

TURNKEY DRAPER MEDICAL SUITE

38 W 13775 S, Draper, UT 84020



Location Description

Situated next to the rapidly growing South Salt Lake County development, The Point, this state-of-the-art medical building offers unmatched visibility from I-15, making it a prime location for any medical practice. The building is fully built out for a medical clinic and boasts ample parking for staff and patients, ensuring ease of access.

The surrounding area is experiencing significant growth, with new retail, office, and residential developments underway. Draper and Bluffdale's strong income demographics further enhance the appeal of this location. Draper has a median household income of approximately \$126,000—significantly higher than both the state and national averages. The bordering Bluffdale area shows similar income levels, attracting a high-income patient base.

This economic strength, combined with ongoing development, positions the property at the center of an affluent and expanding community, making it an ideal choice for a thriving medical practice.

Offering Summary

Lease Rate:	\$35.00 SF/yr (NNN)
Available SF:	2,322 SF
Lot Size:	100,506 SF
Building Size:	52,315 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,868	21,001	55,785
Total Population	10,329	69,667	183,089
Average HH Income	\$126,246	\$151,079	\$156,798

MATT HARTMAN

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Building Name	Draper Medical Suite
Property Type	Office
Building Size	52,315 SF
Building Class	A
Year Built	2016
Number of Buildings	1

This fully built-out medical space in Draper, Utah, is ideal for a medical clinic looking to establish or expand near The Point redevelopment of Southern Salt Lake County. The building features state-of-the-art facilities and offers stunning mountain views, abundant parking, and prime visibility from I-15. The location provides easy access off the freeway, making it convenient for both patients and staff.

Co-tenants include respected medical practices like Utah Gastroenterology and HCA, adding to the property's professional medical environment. Additionally, the surrounding area is experiencing significant development with new retail, office spaces, and residential projects, making this an even more attractive opportunity.

If you are looking for a modern, fully equipped medical space with an excellent location, this property is a perfect choice to grow your practice.



- - State-of-the-art medical clinic space
- - Fully built-out and move-in ready
- - Designed for medical practice efficiency
- - Versatile layout for various medical specialties
- - Patient-friendly waiting and reception area
- - Private examination and treatment rooms
- - Dedicated administrative and staff spaces
- - ADA-compliant and accessible design
- - Ample parking for patients and staff
- - Well-known medical co-tenants

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OFFICE BUILDING FOR LEASE

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