

FOR LEASE

LEHI MEDICAL CONDOS



## PROPERTY DETAILS

3742 WEST WATERBURY DRIVE, LEHI, UT 84043

LEASE RATE: \$35.00/SF FULL SERVICE GROSS

- **Up to 7,945 RSF Space Available**
  - » Suite 100 - 2,417 RSF
  - » Suite 120 - 2,886 RSF
  - » Suite 130 - 2,642 RSF
- **Modern design and architecture**
- **Access to countless amenities**
- **Street advertising signage available**
- **Create the ideal office space**
- **One mile from I-15 exit**
- **Generous TI allowance**
- **Ready immediately for construction**
- **Shell condition**
- **Directly west of Intermountain Primary Childrens Hospital**
- **First floor for easy access**
- **Join multiple other medical professionals in the building**
- **Long term lease required**



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**PETER BLACK**

pblack@mwcre.com

direct 801.971.9425

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312 East South Temple

Salt Lake City, UT 84111

Office 801.456.8800

[www.mwcre.com](http://www.mwcre.com)



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# FLOOR PLAN

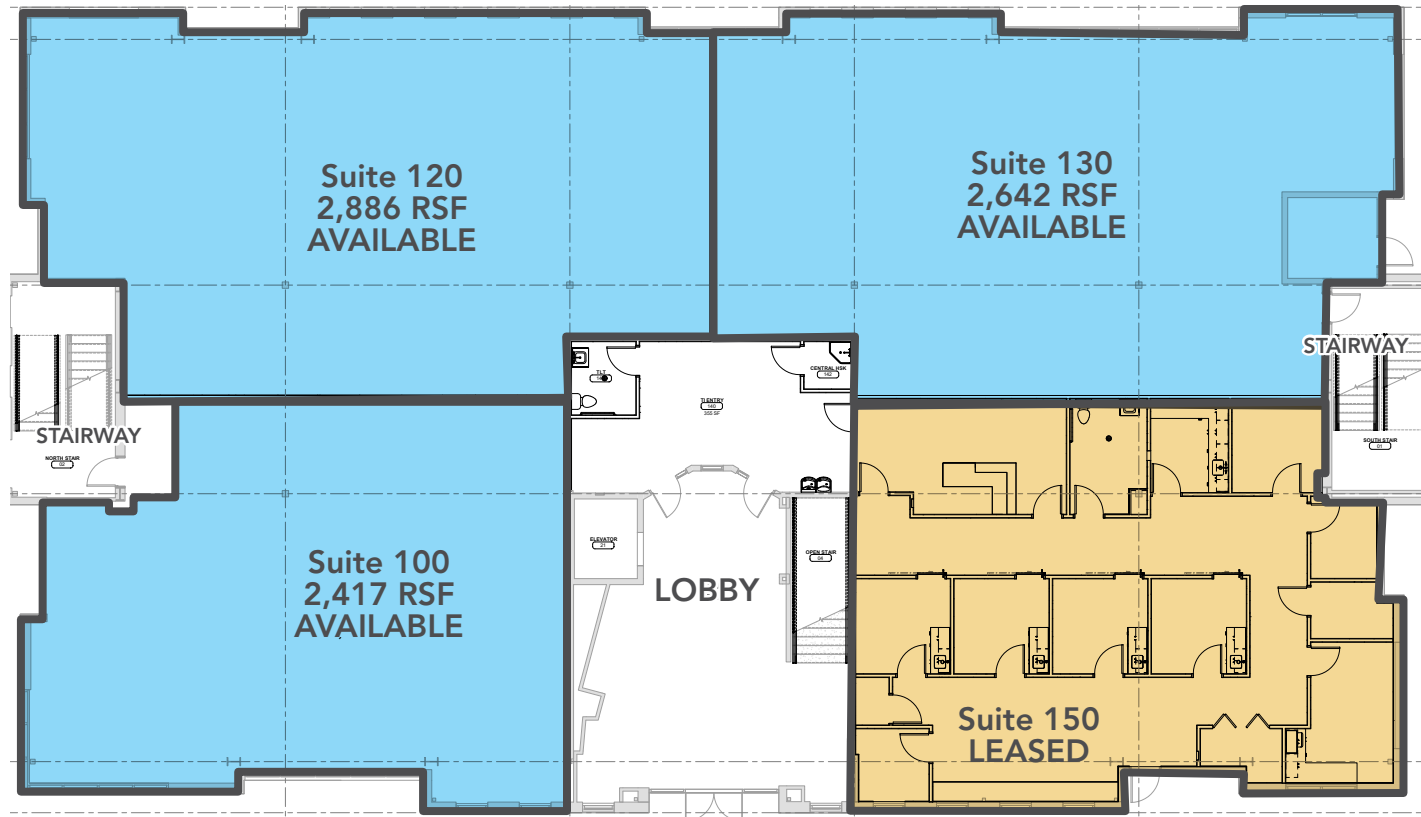
# LEHI MEDICAL CONDOS



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## FIRST FLOOR



All suites can be combined  
for a total of 7,945 RSF

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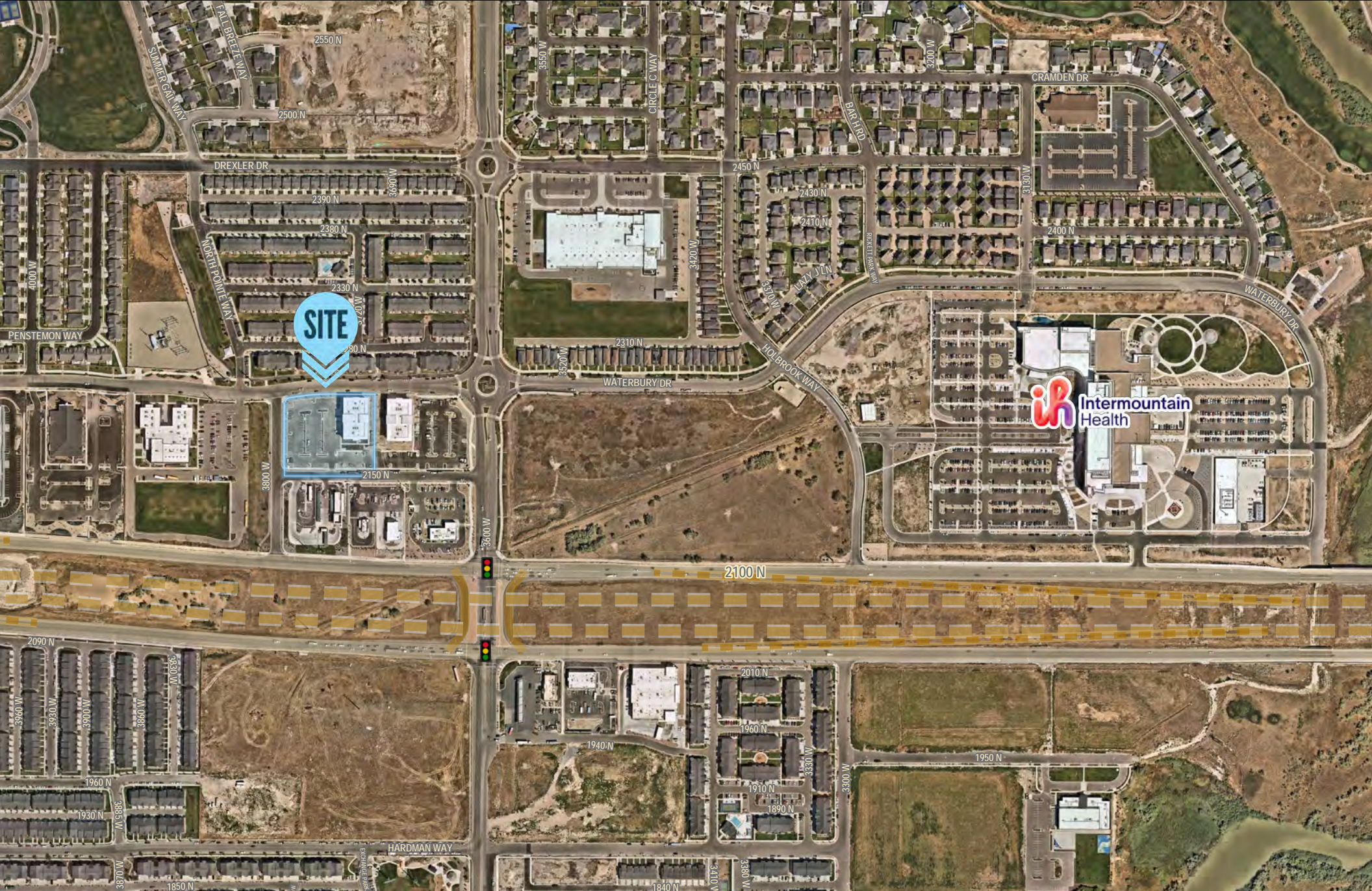
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**SITE**



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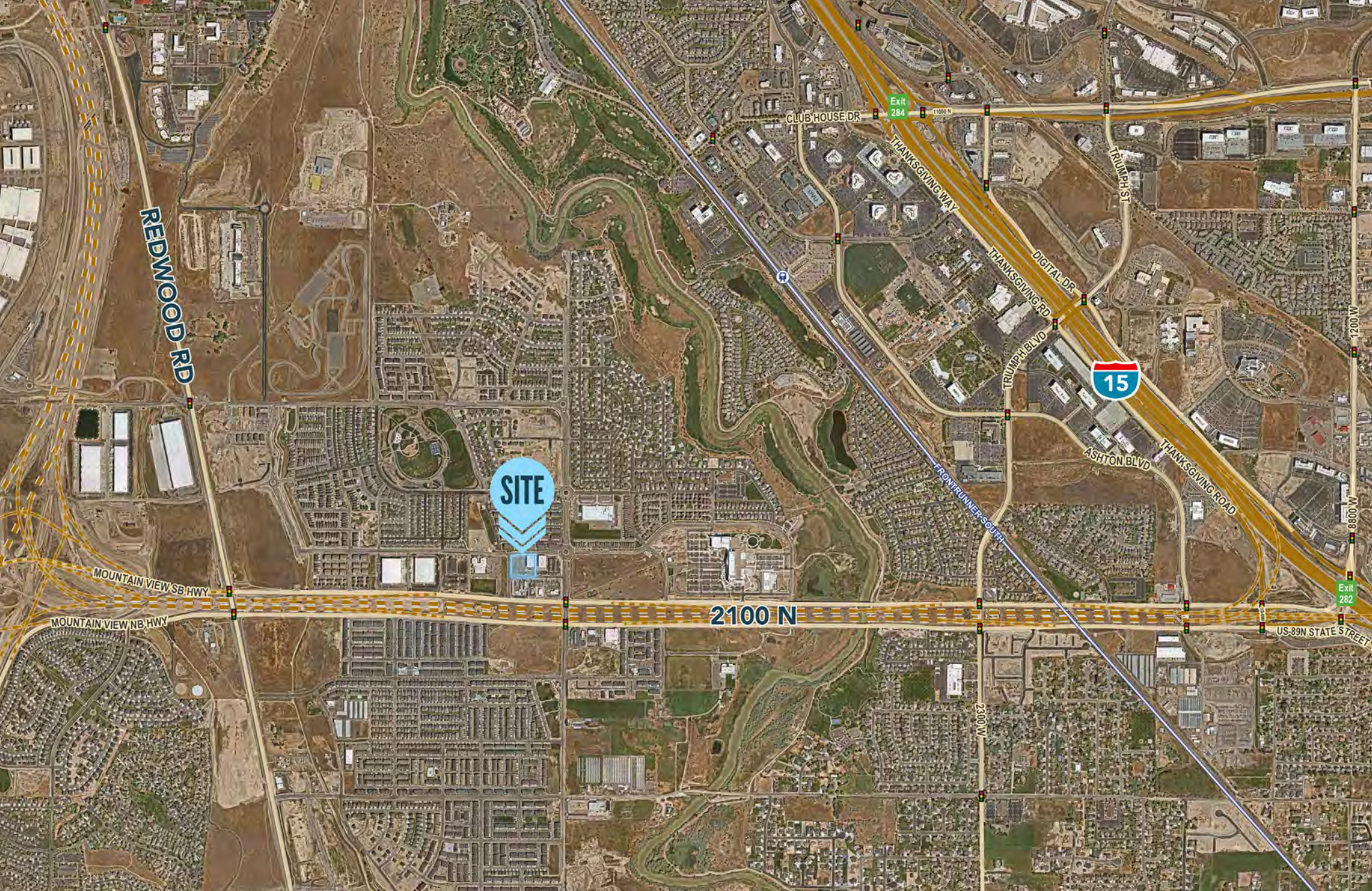
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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