

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 - \$1,796,250.00
- 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

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

Demographics 1 Mile 3 Miles 5 Miles

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

ANDY EVANS

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

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102 - 6,630 RSF - Sold

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202- 3,292 RSF - Sold

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

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Lehi Temple Site (The Church of Jesus Christ of Latter-day Saints)

D-R HORTON
America's Builder

Viewpoint Middle School

Belmont Elementary

CHASE

HARMONS
NEIGHBORHOOD GROCER



CENTRAL
BANK

TEXAS
INSTRUMENTS

HOUSTON
HOT CHICKEN

DELTA
TACO



COTTONWOOD
TITLE

Cafe Rio
TACO MEXICAN RESTAURANT

Skyridge High School

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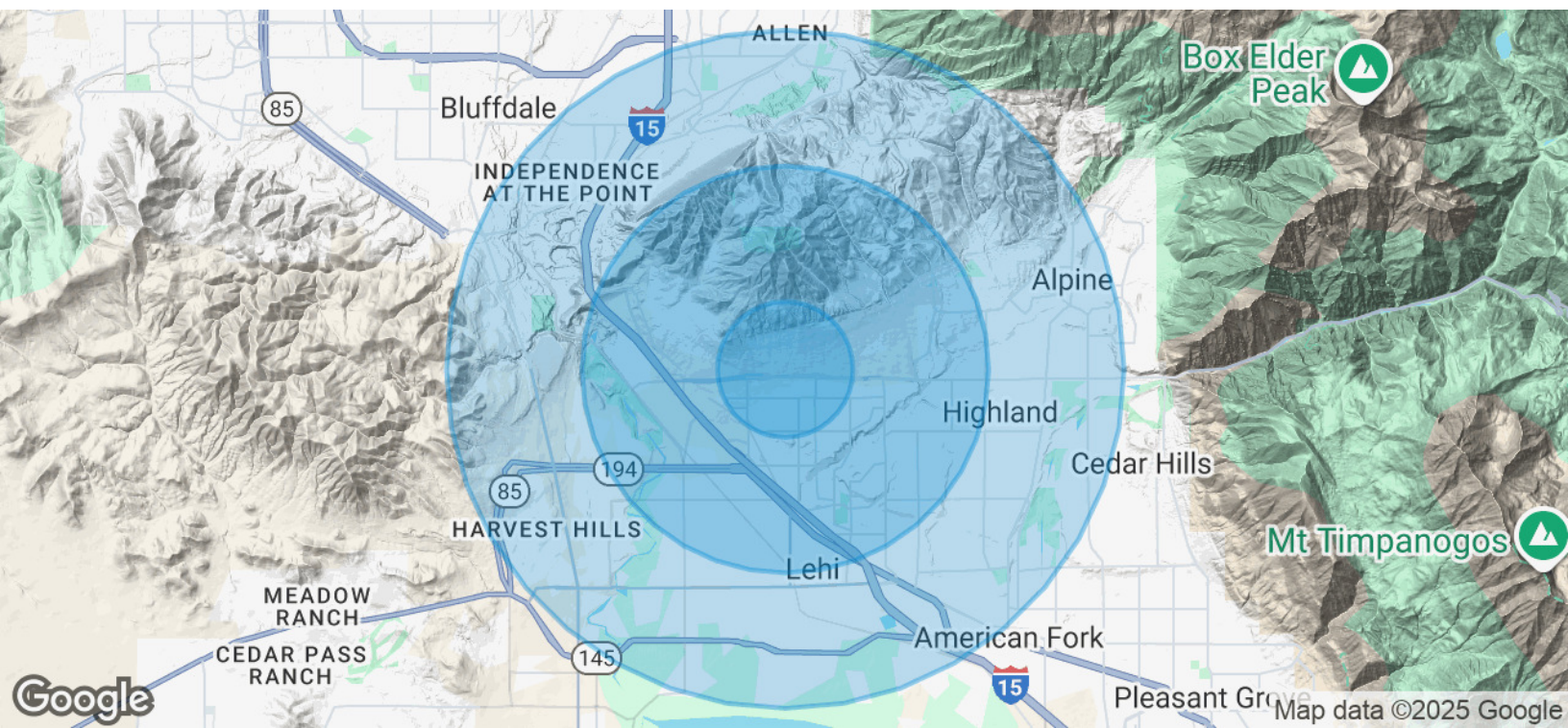
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,931	54,022	148,274
Average Age	25.0	25.1	27.0
Average Age (Male)	24.2	25.3	26.6
Average Age (Female)	25.5	25.3	27.5

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

2020 American Community Survey (ACS)

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