

OFFICE BUILDING FOR SALE

# 573 SUNRISE WAY

Lehi, UT 84003



## Property Description

Brand New Office Condo's coming to East Lehi! Great exposure and location! Five Units available:

- 101 - 4,692 RSF - \$1,759,500.00
- 102 - 6,630 RSF - Sold
- 201 - 4,790 RSF - Under Contract
- 202 - 3,292 RSF - Sold
- 203 - 3,678 RSF - Under Contract

## Property Highlights

- Prime Frontage
- Parking 4/1000
- Great growth around site
- Leasing Options will be considered
- Open for Business!
- Owner / Agent

## Offering Summary

<b>Sale Price:</b>	\$375 / RSF
<b>Number of Units:</b>	5
<b>Building Size:</b>	23,154 SF

## Demographics 1 Mile 3 Miles 5 Miles

<b>Total Households</b>	2,375	14,385	40,739
<b>Total Population</b>	8,931	54,022	148,274
<b>Average HH Income</b>	\$135,196	\$127,531	\$124,562

**ANDY EVANS**

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<b>Property Type</b>	Office
<b>Property Subtype</b>	Office/Medical Building
<b>Building Size</b>	23,154 SF
<b>Lot Size</b>	1.3 Acres
<b>Building Class</b>	B
<b>Year Built</b>	2025
<b>Number of Floors</b>	2

Brand New Office Condo's coming to East Lehi! Great exposure and location! ONLY ONE UNIT LEFT!

101 - 4,692 RSF

102 - 6,630 RSF - Sold

201 - 4,790 RSF - Under Contract

202- 3,292 RSF - Sold

203- 3,678 RSF - Under Contract



- Prime Frontage
- Parking 4/1000 with Covered Spaces!
- Great growth around site
- Strong Demographics

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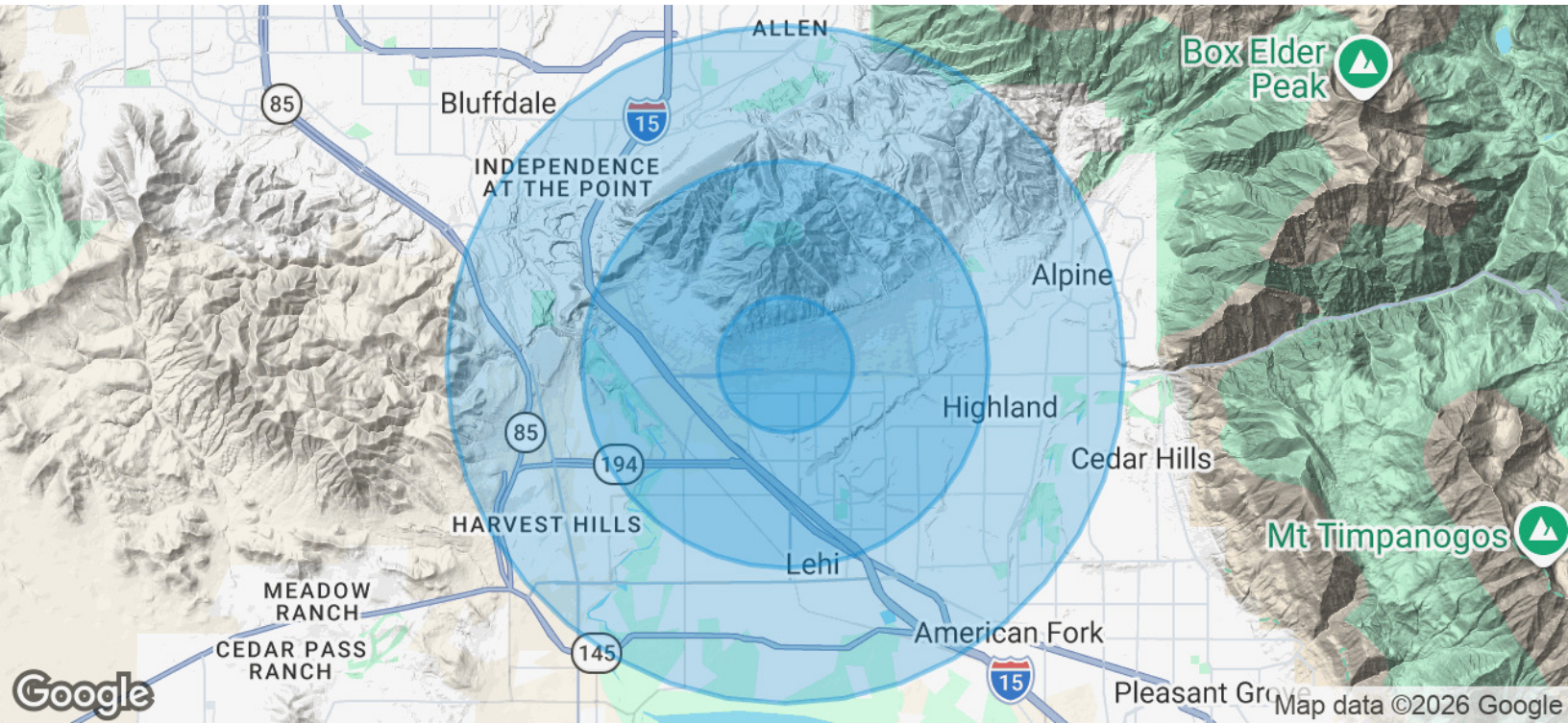
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	8,931	54,022	148,274
<b>Average Age</b>	25.0	25.1	27.0
<b>Average Age (Male)</b>	24.2	25.3	26.6
<b>Average Age (Female)</b>	25.5	25.3	27.5

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,375	14,385	40,739
<b># of Persons per HH</b>	3.8	3.8	3.6
<b>Average HH Income</b>	\$135,196	\$127,531	\$124,562
<b>Average House Value</b>	\$434,262	\$430,546	\$453,262

2020 American Community Survey (ACS)

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