



EXCHANGE BUSINESS CENTER

1550 N 3600 W Lehi, UT 84043

PROPERTY OVERVIEW

Building A-1 available Fall 2025

- All new building starting construction March 2025
- 1,500 to 5,000 +/- sqft available
- 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 LEASE

Price Per SQFT:

\$500 PSF

Purchase Price:

\$2,500,000

CONTACT:

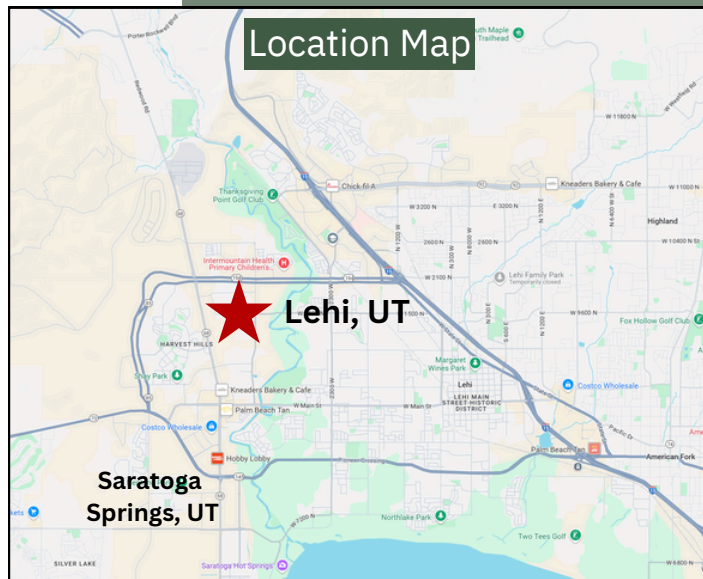
Boyd Brown

(801) 326-8886

www.growdev.com

DEMOGRAPHICS

Population	1 Mile	3 Mile
2023 Estimated	12,887	75,588
2028 Projected	16,356	92,595
Households		
2023 Estimated	4,452	21,098
2028 Projected	5,516	26,330
Income		
2023 Median HHI	\$122,836	\$114,403
2023 Average HHI	\$149,425	\$144,055

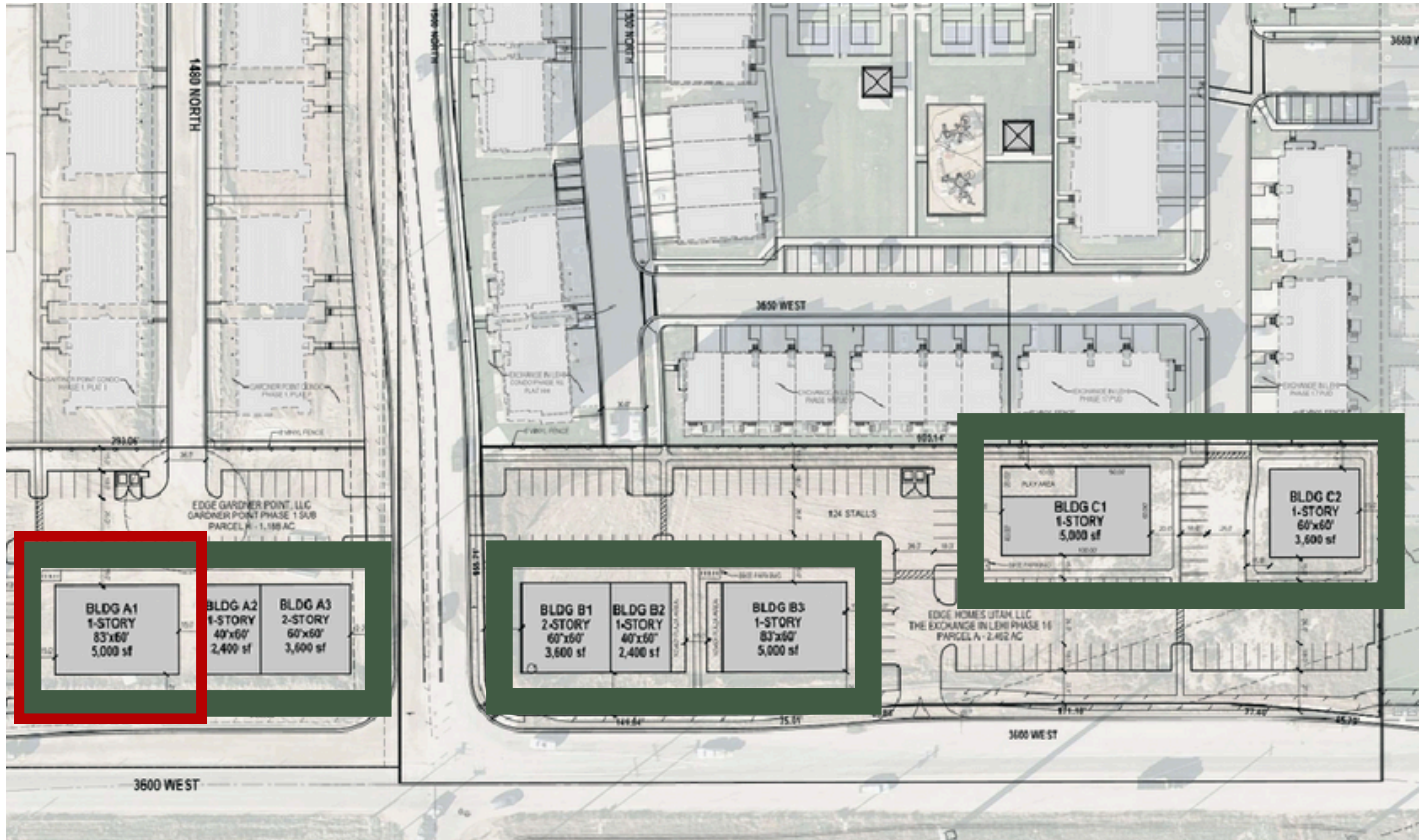


KW UTAH REALTORS
KELLERWILLIAMS

KW COMMERCIAL

A-1 SITE PLAN LOCATION

1550 N 3600 W LEHI, UT 84043



ZONING:
Neighborhood Commercial

BUILDING A-1

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

BUILDING A-2

Available Space: 1 story 2,400 sq ft

BUILDING A-3

Available Space: Main Floor 3,600 sqft
2nd Floor 3,600 sqft

BUILDING B-1 Available Space: Main
Floor 3,600 sqft 2nd Floor 3,600 sqft

BUILDING B-2

Available Space: 1 story 2,400 sq ft

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

A-1 EXTERIOR RENDERINGS

1550 N 3600 W LEHI, UT 84043

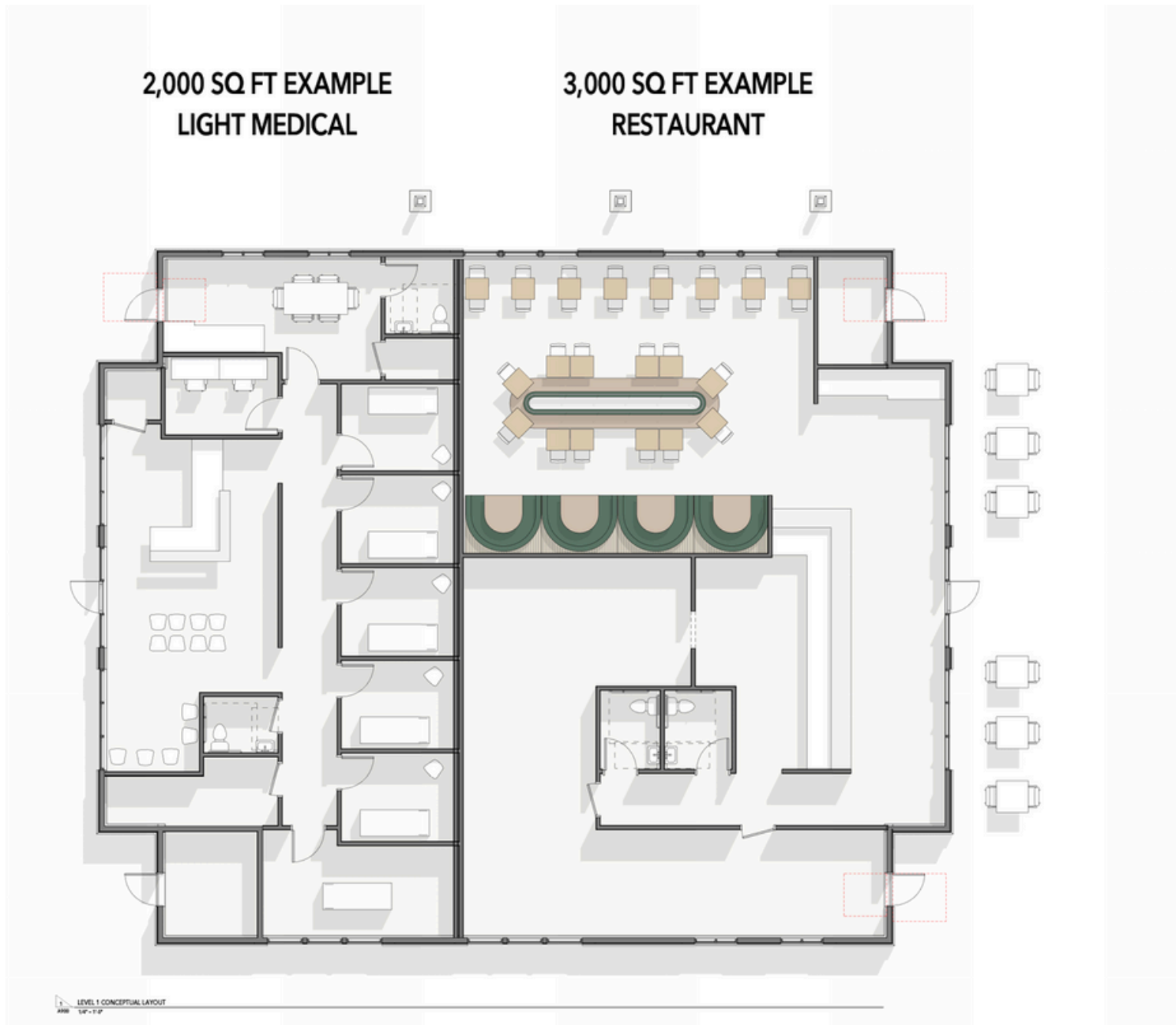


FLOOR PLAN EXAMPLE

1550 N 3600 W LEHI, UT 84043



BUILDING A-1 MEDICAL/RETAIL FLOOR PLAN EXAMPLE

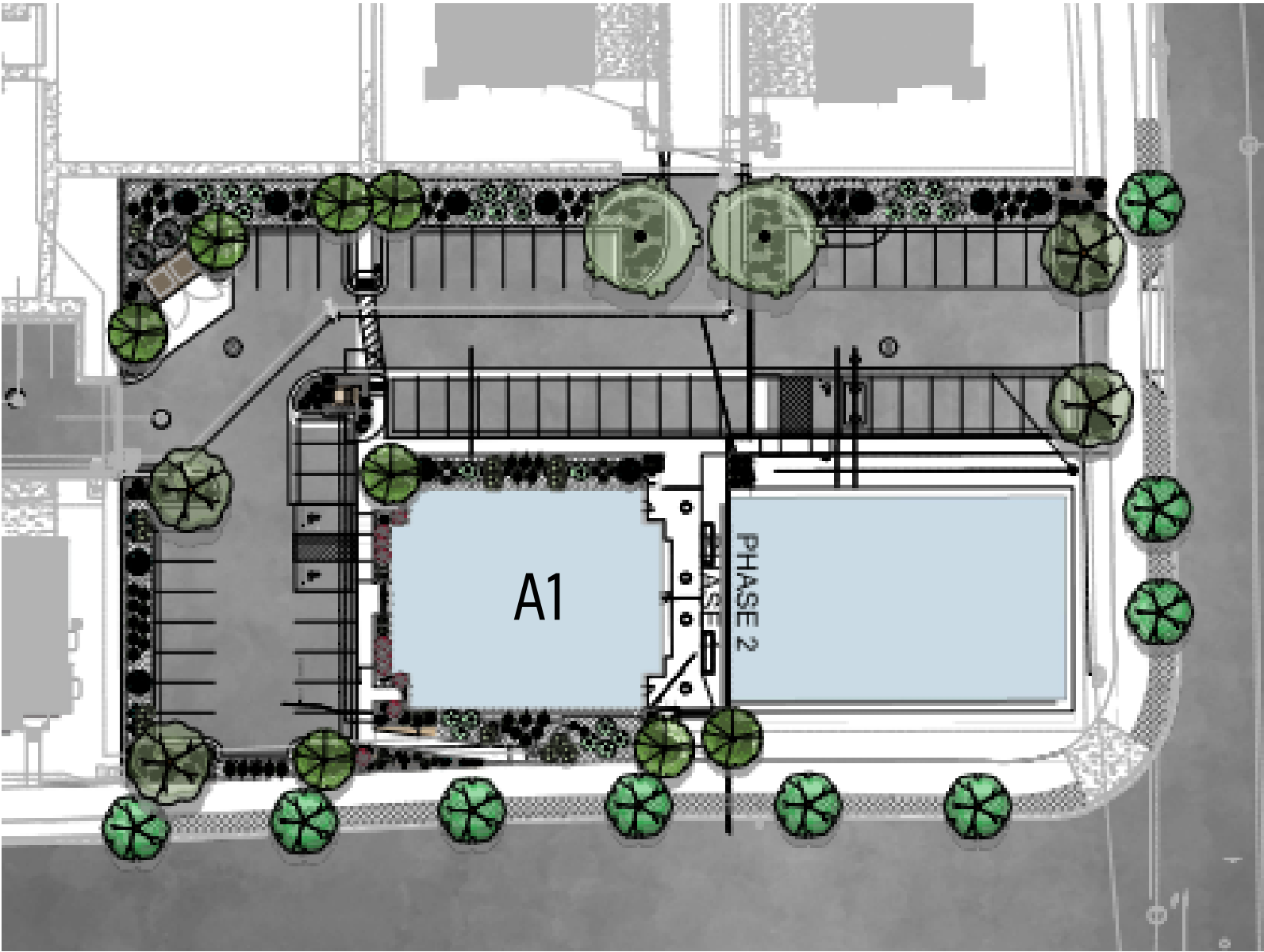


A-1 LANDSCAPE PLAN

1550 N 3600 W LEHI, UT 84043

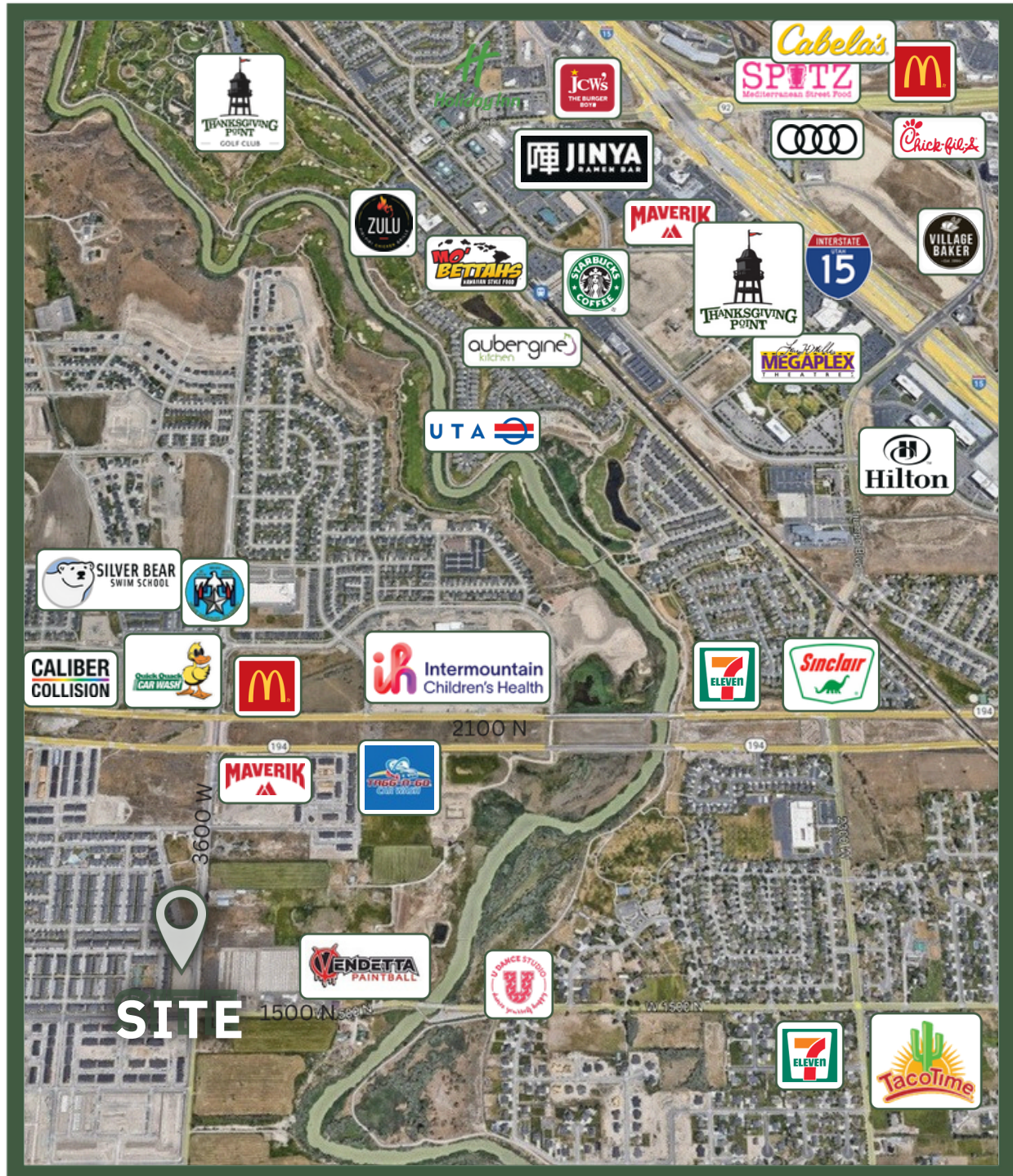


PROPOSED LADSCAPE PLAN



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.