



Colliers



Medical Office For Lease

Lease Rate:

\$20.00 SF

Utah Surgical Center

3715 W. 4100 S.
West Valley City, UT 84120

Situated along the West Valley-Taylorsville border, the Utah Surgical Center remains one of the most centrally-located, move-in-ready medical vacancies in northern Salt Lake County. This premier destination boasts four exam rooms, two surgical rooms, a break room, dedicated lab space, and a vibrant reception area. Featuring highly visible building/monument signage rights and ample parking, this property is poised to host a wide range of medical providers.

Contact:

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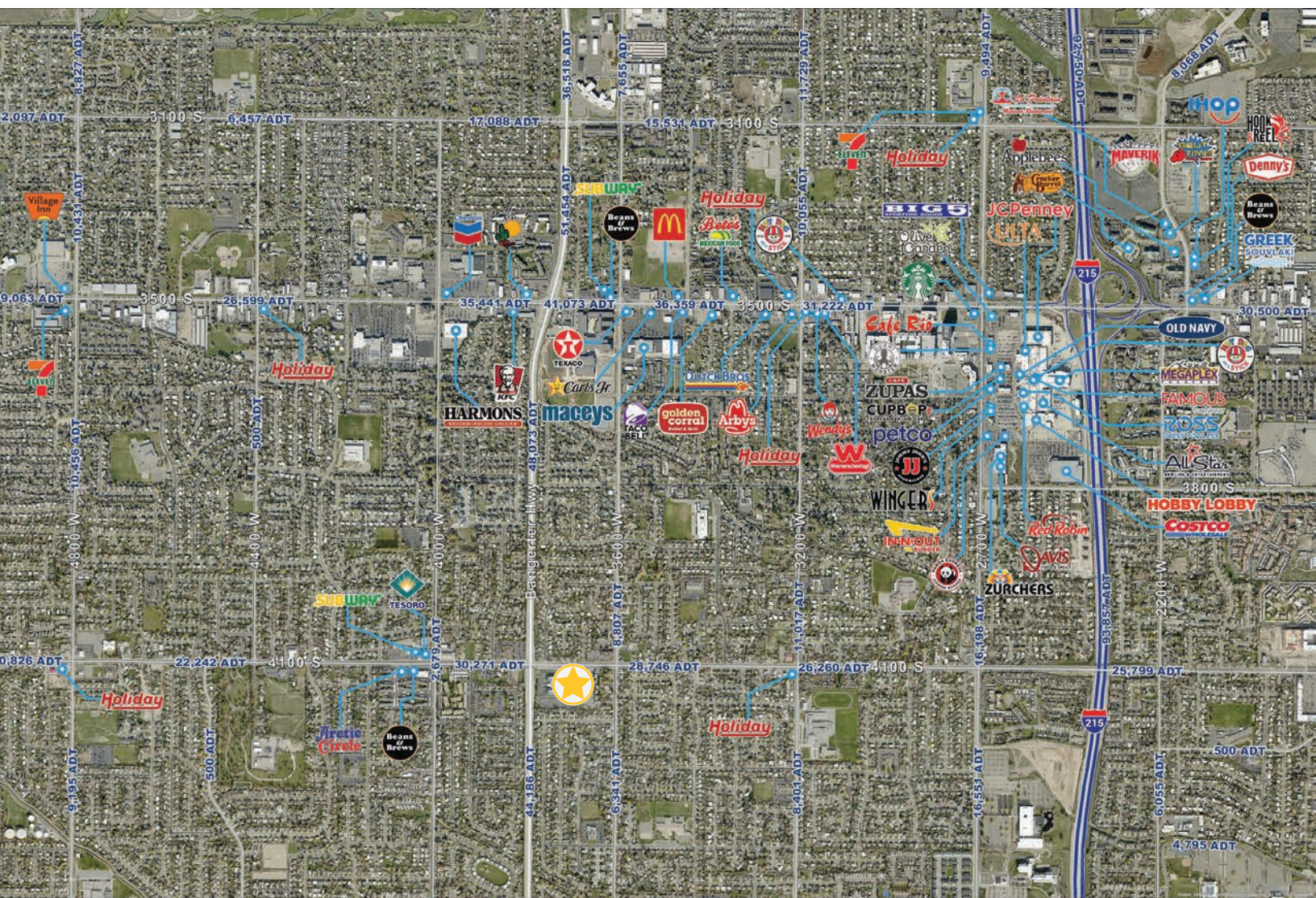
Property Highlights

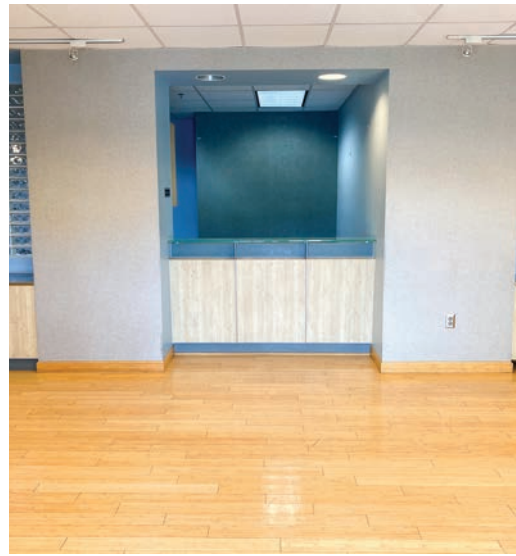
- Total Available: 4,607 SF
- Modified Gross
- Highly visible building/monument signage rights
- Ample parking
- Countless amenities and services within a 2-mile radius
- Adjacent to 4100 Medical Plaza and Bangerter Highway (SR-154) Exit/Entrance

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6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

Accelerating success.





←-----Parking Lot-----→

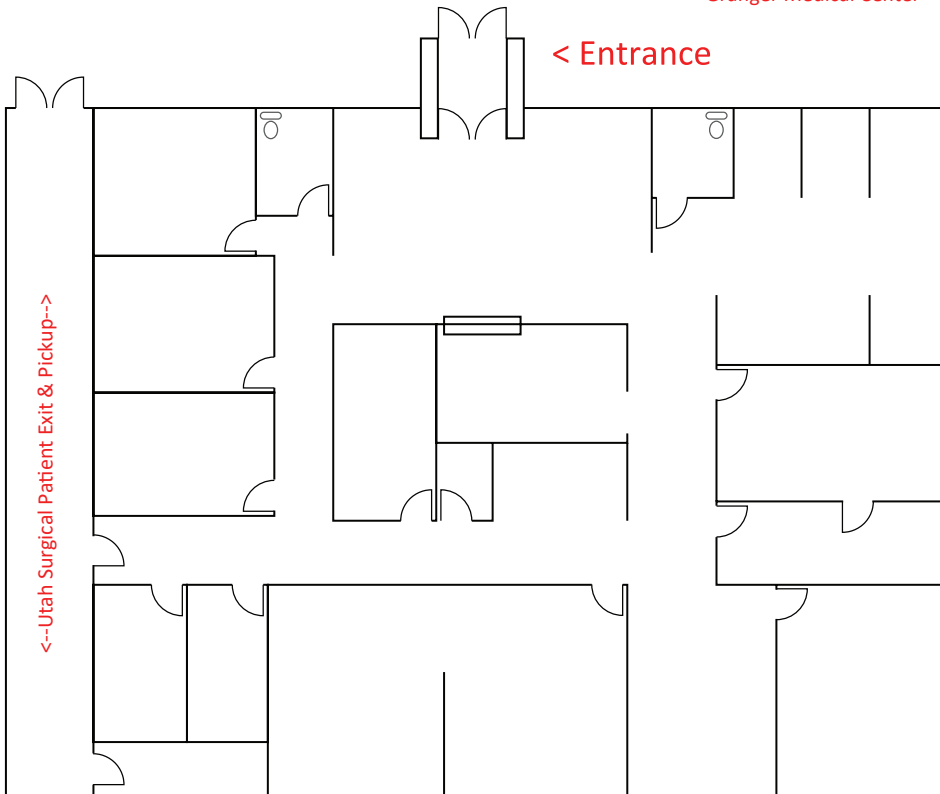
Granger Medical Center >

< Entrance

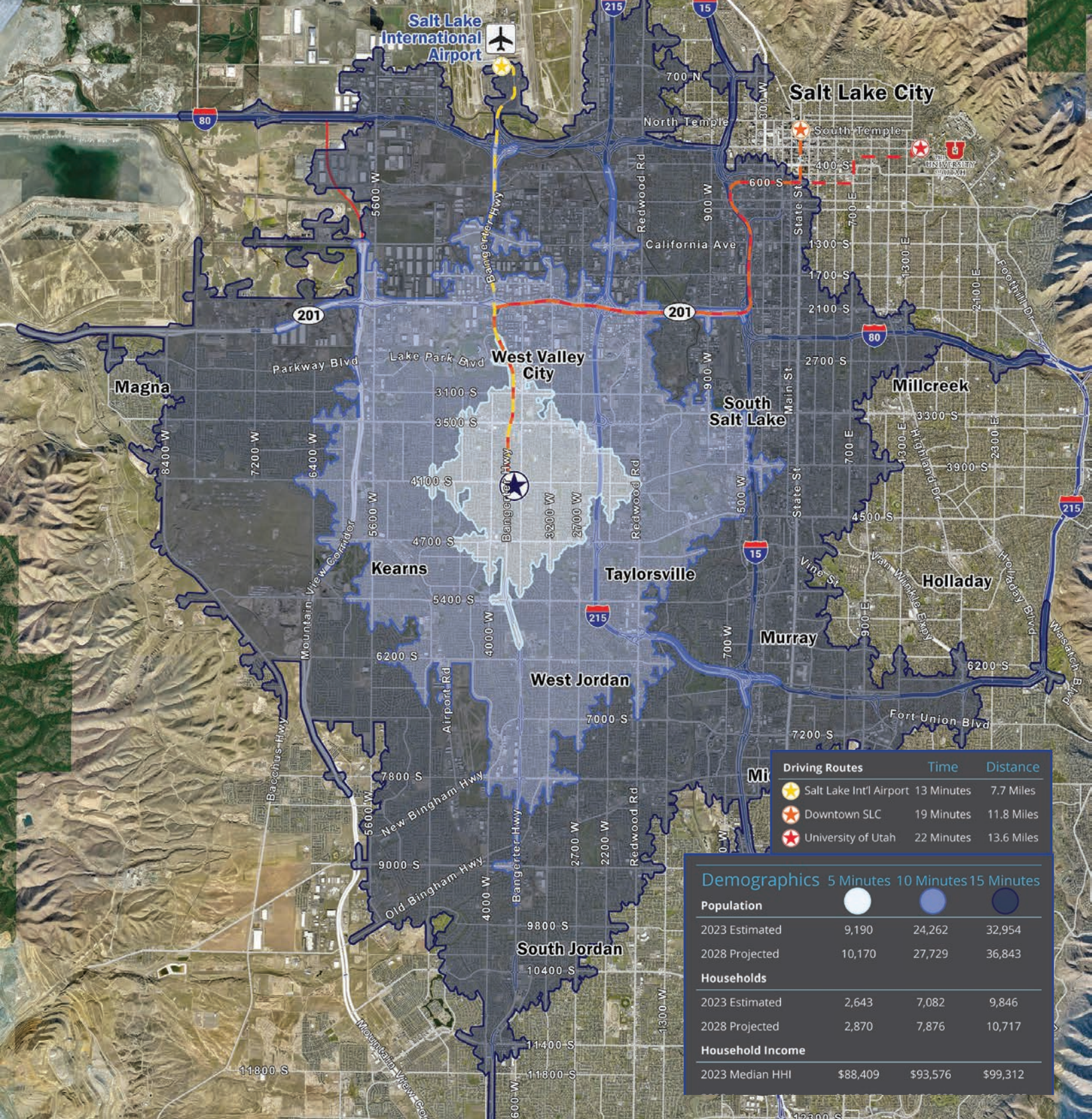
< Driveway Enter/Exit

< Driveway Enter/Exit

<--Utah Surgical Patient Exit & Pickup-->



←-----Utah Surgical Center - Space-----→



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