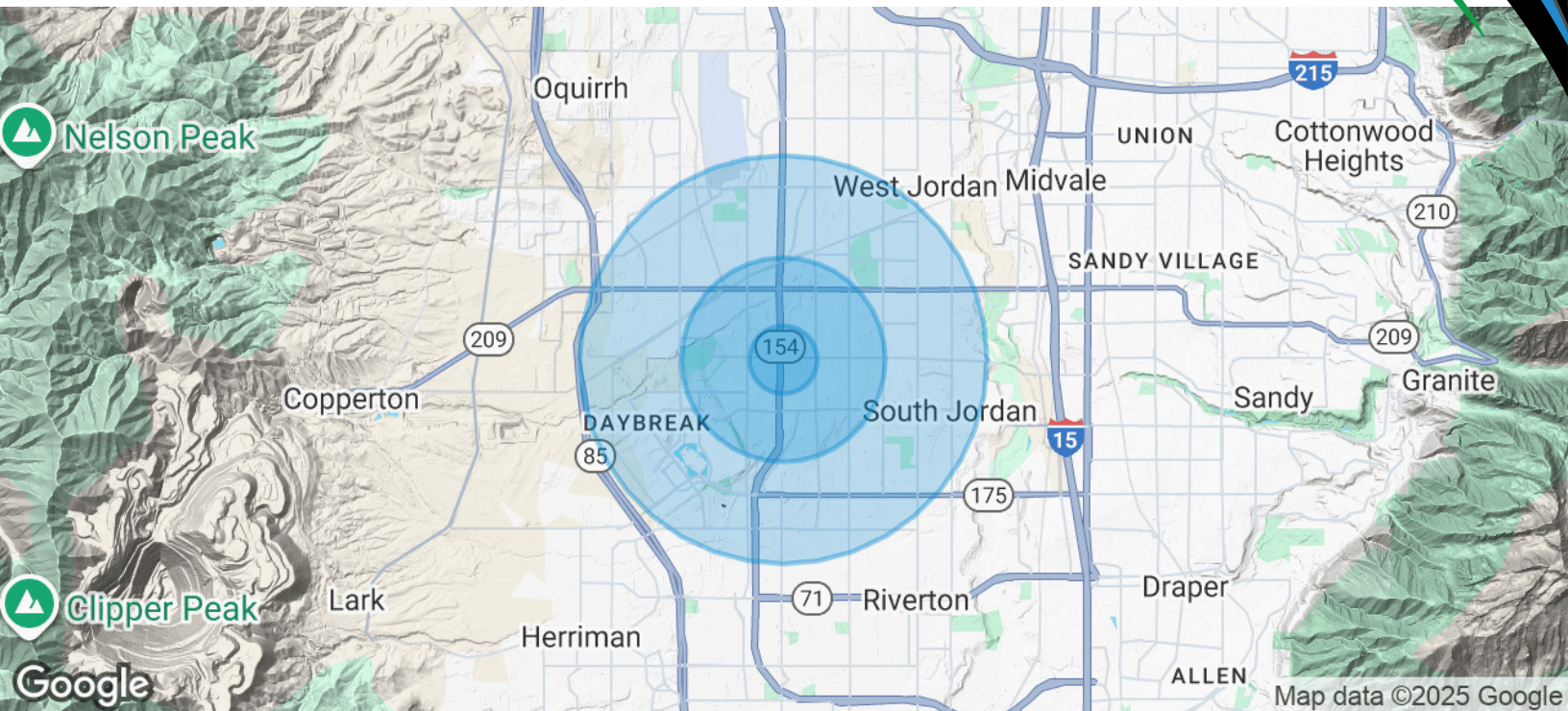




OFFICE BUILDING FOR LEASE

3583 W 9800 S

South Jordan, UT 84095



Population

	0.5 Miles	1.5 Miles	3 Miles
Total Population	2,776	33,364	124,729
Average Age	38	36	36
Average Age (Male)	38	35	35
Average Age (Female)	39	37	37

Households & Income

	0.5 Miles	1.5 Miles	3 Miles
Total Households	764	9,561	37,569
# of Persons per HH	3.6	3.5	3.3
Average HH Income	\$179,082	\$159,201	\$144,709
Average House Value	\$668,648	\$650,315	\$636,231

Demographics data derived from AlphaMap

MATT HARTMAN

385.394.6108

hartmancre@gmail.com



OFFICE BUILDING FOR LEASE

3583 W 9800 S

South Jordan, UT 84095



MATT HARTMAN

385.394.6108

hartmancre@gmail.com

