

# Highland Springs Medical Center

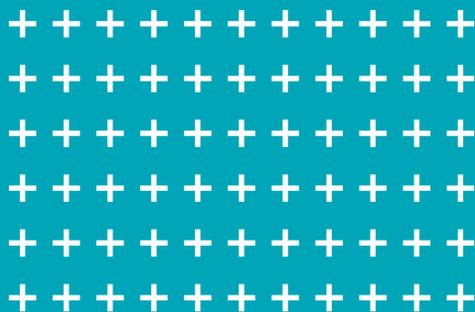
4460 S Highland Drive  
Holladay, UT 84124

*1,481 - 10,914 Sq Ft Available for Lease*

**\$19.50 PSF** Full Service



**CBRE**



# Property Overview

## Professional Medical Office Space

Partial suites or the entire third floor of Highland Springs Medical Center are available for lease and well suited for medical service providers. The space includes private offices, conference rooms, break areas, along with ample on-site parking and signage in the lobby. Glass partitions allow for abundant natural light while an efficient office configuration to supports administrative functions. The property offers excellent freeway access and is conveniently located near a variety of retail and dining options.

**1,481 - 10,914 Square Feet** Available for Lease



**\$19.50 PSF**

Full Service



## Property Highlights

### Location

Central Wasatch Front

### Views

Spectacular Mountain

### 5 Min.

To St. Marks Hospital

### I-80

East and West Access

### I-215

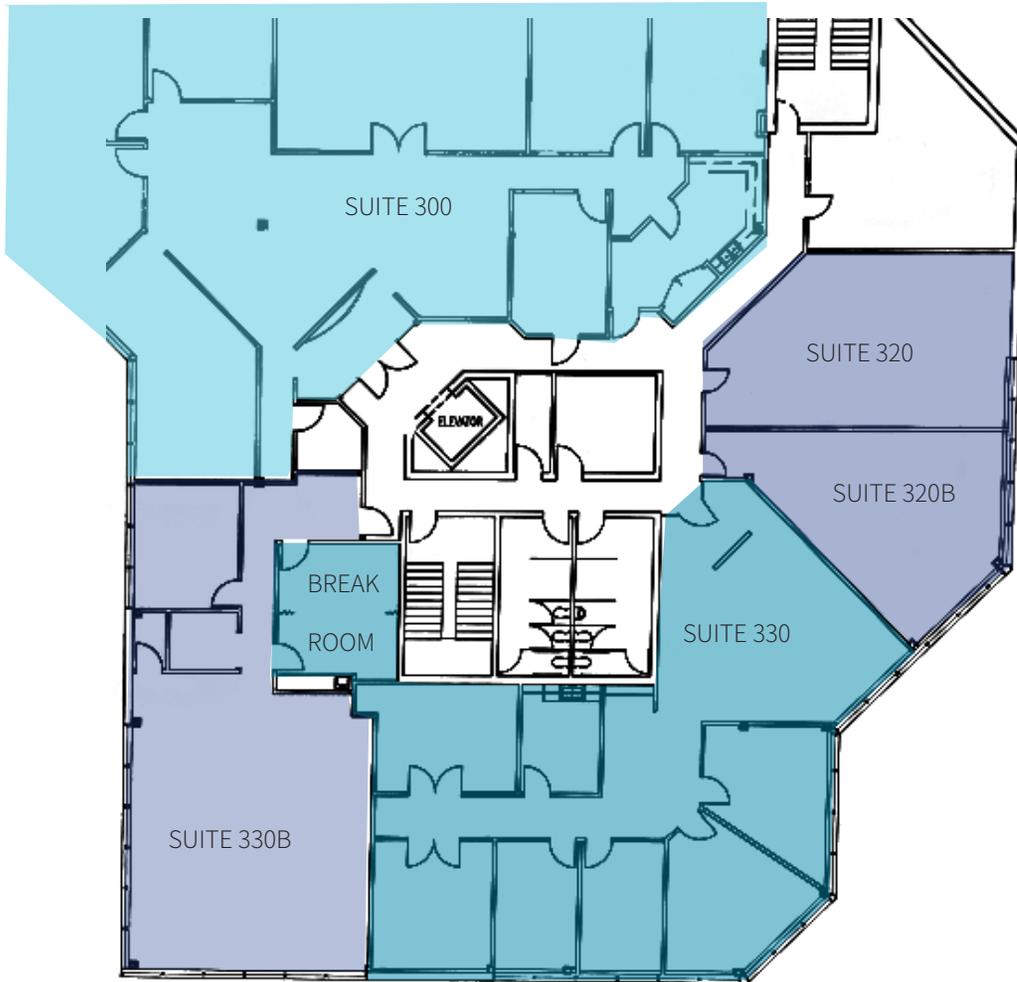
North, South, East, West

### Parking

Plentiful

# Floor 3

Four Suites 1,481 - 10,914 RSF



## Professional Medical Office Suites

### Suite 300 - 4,389 Sq Ft

- 6 Private Offices
- 1 Shared Breakroom
- 1 Conference Room

### Suite 320 and 320B - 1,481 Sq Ft

- 1 Shared Breakroom

### Suite 330 - 3,246 Sq Ft

- 6 Private Offices
- 1 Conference Room
- 1 Shared Breakroom
- Can be combined with Suite 320 or 330B

### Suite 330B - 1,798 Sq Ft

- Shared Breakroom

Full Third Floor - 10,914 Sq Ft

(includes all above)

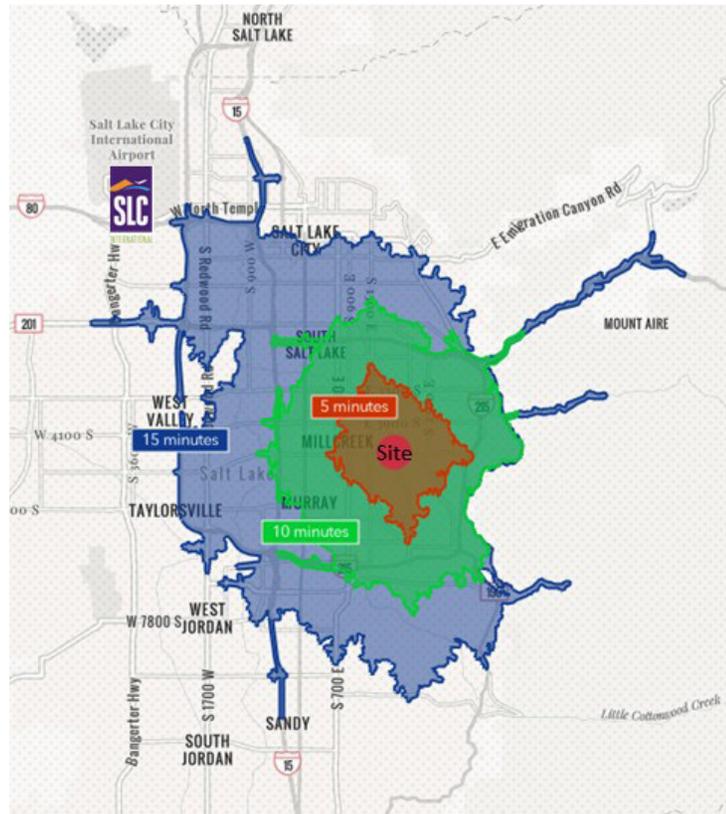
  
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Full Service

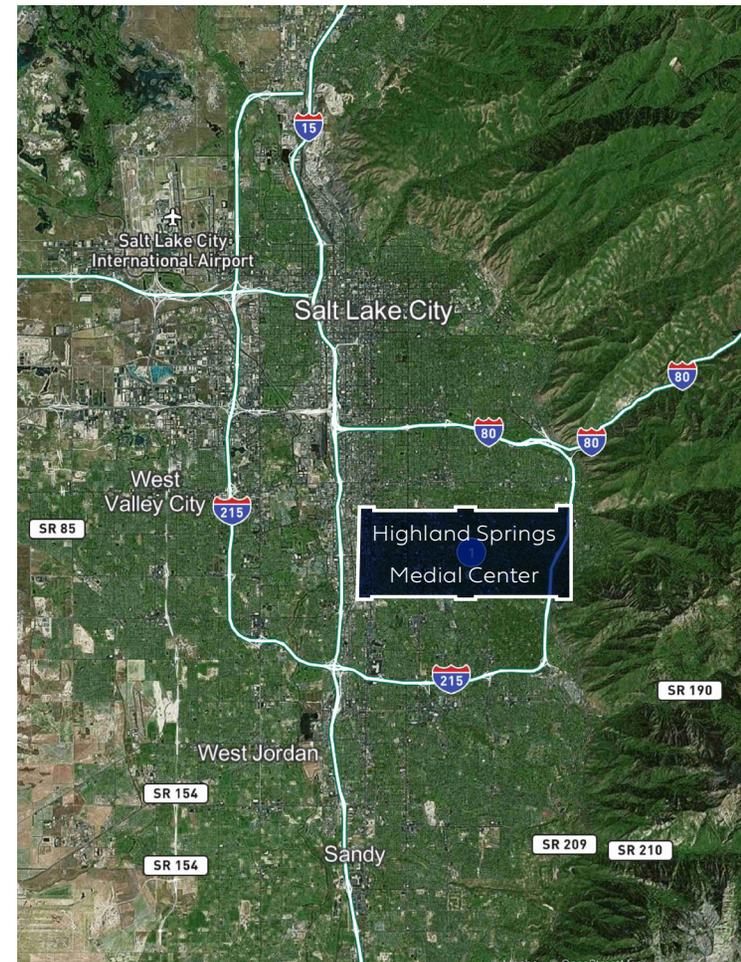
# Area Demographics

	1 MILES	2 MILES	3 MILES
<b>POPULATION &amp; INCOME</b>			
2025 Population	17,271	70,397	143,492
2025 Households	6,999	29,037	59,092
2025 Average HH Income	\$141,468	\$140,266	\$136,916

<b>EDUCATION</b>			
High School & Assoc. Degree	43.1%	42.8%	42.4%
Bachelors or higher	53.6%	54.3%	54%



	1 MILES	2 MILES	3 MILES
<b>MARKET</b>			
Businesses	708	2,507	5,233
Average Consumer Health Care Expenditure	\$8,937	\$8,924	\$8,664



# Local Amenities

Holladay, UT



High Average Income and Education  
**AFFULENT AREA**



Highland Drive is a Major Conduit  
**ROAD TRAFFIC**



Three Hospitals 5-25 Minutes Away  
**HOSPITALS**



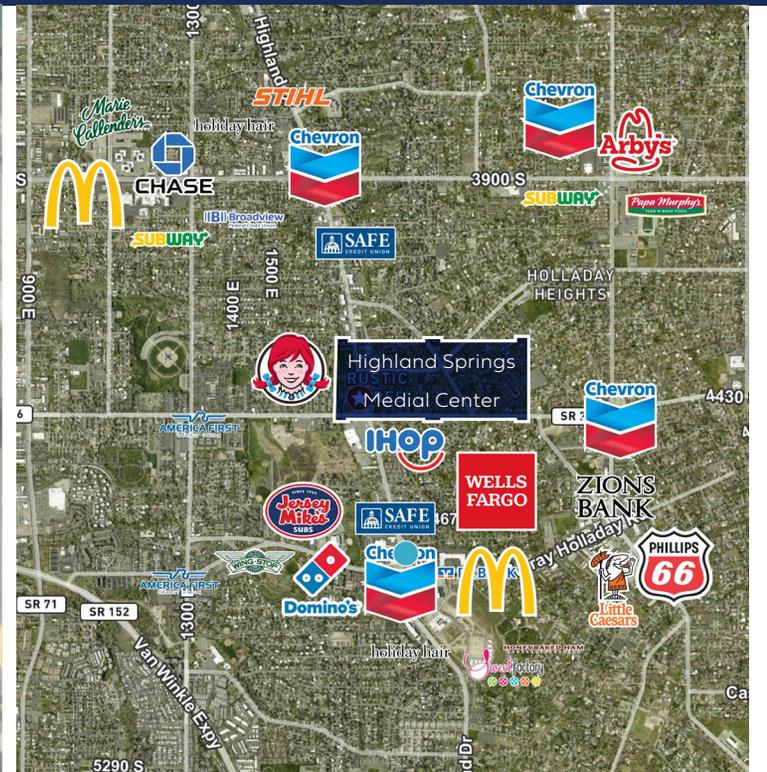
Visible With Signage and Parking  
**EASY TO FIND**



Access to Both Major Freeways  
**FWY ACCESS**



Many Dining Options Nearby  
**EATING OPTIONS**



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## Contacts

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**CBRE**

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