

3 MEDICAL/  
OFFICES  
AVAILABLE  
FOR LEASE

## MEDICAL / OFFICES FOR LEASE

**12427 Pasture Road, Riverton, Utah**

**RUSSELL  
MALBOUBI**

ARM REALTY

**801-473-8326**



### PROPERTY INFORMATION

- \* Spaces range from 2,294- 2,825
- \* Lease Rate \$1.65/SF/MO./NNN Lease
- \* Parking Ration: 4/1,000 RSF Lease
- \* Class A lobby and building finished
- \* Fully built out, High end finishes
- \* Beautiful property with great central location
- \* 3 minutes away from new Intermountain Healthcare Riverton Hospital
- \* Close proximity to many retail amenities
- \* Monument sign
- \* Incredible views of Wasatch Mountains
- \* Great fit for both medical and general offices
- \* Easy access to and from 12600 South and Bangerter Hwy from the building

### DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

Total Population	6,939	58,733	134,615
Total Households	1,737	15,264	35,677
Average HH income	\$92,573	\$90,803	\$93,946

# MEDICAL AND/OR OFFICE FOR LEASE

**12427 Pasture Road, SUITE 101, RIVERTON, UTAH**

**AVAILABLE NOVEMBER 1, 2025**

RUSSELL

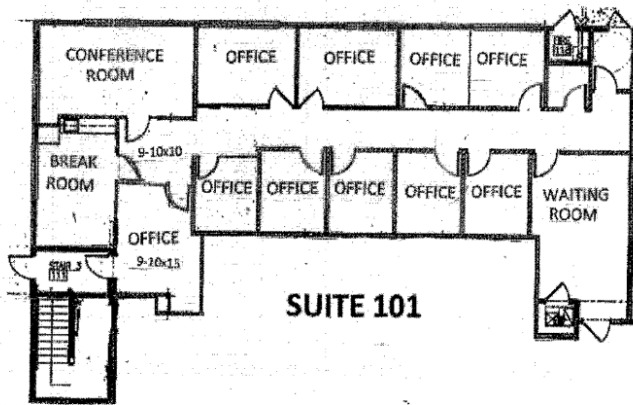
MALBOUBI

ARM Realty

801-473-8326

**MEDICAL/ OFFICE     2,825 SF/NNN     Lease Rate: \$1.65/ MO/\$19.80/YR**

Prestigious Medical Space on First Floor, Suite 101, has been used as a Medical Office by Valley Spring Health for more than 10 years. Great Set up for Medical Doctor, psychologist, healthcare or any office user. Great floor plan with 10 offices, Conference Room, receptionist room, Break room, and storage area.



PICTURES WILL BE ON THIS PAGE NEXT WEEK



# MEDICAL AND /OR OFFICE FOR LEASE

12427 Pasture Road, SUITE 104, RIVERTON, UTAH

AVAILABLE NOVEMBER 1, 2025

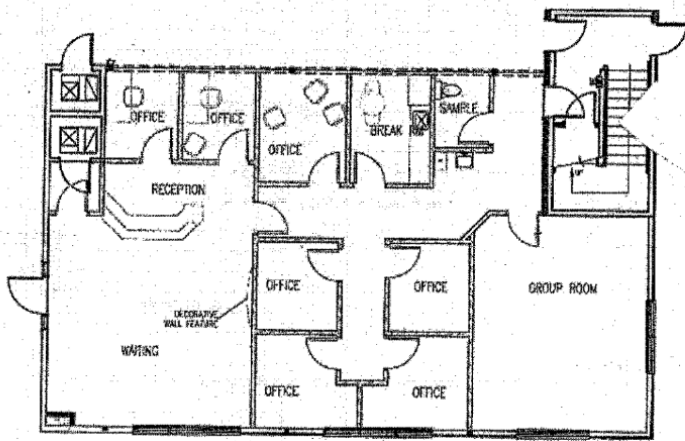
RUSSELL  
MALBOUBI

ARM Realty

801-473-8326

**MEDICAL/ OFFICE    2,294 SF/NNN    LEASE RATE: \$1.65/MO/\$19.80/YR**

Prestigious Medical Space on First Floor, Suite 104, has been used as a Medical Office by Valley Spring Health about 10 years. Great Set up for Medical Doctor, psychologist, healthcare or any office user. Great floor plan with 7 offices, Conference Room( group room), receptionist and waiting Room, Break room, and storage area.



**SUITE 104**



Bathroom



Hallway



Conference Room



receptionist Room



Office



Office

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions imposed by property owner(s). As applicable, we make no representation as to the condition of the property in question.

# MEDICAL / OFFICE FOR LEASE

12427 Pasture Road, Suite 203, Riveron, Utah

AVAILABLE NOW

RUSSELL

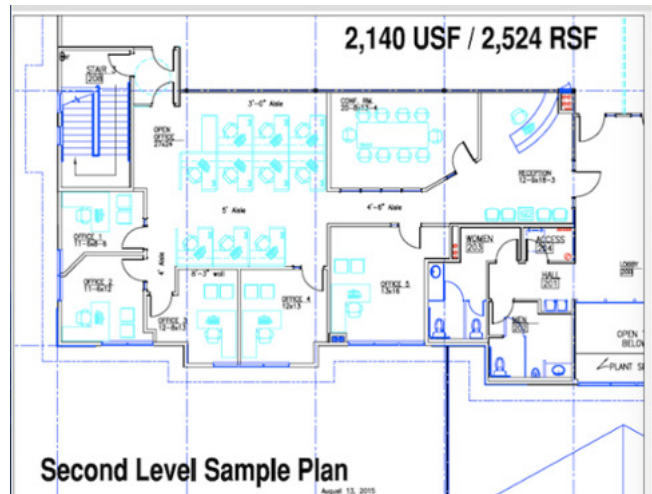
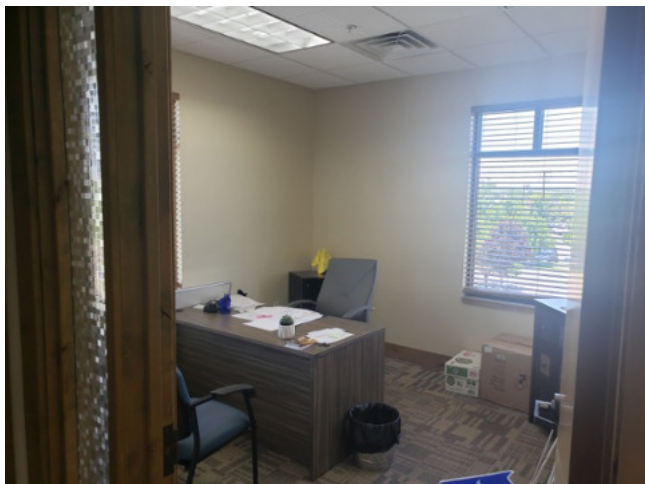
MALBOUBI

ARM REALTY

801-473-8326

**MEDICAL/ OFFICE    2,524 SF    LEASE RATE: \$1.65/ MO/\$19.80/YR**

**Great Medical/Office Space on Second Floor, Suite 203, Great floor plan with 5 offices, Conference Room, receptionist and waiting area with Great open space. Available now with no furnitures.**





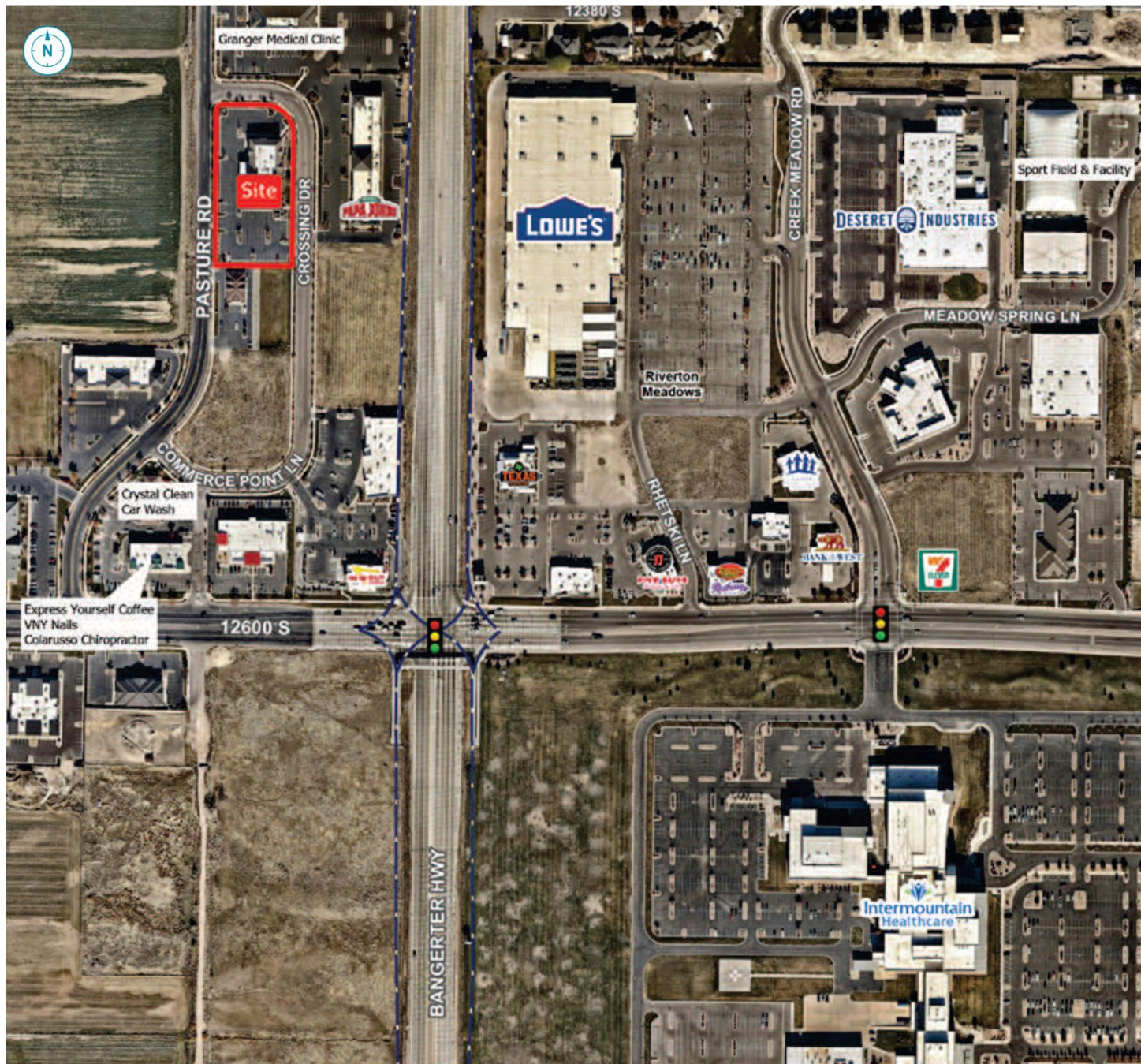
# DENTAL/MEDICAL, OFFICES AND SHELL FOR LEASE

**12427 Pasture Road  
Riverton, Utah**

**RUSSELL  
MALBOUBI**

**ARM Realty**

**801-473-8326**



**RUSSELL MALBOUBI**

**ARM Realty**

**Phone: 801-473-8326**

**Email: [armrealty@yahoo.com](mailto:armrealty@yahoo.com)**