



FOR LEASE

3155 West 90 North
Hurricane, UT 84737

- Shell Condition
- Brand new Class A professional office/medical office opportunity on Busy SR-HWY 9

±20,208 SF | MEDICAL/OFFICE

Property Specs

LEASE PRICE	\$29.50 NNN Annual
SUITE SIZE SF	±2,900 - 10,463 SF
ZONING	C-3
LOT SIZE	±1.15 Acres
TYPE	Office Medical Office
AVAILABLE	November of 2027

- Brand new Class A professional office/medical office opportunity on Busy SR-HWY 9
- Ideally positioned in high growth areas of southern Utah
- Beautiful modern construction with strong curb appeal and professional presence
- Shell-condition space allowing tenants the flexibility to customize improvements to fit their operational needs
- For more information contact Zach Hatch



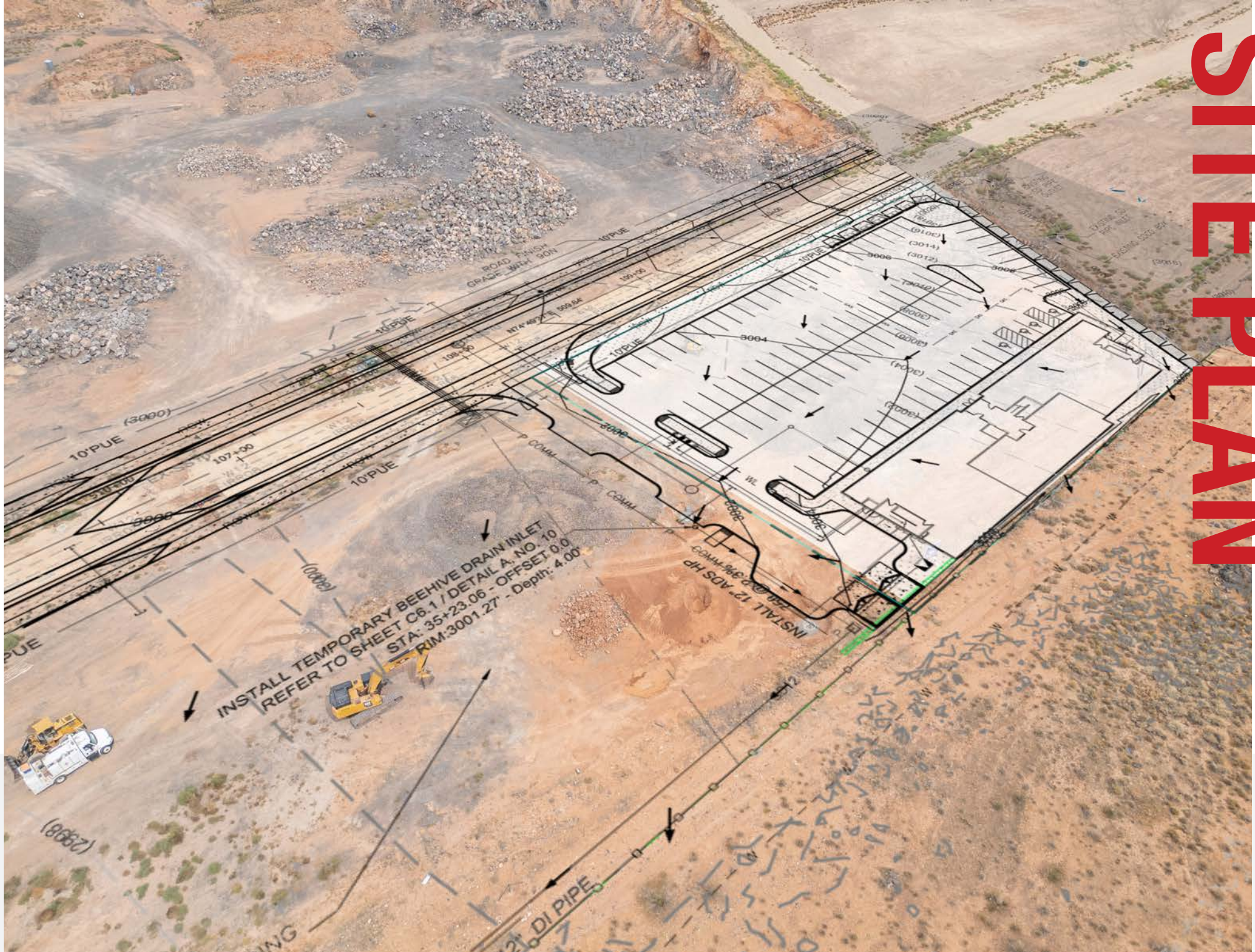
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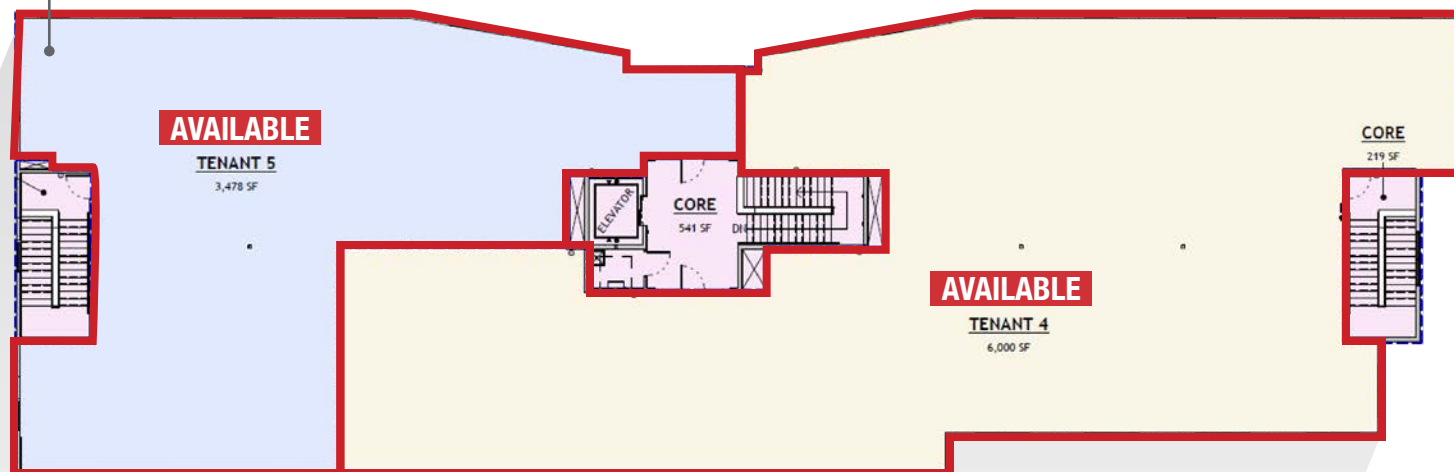
SITE PLAN



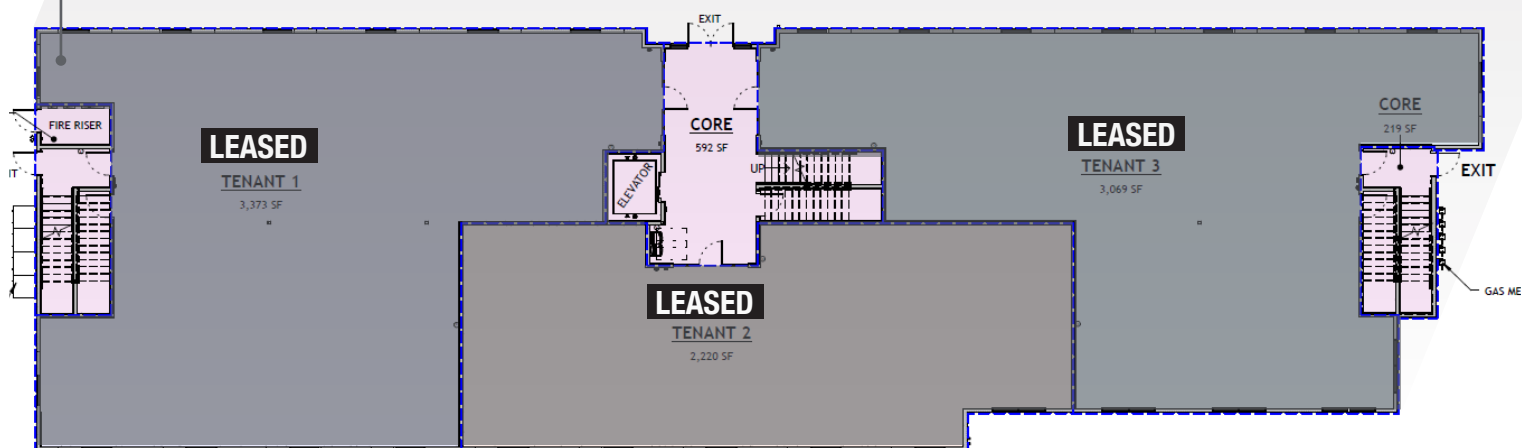


FLOOR PLAN

FLOOR 2 2,900 - 10,463 RSF

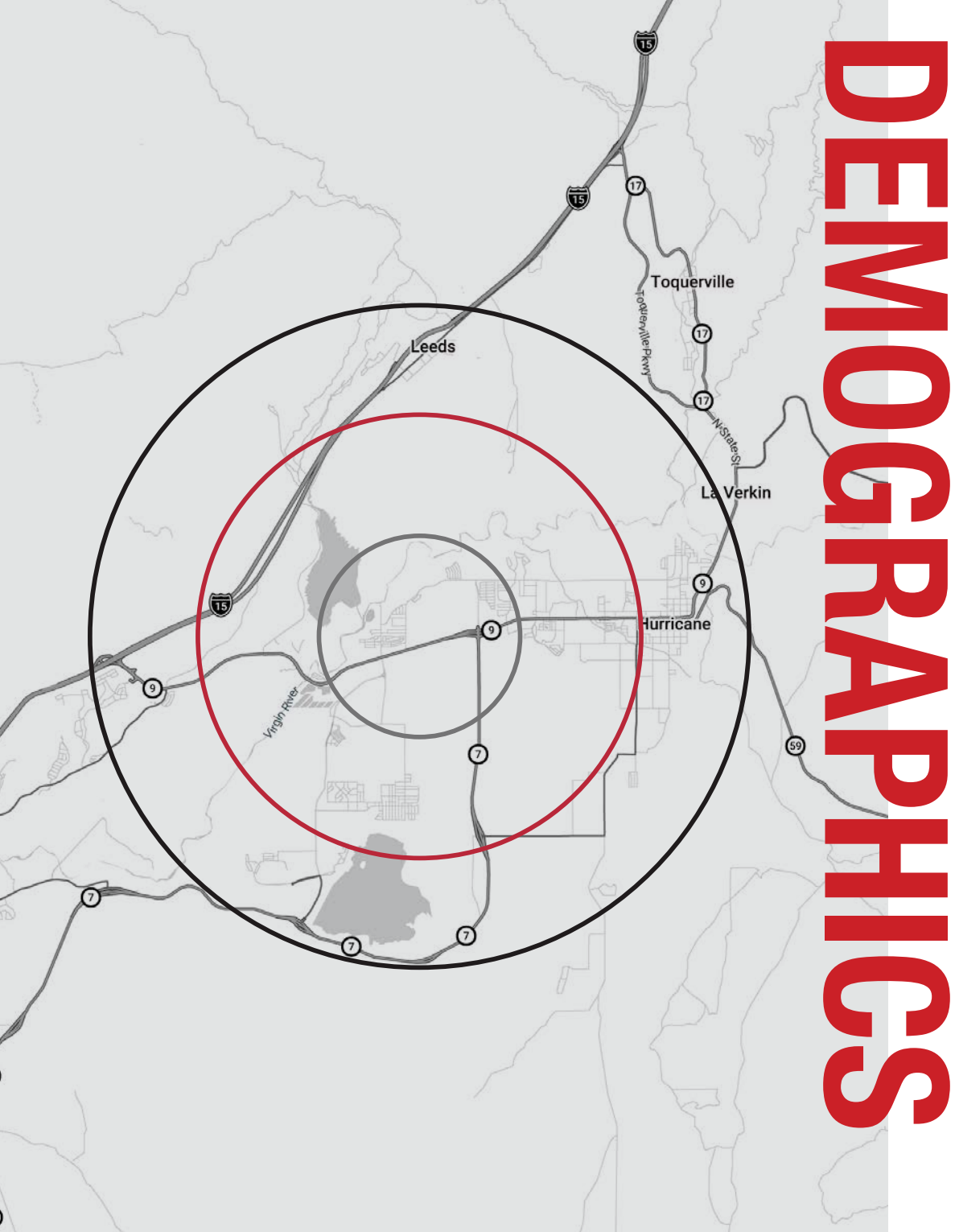


FLOOR 1 9,745 RSF



COMPLETION: November of 2027

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION

2026 Population

HOUSEHOLDS

2026 Households

INCOME

2026 Average HH Income

1-mile

3,187

1-mile

1,241

1-mile

\$85,320

3-mile

13,812

3-mile

5,385

3-mile

\$113,513

5-mile

27,178

5-mile

10,071

5-mile

\$111,973

Traffic Counts

STREET

State Street

Southern Parkway

AADT

42,037

5,015

Cities Nearby

Reno, Nevada	525 miles
Los Angeles, California	697 miles
Salt Lake City, Utah	10 miles
Denver, Colorado	523 miles
Phoenix, Arizona	671 miles
San Antonio, Texas	1,321 miles

TERMS & CONDITIONS

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