

SUNSET MEDICAL OFFICE BUILDING

Lava Flow & Santa Clara Drive, Santa Clara, UT 84765



FOR LEASE



LEASE RATE **\$2.25 SF/MONTH**

OFFERING SUMMARY

Available SF:	2,500 - 5,000 SF
Lease Rate:	\$2.25 SF/month (NNN)
Year Built:	2025
Building Size:	5,000 SF

PROPERTY HIGHLIGHTS

- Brand new medical/dental building
- Excellent visibility from Sunset Blvd/Santa Clara Dr
- Traffic Counts: 29,000 AADT (2023 UDOT data)
- Rare west-side office location
- Construction to be completed in 2025
- \$40psf tenant improvement allowance
- NNN Expenses estimated at \$0.35psf

For More Information:

ANDREW SORENSEN, SIOR
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ADDITIONAL PHOTOS



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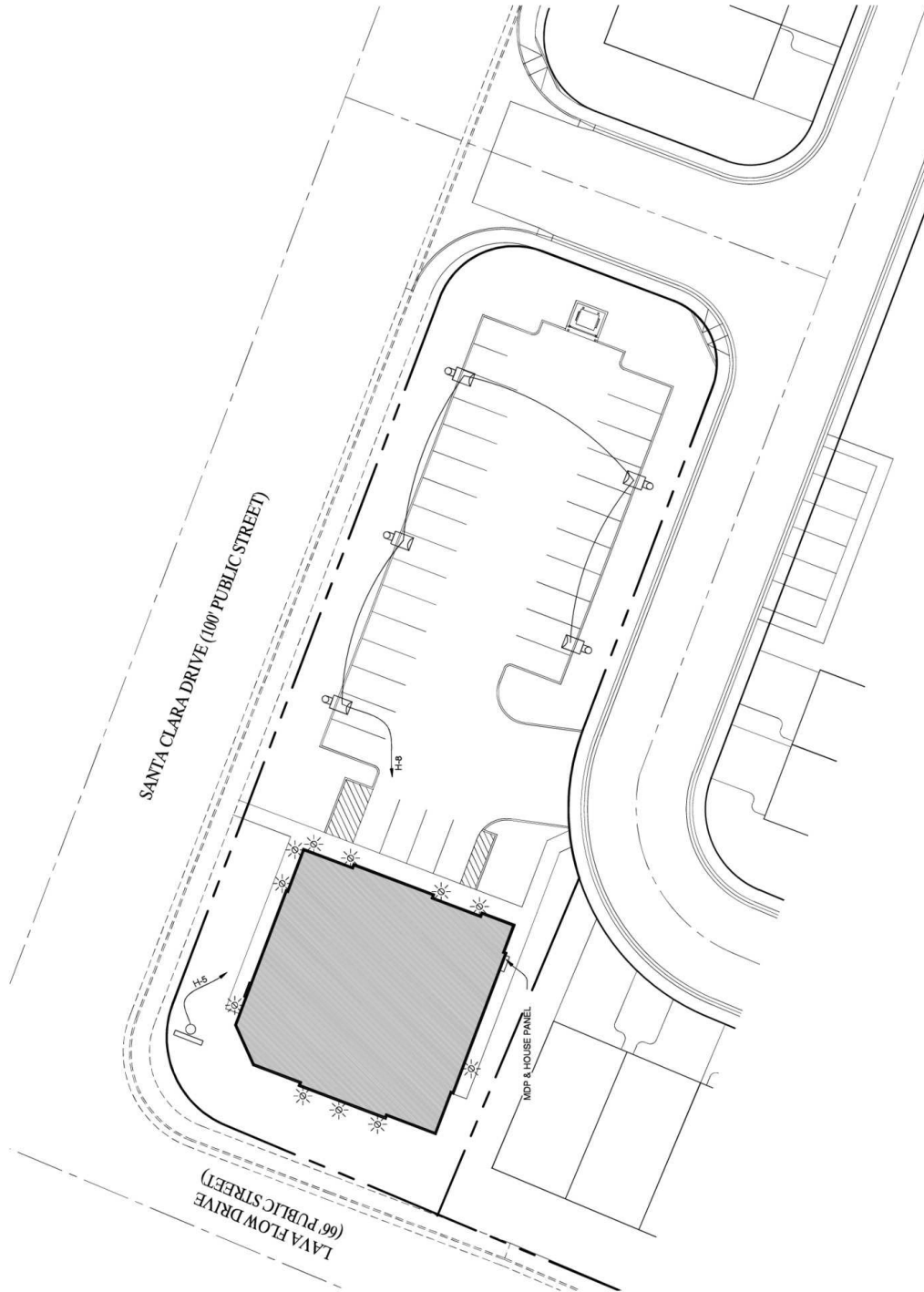


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SITE PLANS



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RETAILER MAP



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For More Information:

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