

YOUR BUSINESS HERE



## EXCHANGE BUSINESS CENTER

1550 N 3600 W Lehi, UT 84043

### PROPERTY OVERVIEW

#### **Building B-3 available Summer 2026**

- All new building starting construction November 2026
- 1500 to 5000 +/- sqft available
- Builder to deliver building shell & grey shell interior finish.
- 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

Proposed Lease Rate:

# \$40 PSF

Pending space and use

### CONTACT:

**Grow Development**



**801-326-8886**



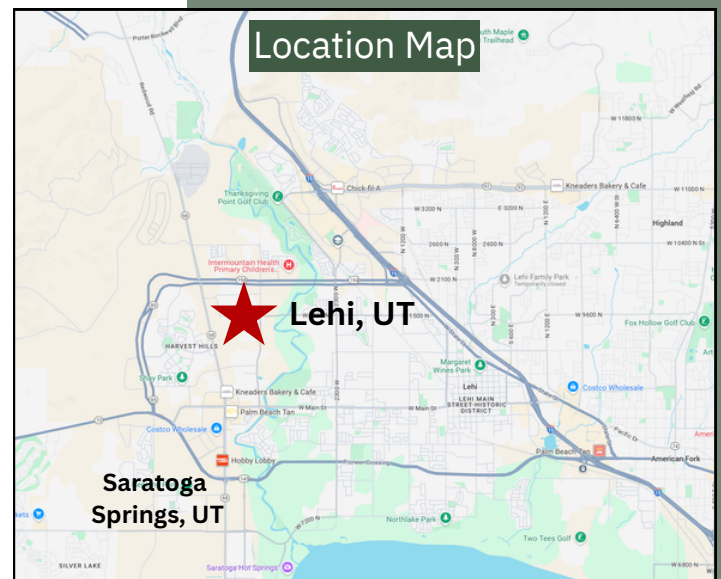
**Info@GrowDev.com**



**www.growdev.com**

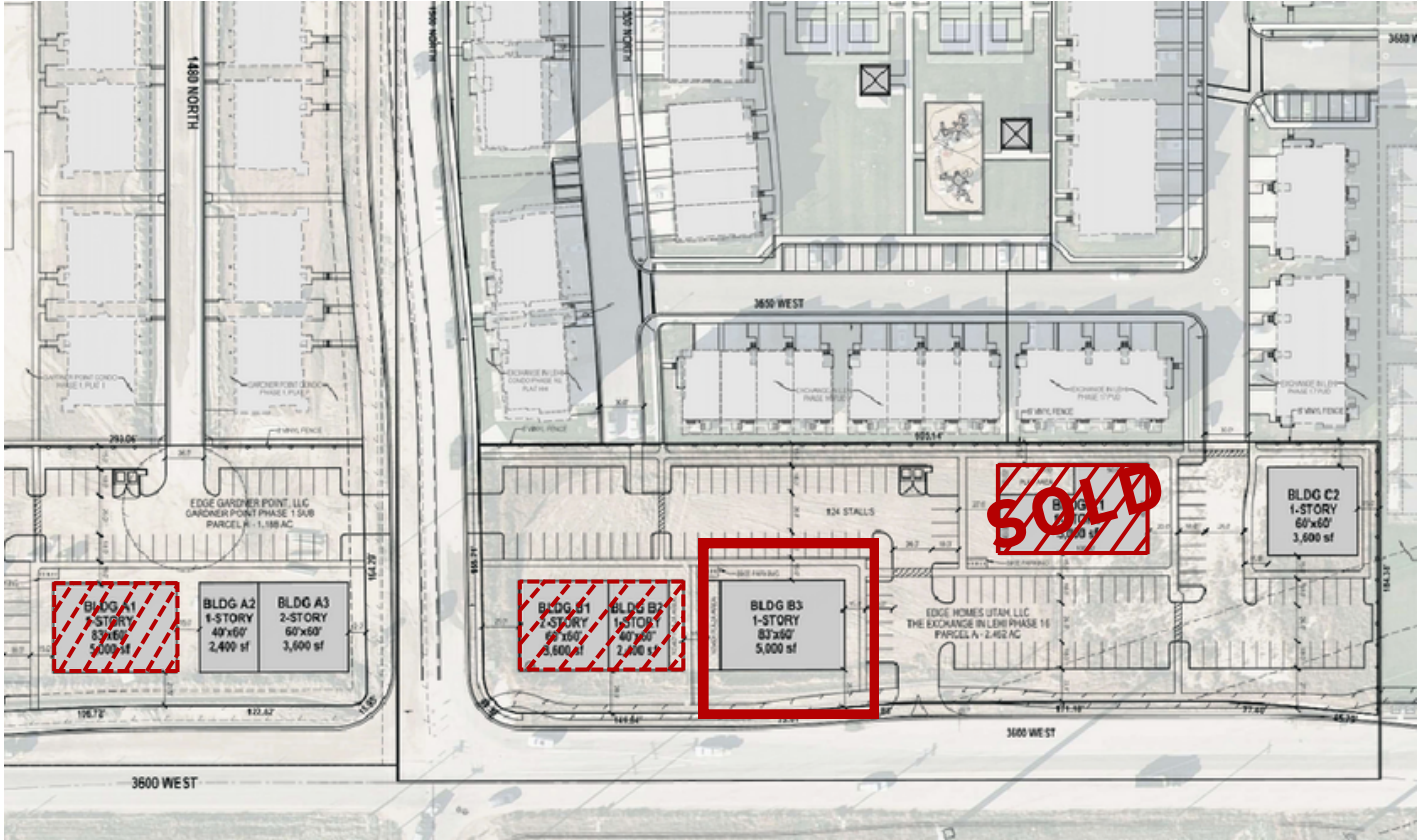
### DEMOGRAPHICS

| 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-3 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-3 EXTERIOR RENDERINGS

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# FLOOR PLAN EXAMPLE

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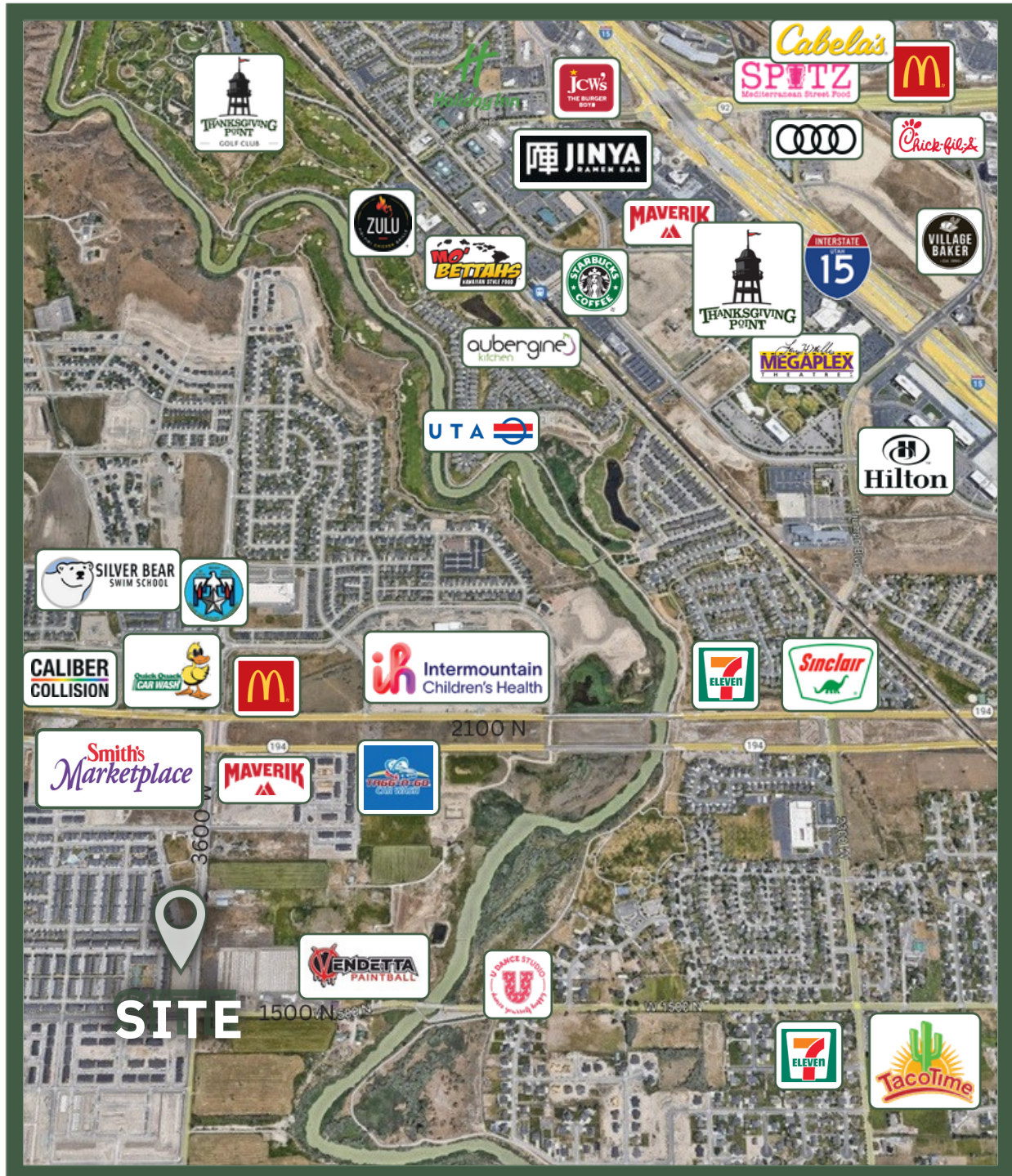


## BUILDING B-3 MEDICAL/RESTAURANT FLOOR PLAN EXAMPLE



# NEARBY BUSINESSES

1550 N 3600 W LEHI, UT 84043



# NEARBY RESIDENTIAL

1550 N 3600 W LEHI, UT 84043



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