



DANDY INVESTMENT OFFERING

1320 N 300 W LEHI UT 84043

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Capital Advisors
REAL ESTATE



UNMATCHED FREEWAY VISIBILITY IN THE HEART OF SILICON SLOPES



SECURE UNDERGROUND PARKING



BUILT FOR SCALE: PREMIUM INFRASTRUCTURE & EXPANSION POTENTIAL



MODERN CLASS A OFFICE FINISHES

PROPERTY SUMMARY

This newly renovated, state-of-the-art 28,896 sq. ft. building is a rare opportunity in the heart of Silicon Slopes. Perfectly positioned adjacent to the I-15 freeway between the booming *Salt Lake City and Provo metros*, this location offers *unmatched exposure to over 1 million vehicles weekly*.

Sitting on a spacious 3.18-acre lot, the property not only delivers today, but also provides room for future development with the potential to add additional structures. Zoned Mixed Use Commercial and Residential, it offers incredible flexibility for commercial and/or residential uses.

Features include:

- 91 parking stalls – 42 surface level spaces and 49 in a secure underground garage
- Two high-visibility freeway billboards (currently leased)
- Millions invested in Class A interior remodeling
- A backup generator capable of powering the entire building

This property is a *rare find*— unmatched visibility and exposure in one of Utah's most dynamic regions.

**Buyer to verify square footages and details through their own due diligence*

| | |
|-------------------|-----------------------------|
| Address: | 1320 N 300 W, Lehi, UT |
| Property Type: | Office |
| Property Subtype: | Dental Lab |
| APN: | 12:039:0043 |
| Building Size: | 28,896 sq. ft. |
| Lot Size: | 3.18 Acres |
| Zoning: | MU |
| Parking Stalls: | 91 (42 Surface & 49 Garage) |



OFFERING SUMMARY

This turnkey investment features a *single tenant NNN Lease* opportunity in one of the most desirable locations in Utah. The property provides the unique opportunity to have *significant upside potential* with a blended lease rate below \$20 per sq. ft. and ample vacant land for future expansion and/or new development. The Mixed Use zoning allows for a wide range of uses. The Tenant is DBA as dandy who is an innovative 100% digital dental lab who is thriving in the dental community whose highlights include:

- Among the top dental labs in the region and steadily growing.
- Industry estimates place their annual sales around **\$150m** with consistently strong financial performance.
- dandy has been described in several tech-industry profiles as being one of the *“fastest growing startups in the U.S.”*

dandy is occupying the whole building with a lease expirations of 6/30/2032 on the main level, and 10/31/2027 on the 2nd and 3rd levels.

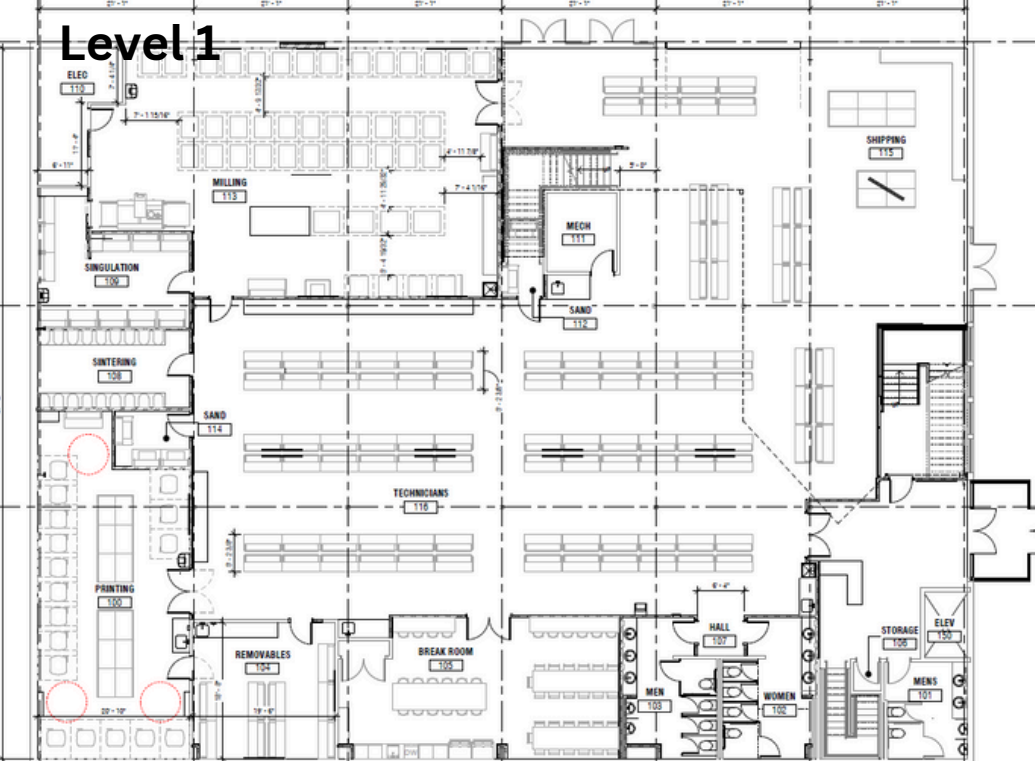
| | | |
|---------------------|----------------|------------------------|
| Sales Price: | \$9,488,133 | \$9,987,508 |
| Building Size: | 28,896 sq. ft. | |
| Price Per Sq. Ft.: | \$328.35 | \$345.63 |
| Acres: | 3.18 | |
| Tenant DBA: | dandy | |
| Lease Type: | NNN | |
| Blended Lease Rate: | \$19.53 | |
| NOI: | \$569,288 | |
| CAP Rate: | 6% | 5.7% |



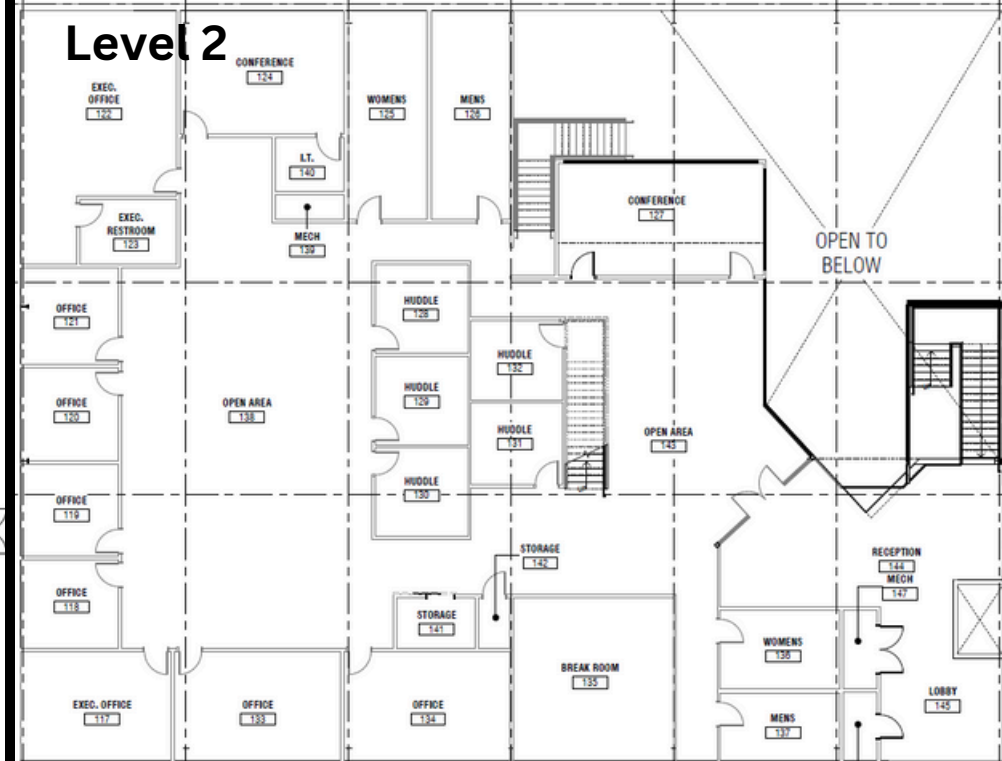
*DO NOT disturb Tenant

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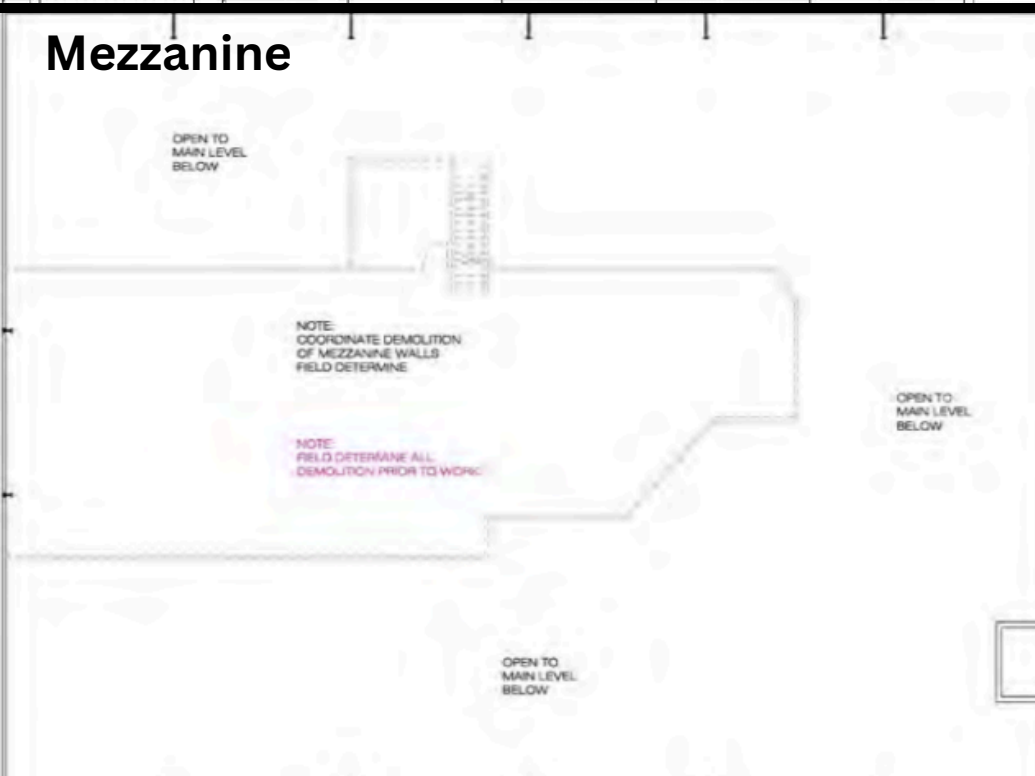
Level 1



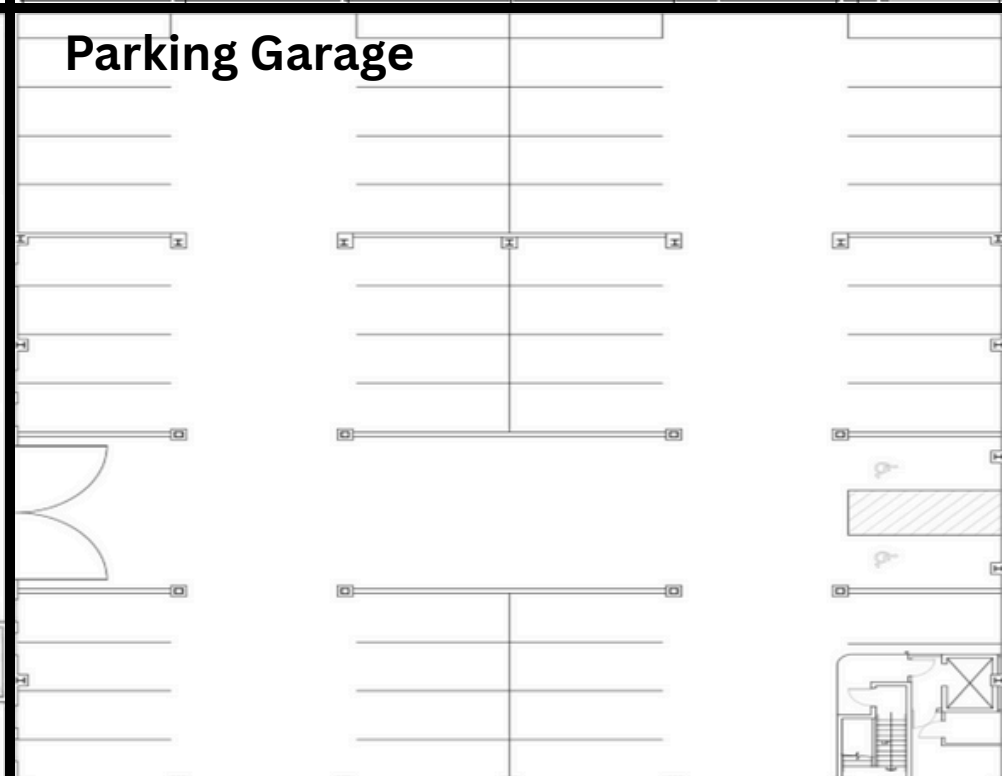
Level 2

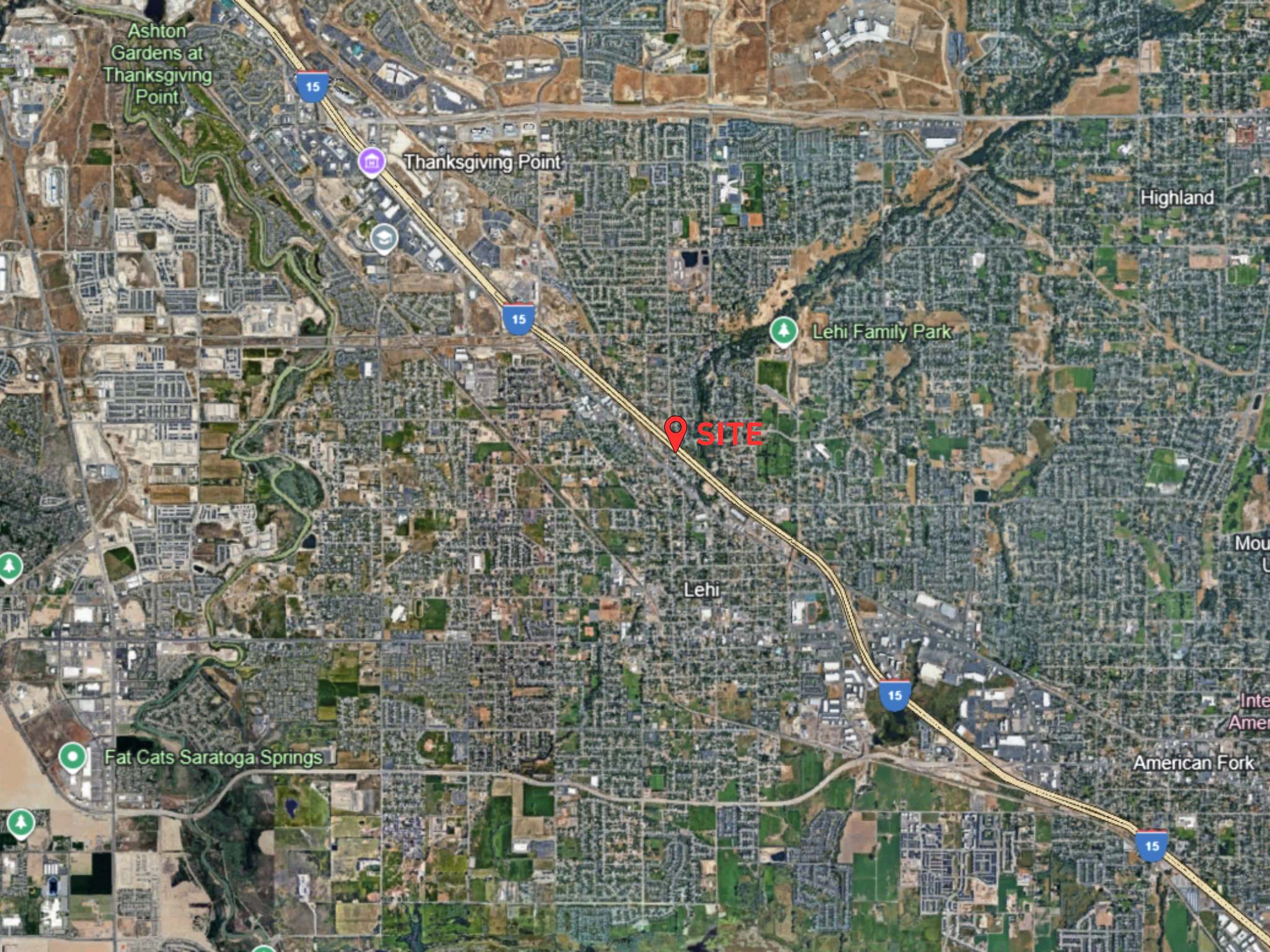


Mezzanine



Parking Garage





Ashton
Gardens at
Thanksgiving
Point

15



Thanksgiving Point



15



Lehi Family Park



SITE

Lehi

15



Fat Cats Saratoga Springs

Highland

Mou
U

Inte
Amer

American Fork

15





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