

OFFICE BUILDING FOR SALE

# 573 SUNRISE WAY

Lehi, UT 84003



## Property Description

Planned Office Condo Building coming online in East Lehi. Own your own office space and have great signage on Timpanogos Highway. Building will be delivered as a subdivided condo units with the core and shell of the building completed. Reserve your space now!

## Property Highlights

- Prime Frontage
- Parking 4/1000
- Great growth around site
- Leasing Options will be considered
- Strong Demographics
- Planned 2025 Delivery
- Owner / Agent

## Offering Summary

<b>Sale Price:</b>	Call for Details
<b>Number of Units:</b>	5
<b>Building Size:</b>	23,154 SF

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,375	14,385	40,739
<b>Total Population</b>	8,931	54,022	148,274
<b>Average HH Income</b>	\$135,196	\$127,531	\$124,562

## ANDY EVANS

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<b>Property Type</b>	Office
<b>Property Subtype</b>	Office/Medical Building
<b>Building Size</b>	23,154 SF
<b>Lot Size</b>	1.3 Acres
<b>Building Class</b>	B
<b>Year Built</b>	2025
<b>Number of Floors</b>	2

Brand New Office Condo's coming to East Lehi! Great exposure and location! Five Units available:

- 101 - 6,630 RSF - Sold
- 102 - 4,692 RSF - Sold
- 201 - 4,790 RSF
- 202 - 3,292 RSF - Sold
- 203 - 3,678 RSF



- Prime Frontage
- Parking 4/1000 with Covered Spaces!
- Great growth around site
- Strong Demographics

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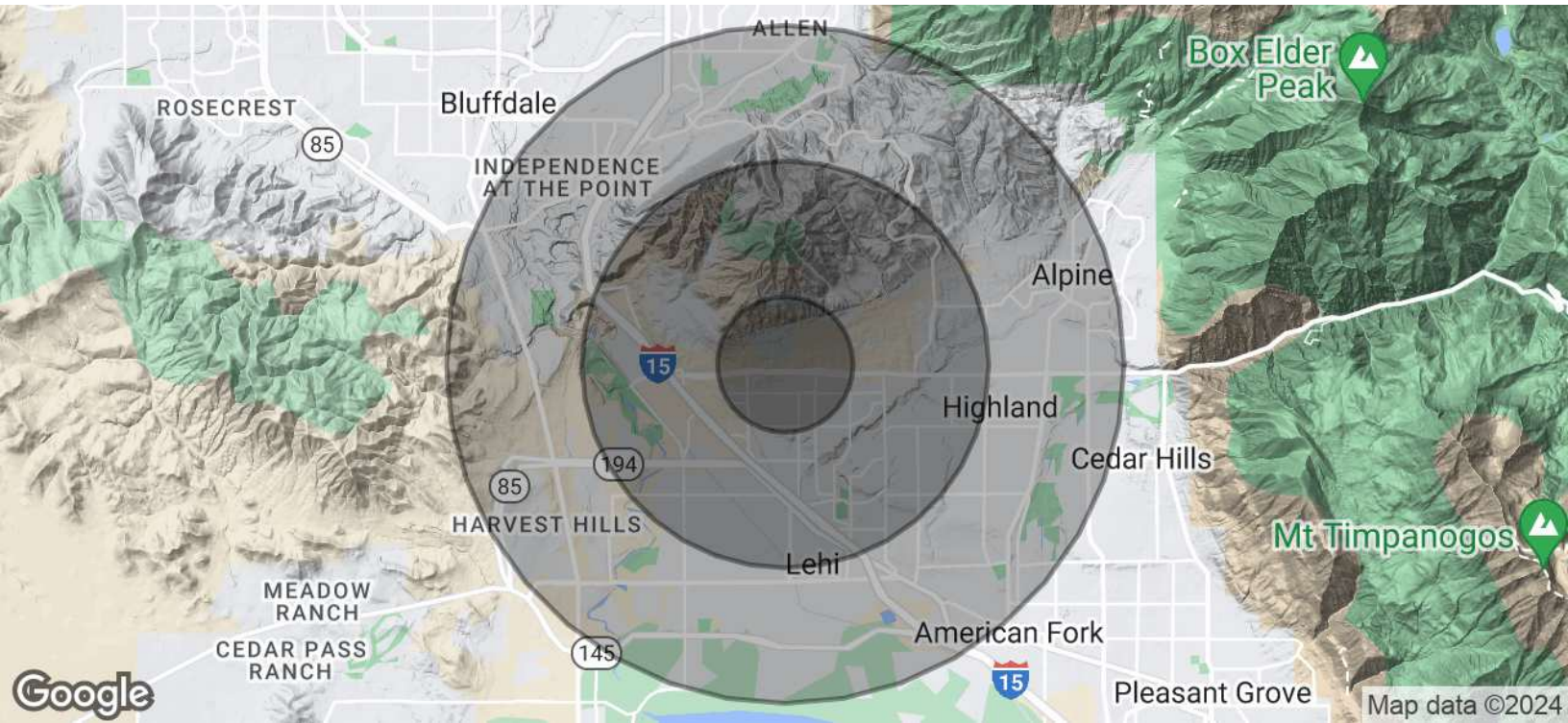
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## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	8,931	54,022	148,274
<b>Average Age</b>	25.0	25.1	27.0
<b>Average Age (Male)</b>	24.2	25.3	26.6
<b>Average Age (Female)</b>	25.5	25.3	27.5

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,375	14,385	40,739
<b># of Persons per HH</b>	3.8	3.8	3.6
<b>Average HH Income</b>	\$135,196	\$127,531	\$124,562
<b>Average House Value</b>	\$434,262	\$430,546	\$453,262

2020 American Community Survey (ACS)

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