

HIGHLAND MEDICAL

10907 N Alpine Hwy Highland, UT 84003

CONSTRUCTION UNDER WAY



Investment Realty
ADVISORS

JOSEPH MILLS

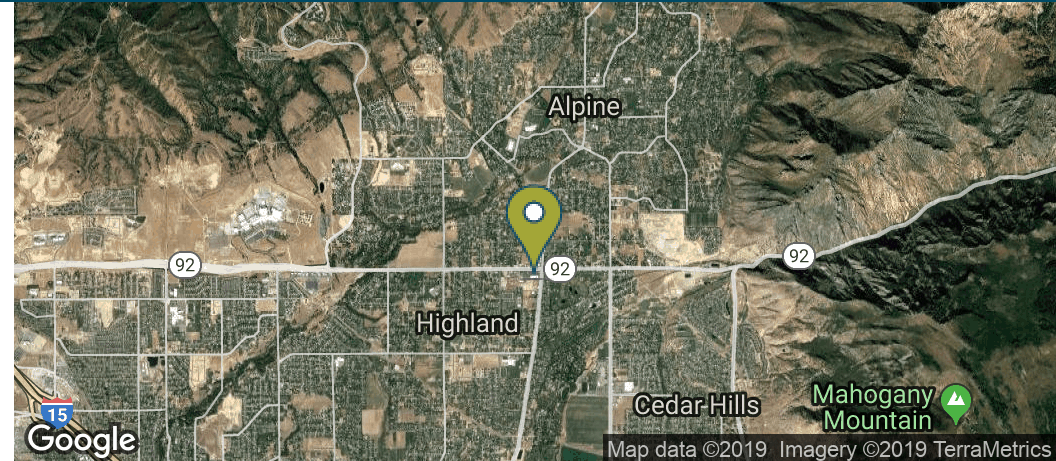
Principal, Director Sales & Leasing
801.971.2542
joseph@iraut.com

ELLIOT ABEL

Executive Vice President
801.231.8722
elliott@iraut.com

Up To 10,000 Sf Of Office Space

HIGHLAND MEDICAL EXECUTIVE SUMMARY



LEASE RATE **\$19.50 SF/YR**

OFFERING SUMMARY

Available SF: 2,500 - 5,000 SF

Lease Rate: \$19.50 SF/yr (NNN)

Lot Size: 0.95 Acres

Year Built: 2019

Building Size: 10,000 SF

LOCATION OVERVIEW

Strategic location on the boarder of Highland and Alpine in high Affluent Demographic area. To be built medical office with interior build to suit, located at 10907 N Alpine Hwy, Highland, UT 84003 near the intersection of Timp Hwy and Apline Hwy

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,288	10,374	28,966
Total Population	5,224	42,351	109,177
Average HH Income	\$119,710	\$112,927	\$94,906

JOSEPH MILLS
Principal, Director Sales & Leasing
801.971.2542
joseph@iraut.com

ELLIOT ABEL
Executive Vice President
801.231.8722
elliott@iraut.com

Investment Realty Advisors
8410 S 700 E Sandy, UT 84070
Office Building

HIGHLAND MEDICAL PROPERTY DETAILS & HIGHLIGHTS



Property Name:	Highland Medical
Property Address:	10907 N Alpine Hwy, Highland, UT 84003
Property Type:	Office
APN:	53-559-0001
Lot Size:	0.95 AC
Building Size:	10,000 SF
Building Class:	A
Rail Access:	N/A
Parking Spaces:	46
Year Built:	2019
Number of Stories:	2



PROPERTY OVERVIEW

Building is 50% leased! Vacancy is decreasing. 7 to 10 year lease. Builder will build interior out to suit the users practice needs. Price depends on Tenant Improvements needed. Landlord welcomes all proposals from medical professionals needing medical space.

JOSEPH MILLS

Principal, Director Sales & Leasing
801.971.2542
joseph@iraut.com

ELLIOT ABEL

Executive Vice President
801.231.8722
elliott@iraut.com

Investment Realty Advisors
8410 S 700 E Sandy, UT 84070
Office Building

HIGHLAND MEDICAL LOCATION MAPS



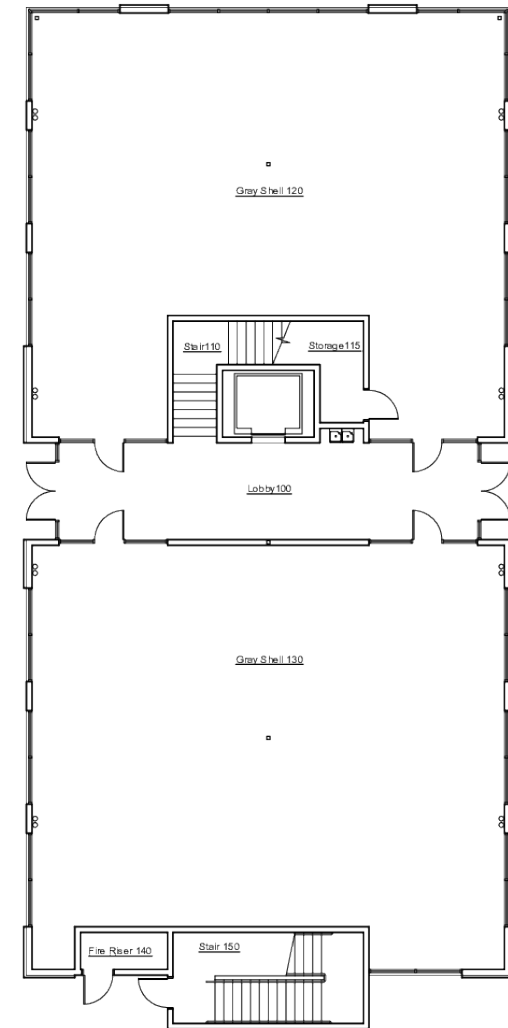
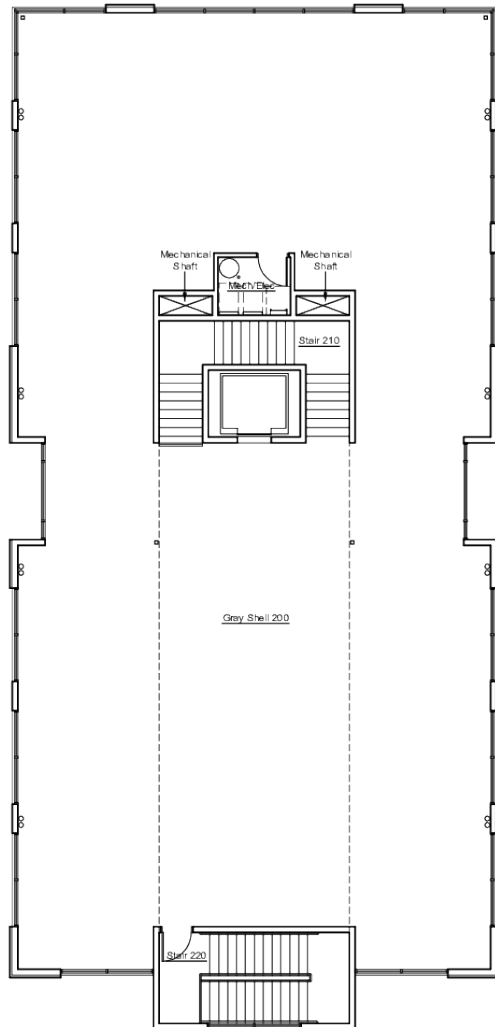
Map data ©2019 Imagery ©2019 , Maxar Technologies, State of Utah, USDA Farm Service Agency

JOSEPH MILLS
Principal, Director Sales & Leasing
801.971.2542
joseph@ira.utah.com

ELLIOT ABEL
Executive Vice President
801.231.8722
elliott@ira.utah.com

Investment Realty Advisors
8410 S 700 E Sandy, UT 84070
Office Building

HIGHLAND MEDICAL FLOOR PLANS



JOSEPH MILLS

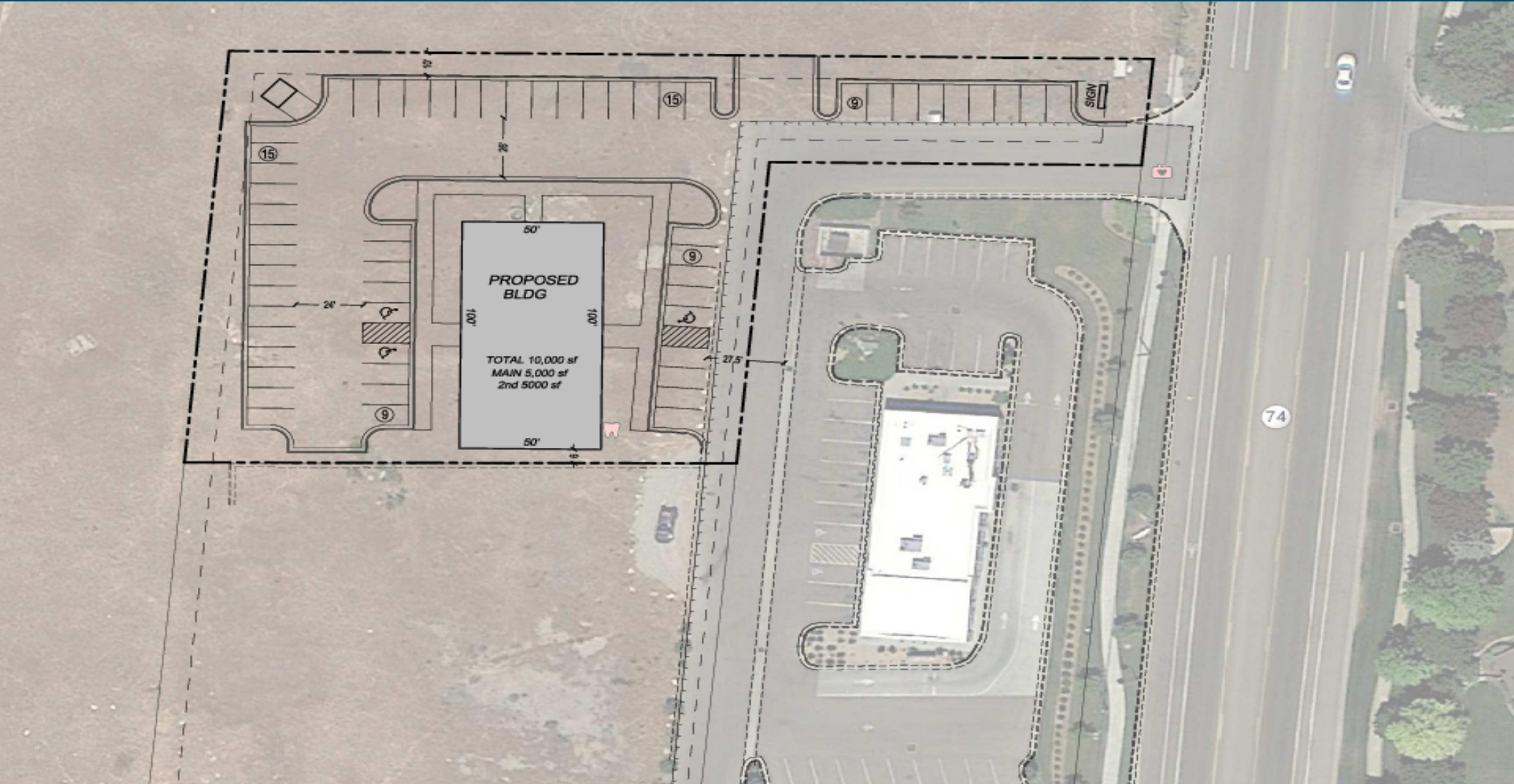
Principal, Director Sales & Leasing
801.971.2542
joseph@iraut.com

ELLIOT ABEL

Executive Vice President
801.231.8722
elliott@iraut.com

Investment Realty Advisors
8410 S 700 E Sandy, UT 84070
Office Building

HIGHLAND MEDICAL SITE PLAN



JOSEPH MILLS

Principal, Director Sales & Leasing
801.971.2542
joseph@iraut.com

ELLIOT ABEL

Executive Vice President
801.231.8722
elliott@iraut.com

Investment Realty Advisors
8410 S 700 E Sandy, UT 84070
Office Building

HIGHLAND MEDICAL ADDITIONAL PHOTOS



JOSEPH MILLS
Principal, Director Sales & Leasing
801.971.2542
joseph@iraut.com

ELLIOT ABEL
Executive Vice President
801.231.8722
elliott@iraut.com

Investment Realty Advisors
8410 S 700 E Sandy, UT 84070
Office Building