



EXCHANGE BUSINESS CENTER

1550 N 3600 W Lehi, UT 84043

PROPERTY OVERVIEW

Building B-1 and B-2 available Summer 2027

- All new building starting construction March 2027
- 1000 to 9600 +/- sqft available
- Opportunity to subdivide into condominium suites
- Built to suit options available
- Prime location surrounded by over 11,000 households, near Thanksgiving Point and the all new IHC Primary Children's Hospital
- Other building pads available within the development

BUILDING FOR SALE

Purchase Price:

\$775,000

CONTACT:

Grow Development



801-326-8886



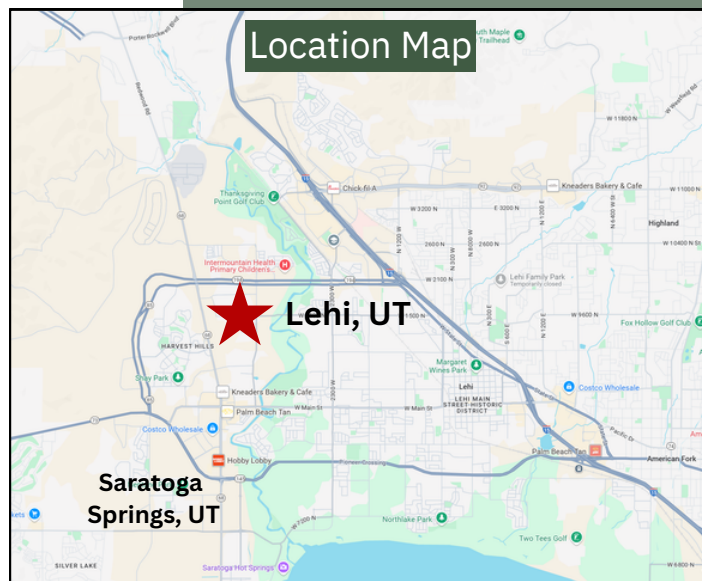
Info@GrowDev.com



www.growdev.com

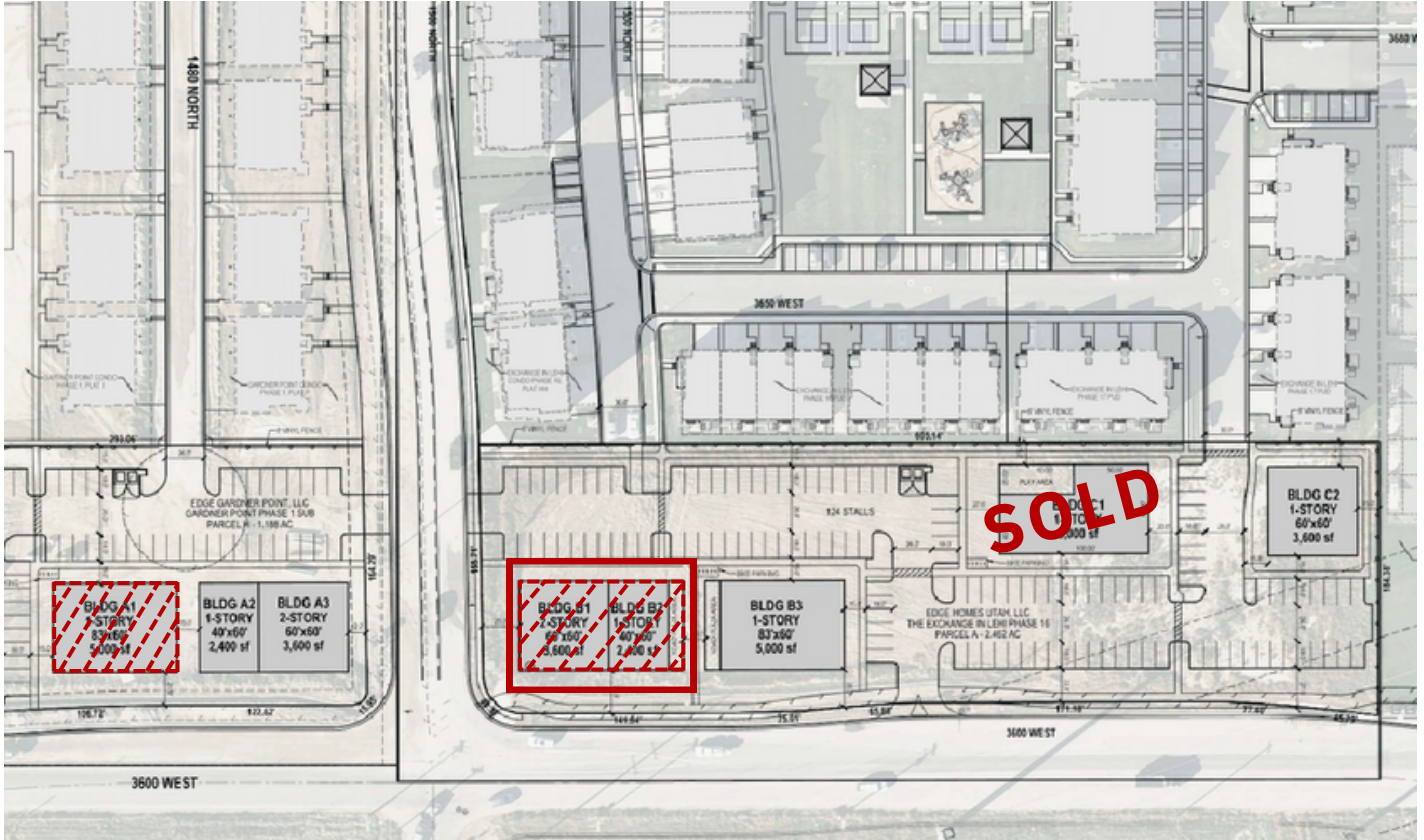
DEMOGRAPHICS

Population	1 Mile	3 Mile
2024 Estimated	13,591	76,117
2028 Projected	16,356	92,595
Households		
2024 Estimated	4,452	21,104
2028 Projected	5,516	26,330
Income		
2024 Median HHI	\$122,836	\$114,403
2024 Average HHI	\$164,744	\$156,429



B-1 and B-2 SITE PLAN

1550 N 3600 W LEHI, UT 84043



ZONING:

Neighborhood Commercial

BUILDING A-1

Available Space: **UNDER CONTRACT**

Lease Pending

BUILDING A-2

Available Space: 1 story 2,400 sqft

BUILDING A-3

Available Space: 2 story 7,200 sqft

BUILDING B-1

Available Space: **UNDER CONTRACT**

BUILDING B-2

Available Space: **UNDER CONTRACT**

BUILDING B-3

Available Space: 1 story 5,000 +/- sqft

BUILDING C-1 - **SOLD**

Little Geniuses Learning Center

BUILDING C-2

Available Space: 1 story 3,600 sqft

B-1 and B-2 EXTERIOR RENDERINGS

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FLOOR PLAN EXAMPLE

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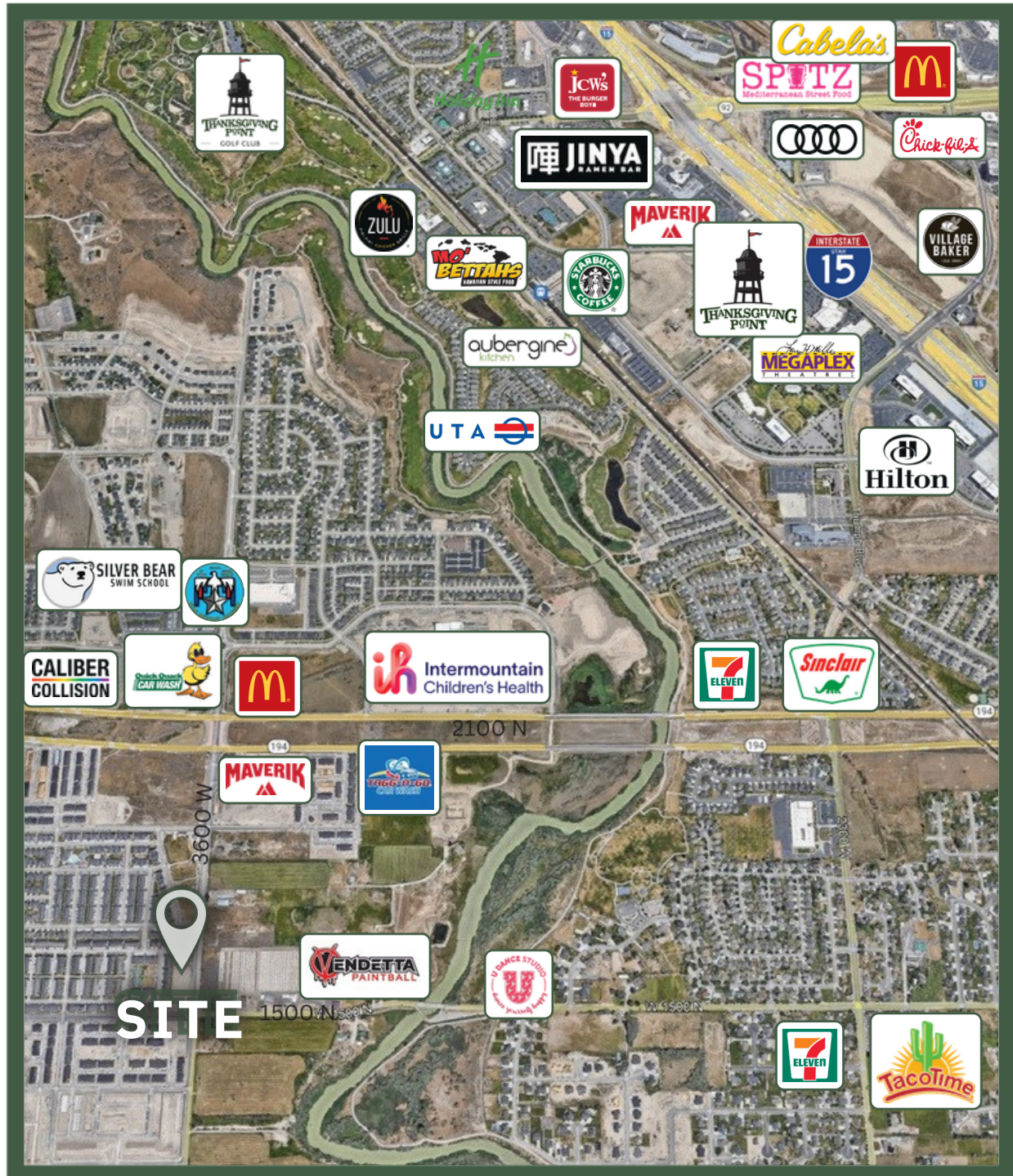


BUILDING B-1 and B-2 OFFICE/RETAIL FLOOR PLAN EXAMPLE



NEARBY BUSINESSES

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NEARBY RESIDENTIAL

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Over 11,000 homes occupied or to be built near the site.