

PROPERTY SUMMARY





PROPERTY DESCRIPTION

Beautifully updated medical or professional office suite located in the heart of West Valley City. Formerly occupied by an oral surgeon, this 2,000 SF space has been fully built out and features modern finishes and functional plumbing ideal for medical or dental use. The suite includes four exam rooms, a private doctor's office, break room, reception area with foyer, and two restrooms — all thoughtfully designed for patient comfort and staff efficiency. Perfect fit for an orthodontist, dentist, physician, physical therapist, or other healthcare professionals seeking a turnkey space.

Located in a well-maintained building with ample parking and excellent visibility, this suite offers a professional environment ready for immediate occupancy.

PROPERTY HIGHLIGHTS

- 2,000 SF modern medical/office suite
- Fully updated in 2023 turnkey condition
- · Previously occupied by an oral surgeon
- Four (4) exam/treatment rooms

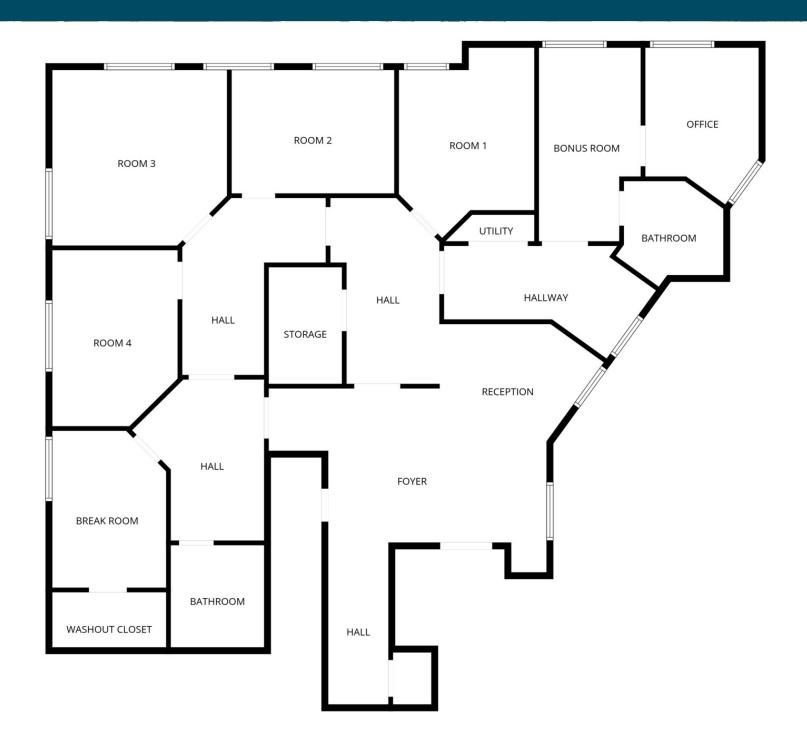
OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,000 SF
Lot Size:	0.72 Acres
Building Size:	9,500 SF

0.3 MILES	0.5 MILES	1 MILE
560	1,607	6,306
1,966	5,612	21,738
\$105,388	\$105,219	\$101,225
	560 1,966	560 1,607 1,966 5,612

ADDITIONAL PHOTOS





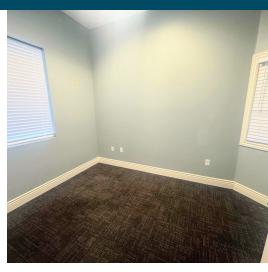
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

ADDITIONAL PHOTOS









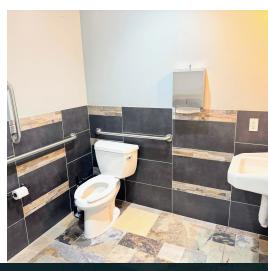






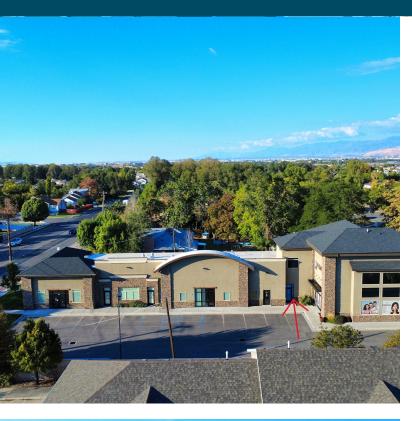


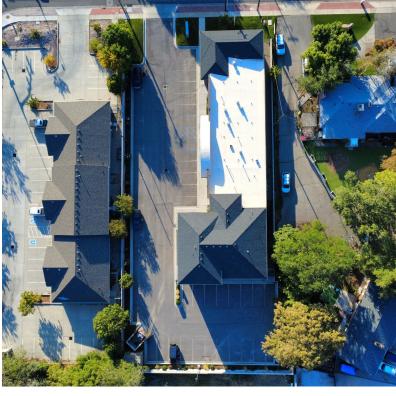




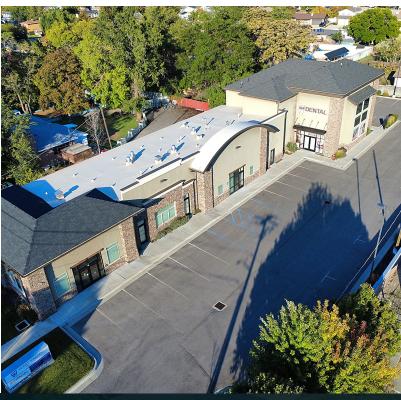
ADDITIONAL PHOTOS









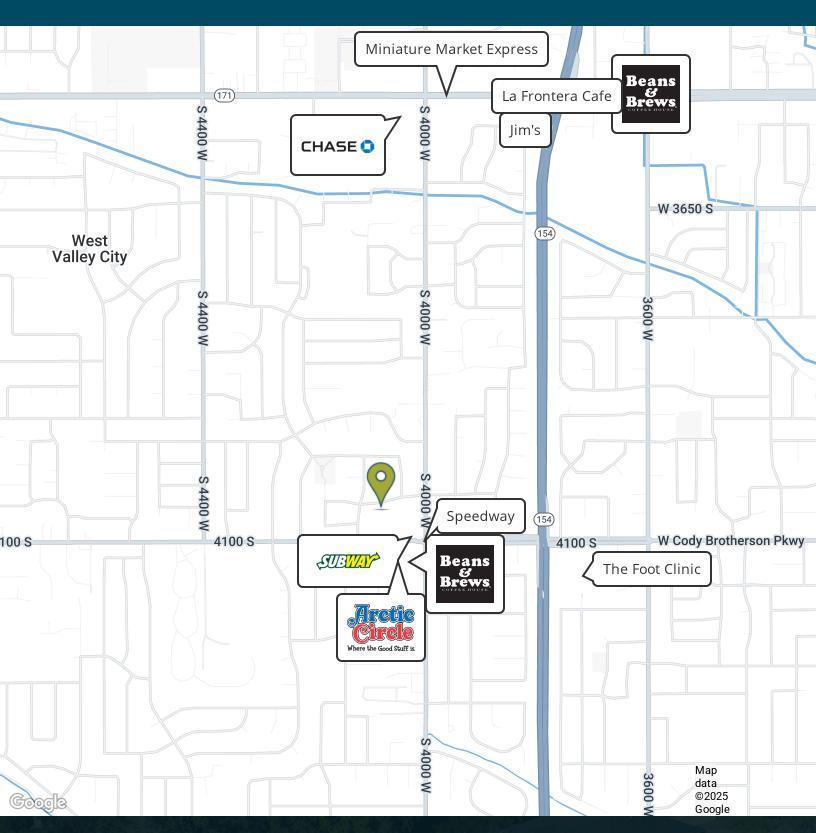


PORTER CRIDDLE

Associate 801.694.5291 Porter@iraut.com

LOCATION MAP

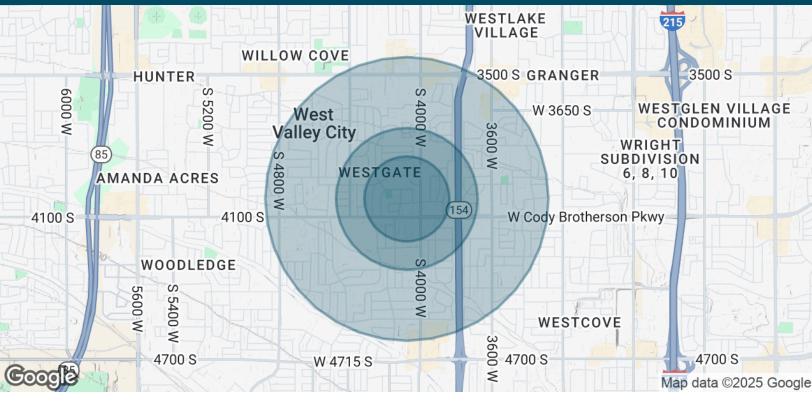




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DEMOGRAPHICS MAP & REPORT





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,966	5,612	21,738
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	560	1,607	6,306
# of Persons per HH	3.5	3.5	3.4
Average HH Income	\$105,388	\$105,219	\$101,225
Average House Value	\$511,744	\$492,007	\$477,679

Demographics data derived from AlphaMap