



RIVERBEND PLACE

2278 W MAIN ST. LEHI, UTAH 84043
MEDICAL OFFICE SPACE FOR LEASE



PRESENTED BY



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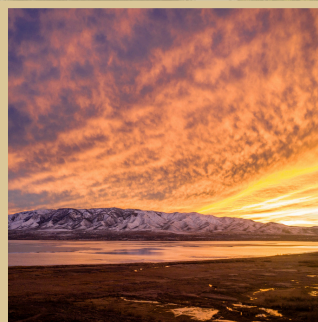
NATALIE JONSSON
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**DESIGNED FOR
GROWTH,
POSITIONED FOR
OPPORTUNITY**





Nestled in the vibrant heart of Lehi, UT, Riverbend Place offers premier medical office space designed to empower healthcare professionals and elevate patient experiences. This state-of-the-art facility combines modern functionality with a welcoming environment, providing an ideal setting for medical practices to thrive. Conveniently located with excellent accessibility and surrounded by a thriving, growing community, Riverbend Place is where opportunity meets innovation. Whether you're looking to expand or establish your practice, this space offers the perfect foundation for success and growth.

GALLERY

PROXIMITY MAP

30

MINS



BIG COTTONWOOD CANYON

32

MINS



SLC INT. AIRPORT

39

MINS



UNIVERSITY OF UTAH

6

MINS



I-15 INTERSTATE

8

MINS



SILICON SLOPES - LEHI

17

MINS



AMERICAN FORK CANYON

31

MINS



DOWNTOWN SALT LAKE CITY

RIVERBEND PLACE



EASY ACCESS



RIVERBEND PLACE

**YOUR
PRACTICE,
ELEVATED**

WHAT'S NEARBY



AMENITIES

72 RESTAURANTS
68 RETAILERS
6 GYMS
8 ENTERTAINMENT VENUES

RIVERBEND PLACE LOCAL FAVORITES

- EDNA'S MARKET & GRILLE
- 7-ELEVEN
- HOUSTON HOT CHICKEN
- MACEY'S
- ABIYAKI HIBACHI GRILL
- JACKSONS FOOD STORES
- CAFE ZUPAS
- HOBBY LOBBY
- TEXAS ROAD HOUSE
- HOME DEPOT
- LEHI BAKERY
- RUMBI ISLAND GRILL
- WALMART SUPERCENTER
- BUFFALO WILD WINGS
- WALGREENS
- LA FOUNTAIN
- SINCLAIR
- ROXBERRY JUICE
- PIONEER MARKET
- BEANS & BREWS
- TARGET
- IN-N-OUT BURGER
- COSTCO WHOLESALE
- THE SMOKED TACO
- HARTS GAS & FOOD
- STARBUCKS
- CHIC-FIL-A
- NORI SUSHI BAR & GRILL
- CAFE RIO
- SWIG
- TAMASHI RAMEN
- MASTRA
- ROCK CREEK PIZZA
- TEPANYAKI JAPANESE STEAKHOUSE
- IKE'S SANDWICHES
- ZAO ASIAN CAFE



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SITE MAP



RIVERBEND PLACE

2 2 7 8 W
M A I N S T .
L E H I , U T
8 4 0 4 3



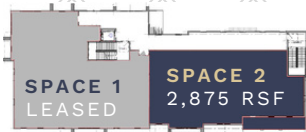
FIRST FLOOR

SPACE 1	3,446 RSF
SPACE 2	3,515 RSF



* D I S C L A I M E R : S F I S S U B J E C T T O C H A N G E

SECOND FLOOR



SPACE 1	LEASED
SPACE 2	2,875 RSF



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RIVERBEND PLACE

PROPERTY FEATURES

- 5 PUBLIC SCHOOLS
WITHIN 2 MILES
- 16,000 AVERAGE
DAILY TRAFFIC COUNT
- 3 MILES TO
THANKSGIVING POINT
- 3 PARKING STALLS
PER 1,000 SQ FT
- 2.7 MILES TO
I-15 INTERSTATE

Discover the ideal space for your medical practice at Riverbend Place, a thoughtfully designed facility that blends modern innovation with comfort and accessibility. Located in a growing community with excellent connections to key amenities and transportation, this dynamic property offers everything healthcare professionals need to succeed and deliver exceptional patient care.



AVAILABILITY

RIVERBEND PLACE

LOCATION	2278 W. MAIN ST. LEHI, UTAH 84043 FIRST FLOOR
SF / COST	CONTACT BROKER FOR PRICING GUIDANCE
INTERIOR	BUILD TO SUIT 7,984 SF TOTAL SPACE 1: 3,446 RSF SPACE 2: 3,515 RSF
AMENITY	MINUTES FROM I-15 AND 150+ RETAILERS WITHIN 3 MILES

SPACE PLAN

* DISCLAIMER: SF IS
SUBJECT TO CHANGE

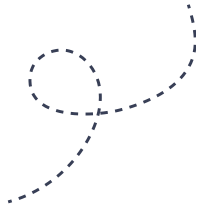


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FIRST FLOOR

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AVAILABILITY

RIVERBEND PLACE

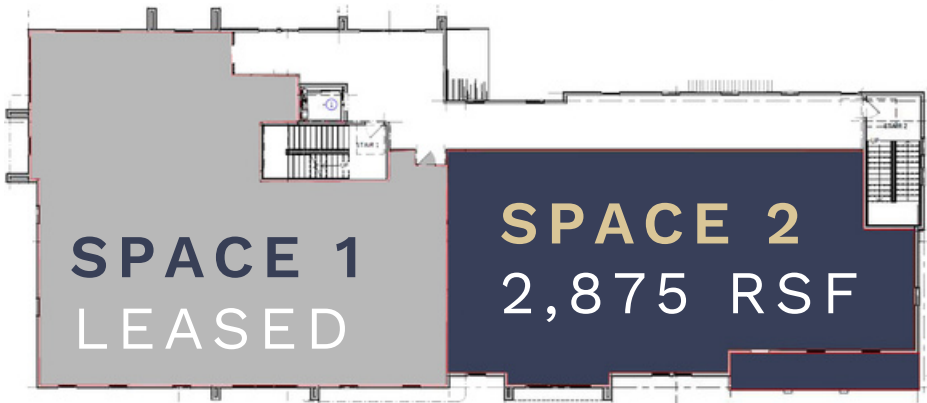
LOCATION	2278 W. MAIN ST. LEHI, UTAH 84043 SECOND FLOOR
SF / COST	CONTACT BROKER FOR PRICING GUIDANCE
INTERIOR	BUILD TO SUIT SPACE 1: LEASED - SPACE 2: 2,875 RSF AVAILABLE
AMENITY	MINUTES FROM I-15 AND 150+ RETAILERS WITHIN 3 MILES

SPACE PLAN

* DISCLAIMER: SF IS
SUBJECT TO CHANGE

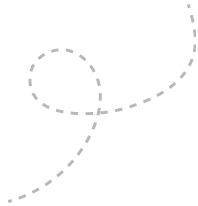


RIVERBEND
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SECOND FLOOR

SPACE 1	LEASED
SPACE 2	2,875 RSF



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PREMIER MEDICAL OFFICE SPACE AT RIVERBEND PLACE



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