



# Riverbend PLACE

Medical Office Space

**\$35.00 / RSF - Full Service**

2278 W. Main St, Lehi, UT 84043

Breaking Ground - June 2024

Delivery - June 2025



**7,984 SF - First Floor**

**2,875 SF - Second Floor**

# NOW PRE-LEASING

New Construction on **Main Street in Lehi**

Peter Black | [futrccommercialadvisors.com](https://futrccommercialadvisors.com) | 801.971.9425

**FUTR.**

5 PUBLIC SCHOOLS WITHIN 2 MILES  
16,000 AVERAGE DAILY TRAFFIC COUNT  
3 MILES TO THANKSGIVING POINT  
3 PARKING STALLS PER 1,000 SQFT  
2.7 MILES TO I-15





# AMENITIES NEARBY

150+ RETAILERS WITHIN 3 Miles



MAVERICK  
SINCLAIR  
CHEVRON  
7-ELEVEN  
HOLIDAY OIL



WALMART  
MACEY'S  
TARGET  
COSTCO  
HOME DEPOT



CHUBBY'S CAFE  
IN N OUT  
CHILI'S  
EL MEXIQUENSIE GRILL  
CHICK FIL A



**Willowcreek  
Middle School**

**2300 W**



**Main Street**

7-Eleven  
7th Cup Free  
with 7-Eleven App



**Riverbend**  
PLACE

**\$25.00 / RSF NNN**

\$35.00/RSF Full-Service Gross Equiv.

**\$10.00 / RSF CAMs**

Taxes, Utilities & CAM

## First Floor

**Build  
to Suit**

**3,446 RSF**

**3,515 RSF**



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PLACE

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Taxes, Utilities & CAM

## Second Floor

**Build  
to Suit**

**LEASED**

**2,875** RSF



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