

# The Old Rock Church Building

For Lease



75 West Main Street Court | Alpine, Utah, 84004

Colliers



## The Old Rock Church Building

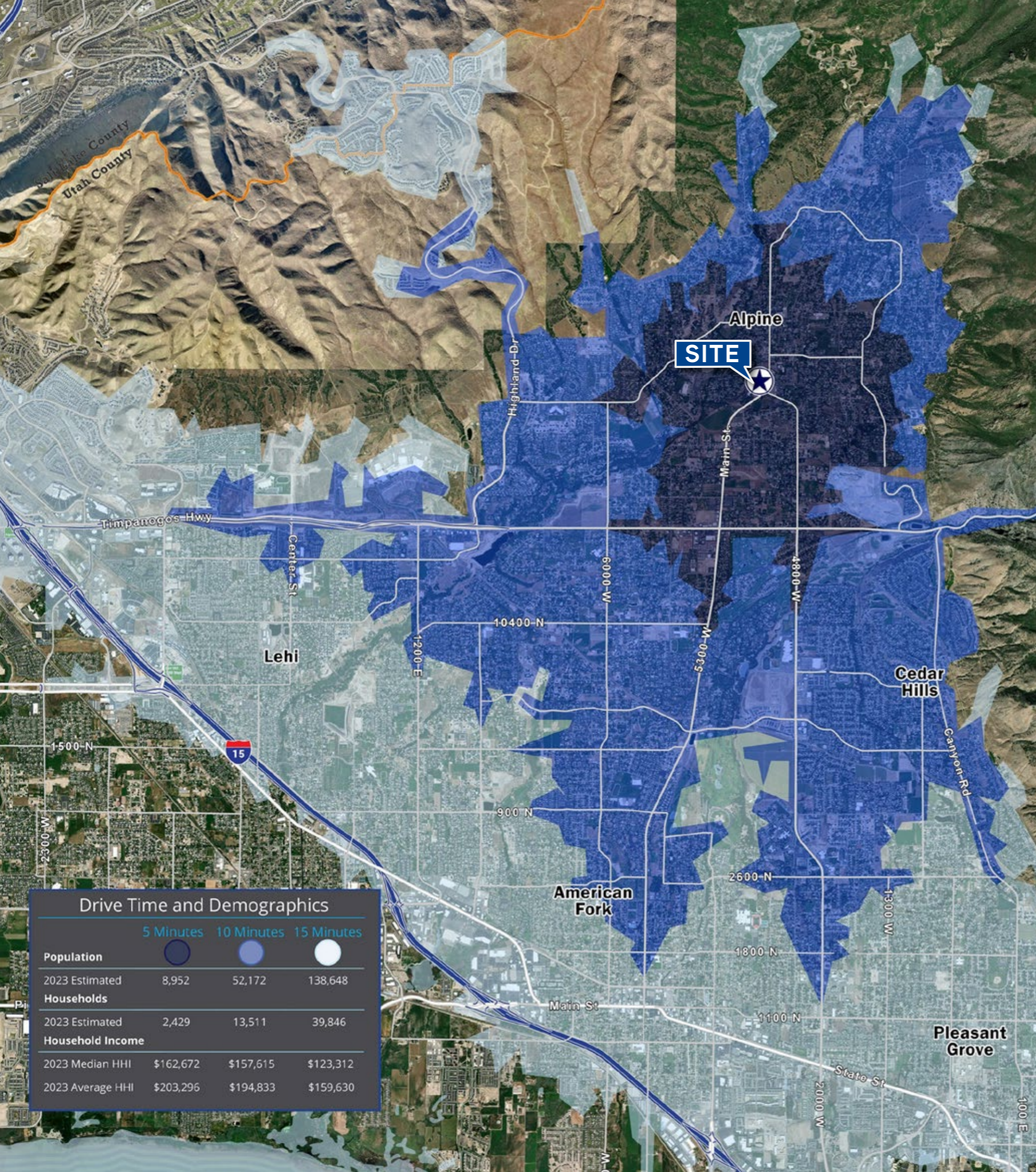
This timeless gem, is nestled in the heart of Alpine, and has been significantly renovated and improved to accommodate a variety of creative office users.

Available  
**2,496**  
square feet

Lease Rate  
**\$20.00**  
Per SF / NNN

## Class A office building For Lease

- 2,496 square feet available
- Situated on .06 acres
- Lease Rate: \$20.00/SF NNN
- NNN Rate: \$6.00/SF
- Class A finishes throughout
- Creative office space featuring the possibility of multiple private offices, a break room, space for cubes, and incredible reception space
- Unmatched visibility off of Alpine Main Street
- Stunning views of the Mountains
- Within minutes of Timpanogos Highway
- Ample Parking
- Countless amenities and services within a 2 mile radius



**Drive Time and Demographics**

	5 Minutes	10 Minutes	15 Minutes
<b>Population</b>	8,952	52,172	138,648
<b>Households</b>	2,429	13,511	39,846
<b>Household Income</b>			
2023 Median HHI	\$162,672	\$157,615	\$123,312
2023 Average HHI	\$203,296	\$194,833	\$159,630

## Drive Times



SLC AIRPORT  
35 MINS



PROVO AIRPORT  
25 MINS



POINT OF THE MOUNTAIN  
10 MINS



UVU  
30 MINS



BYU  
35 MINS



## SILICON SLOPES

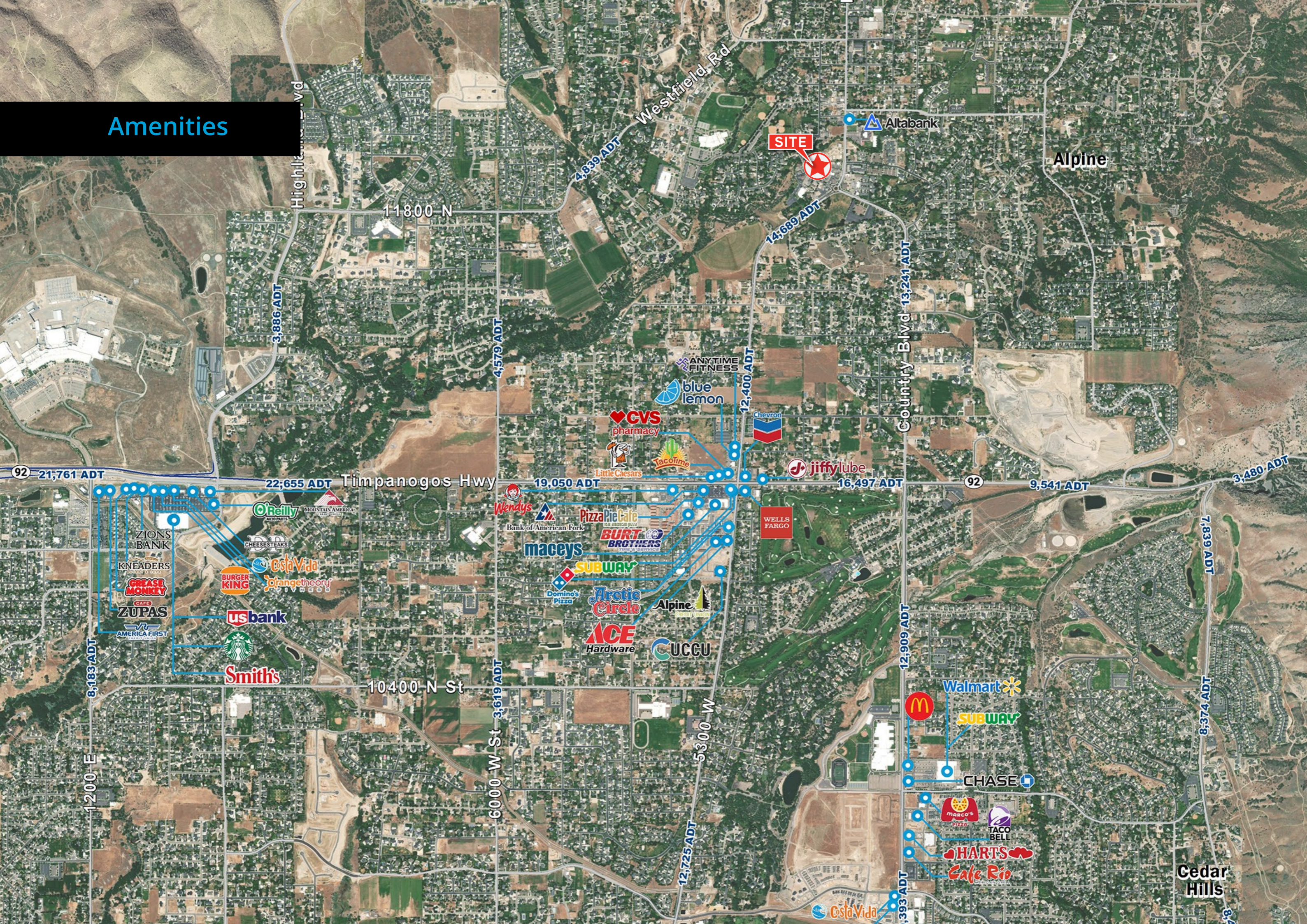
Utah's "Silicon Slopes" refers to the cluster of information technology, software development, hardware manufacturing and research firms that have emerged along the Wasatch Front. Utah is nationally recognized as a leading technology hub. In fact, the demand for workers among the growing list of tech companies is out-pacing the supply of the Utah workforce.

Utah is ranked #1 one in innovation and entrepreneurship, #2 in high-tech performance, and #3 in economic performance by the U.S. Chamber of Commerce Foundation.

Tech companies have flocked to Utah for its lower taxes, more flexible regulatory environment, and a well-educated, multilingual workforce.

There is a strong mixture of local homegrown startups (Domo, Ancestry, Qualtrics, Pluralsight, etc.), as well as major Fortune 500 companies (Adobe, Microsoft, Oracle, Symantec, etc.)

# Amenities



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