

OFFICE BUILDING FOR SALE

573 SUNRISE WAY

Lehi, UT 84003



Property Description

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

101 - 4,692 RSF - \$1,759,500.00

102 - 6,630 RSF - Sold

201 - 4,790 RSF - Under Contract

202 - 3,292 RSF - Sold

203 - 3,678 RSF - \$ 1,379,250.00

Property Highlights

- Prime Frontage
- Parking 4/1000
- Great growth around site
- Leasing Options will be considered
- Open for Business!
- Owner / Agent

Offering Summary

Sale Price:	\$375 / RSF
Number of Units:	5
Building Size:	23,154 SF

Demographics 1 Mile 3 Miles 5 Miles

Total Households	2,375	14,385	40,739
Total Population	8,931	54,022	148,274
Average HH Income	\$135,196	\$127,531	\$124,562

ANDY EVANS

801.518.9819

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

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203- 3,678 RSF



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

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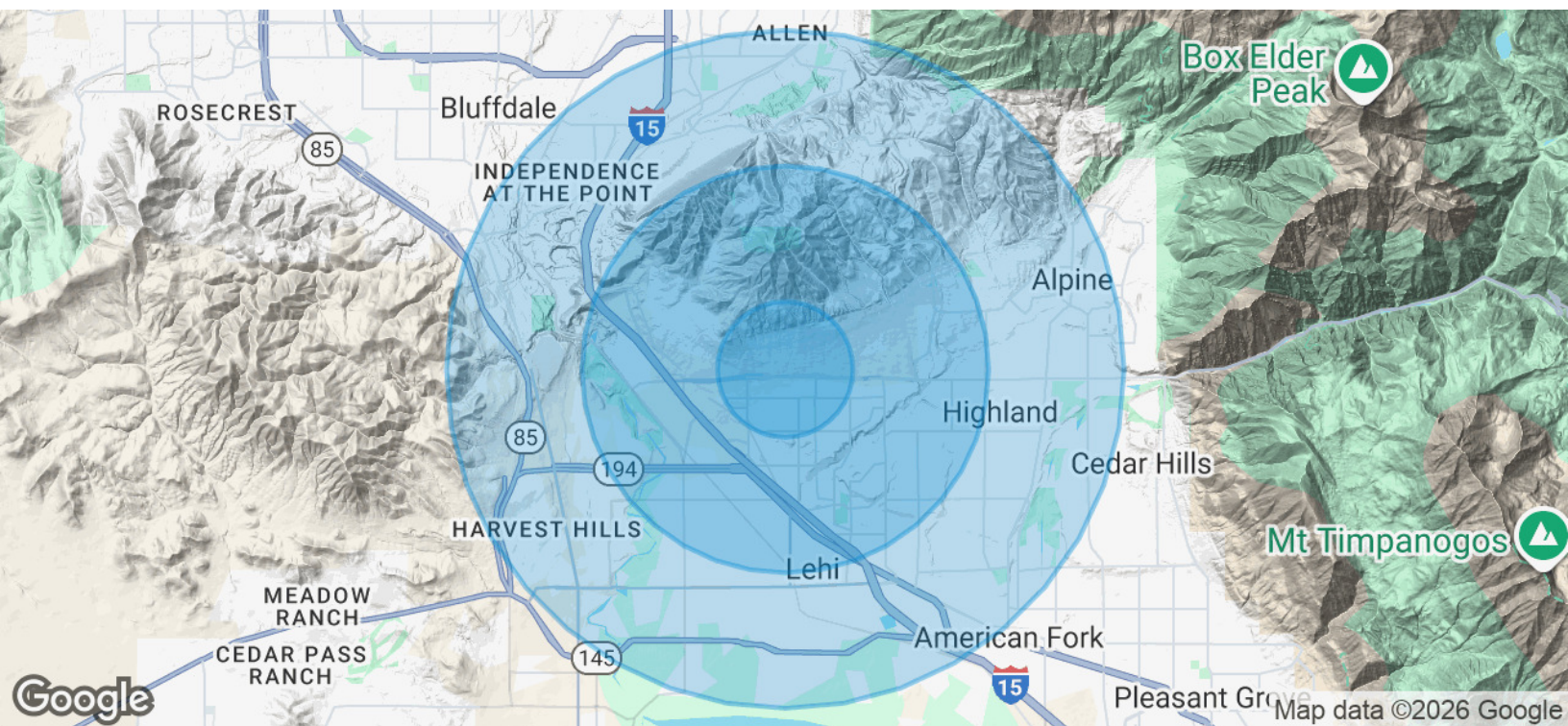
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,931	54,022	148,274
Average Age	25.0	25.1	27.0
Average Age (Male)	24.2	25.3	26.6
Average Age (Female)	25.5	25.3	27.5

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

2020 American Community Survey (ACS)

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