



OFFICE BUILDING FOR LEASE

## EAGLE MOUNTAIN NEW MEDICAL OFFICE

4317 Pony Express Parkway, Eagle Mountain, UT 84005



### Property Description

Great opportunity to access the Eagle Mountain City Center market in this brand new building! Great demographics with significant expected growth makes this a can't miss for your business. Only 1,538 RSF remaining on second level. Filling up fast!

### Property Highlights

- Brand New Construction
- Generous Tenant Improvement Allowance
- Building Signage still available!

### Offering Summary

Lease Rate	\$28.00 SF/yr (NNN)
Number of Units	5
Building SF	25,046 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,794	3,503	10,469
Total Population	11,463	14,270	44,082
Average HH Income	\$104,758	\$109,648	\$128,415

**ANDY EVANS**

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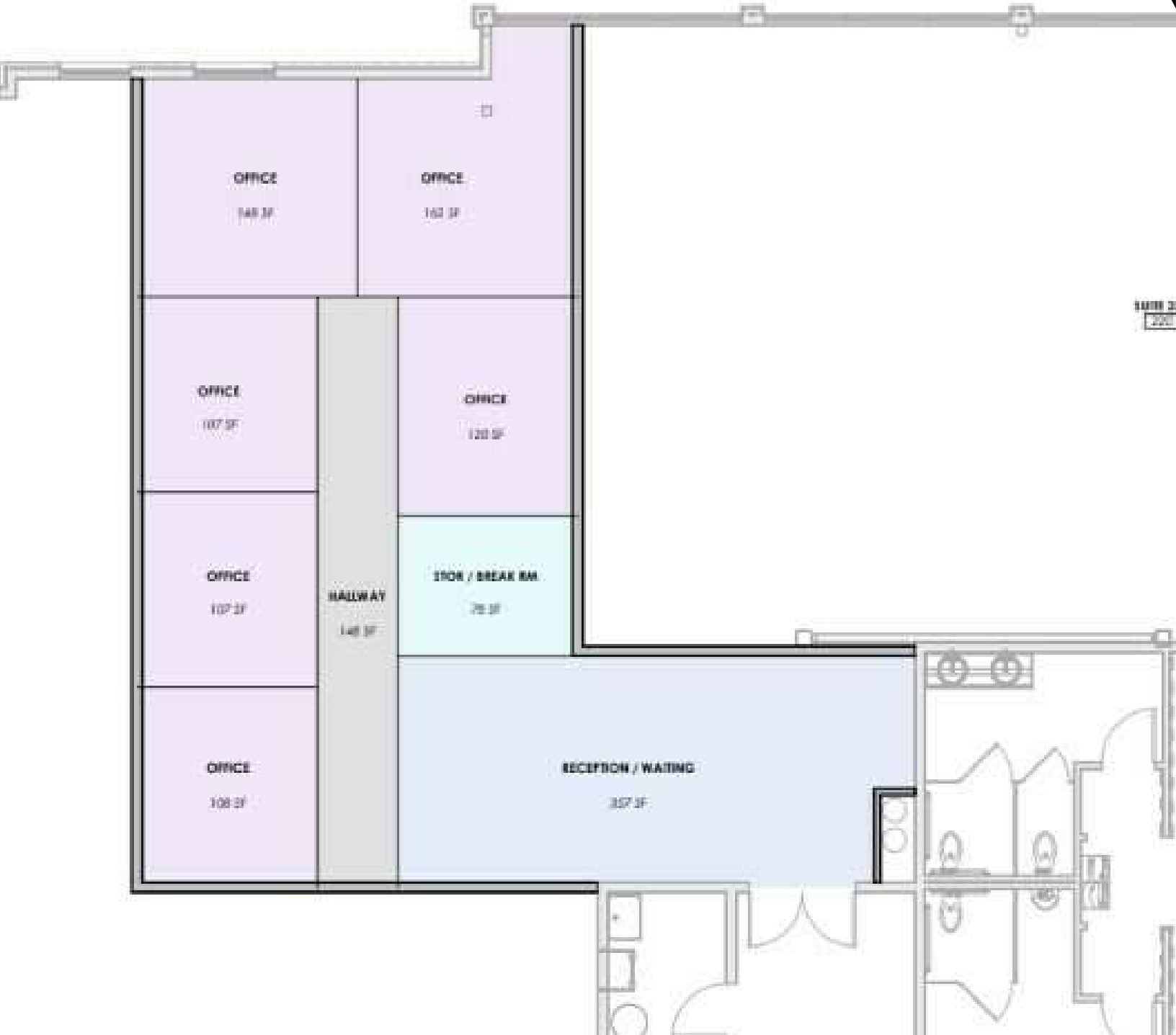




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Building Name	Eagle Mountain New Office
Property Type	Office
Property Subtype	Office Building
APN	67:182:0001
Building Size	25,046 SF
Lot Size	1.69 Acres
Building Class	B
Year Built	2025
Year Last Renovated	2025
Number of Floors	2
Average Floor Size	12,209 SF

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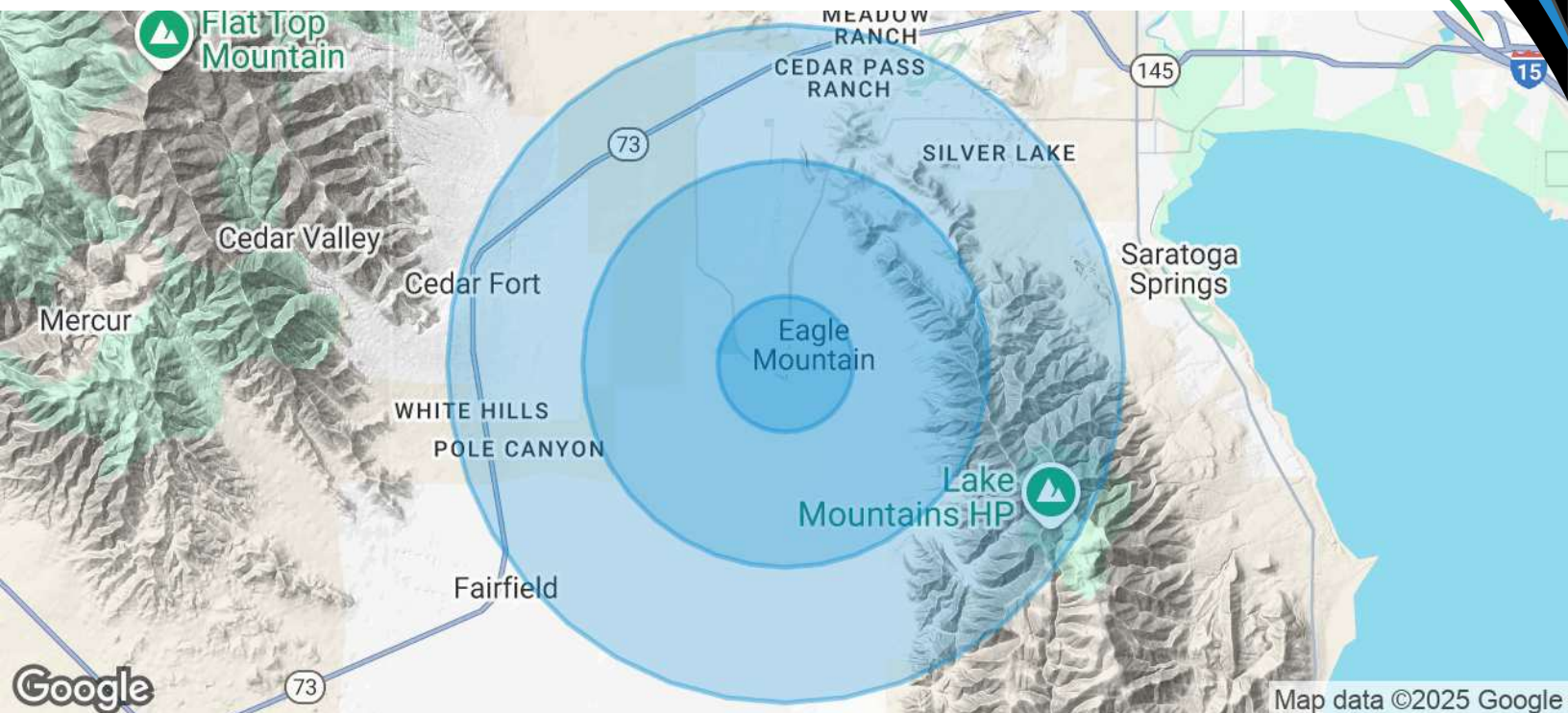




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## Population

	1 Mile	3 Miles	5 Miles
Total Population	11,463	14,270	44,082
Average Age	27	27	27
Average Age (Male)	27	27	27
Average Age (Female)	27	27	27

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,794	3,503	10,469
# of Persons per HH	4.1	4.1	4.2
Average HH Income	\$104,758	\$109,648	\$128,415
Average House Value	\$507,757	\$526,728	\$559,975

Demographics data derived from AlphaMap

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