

Medical Office Space \$35.00 / RSF - Full Service





7,984 SF - First Floor

2,875 SF - Second Floor

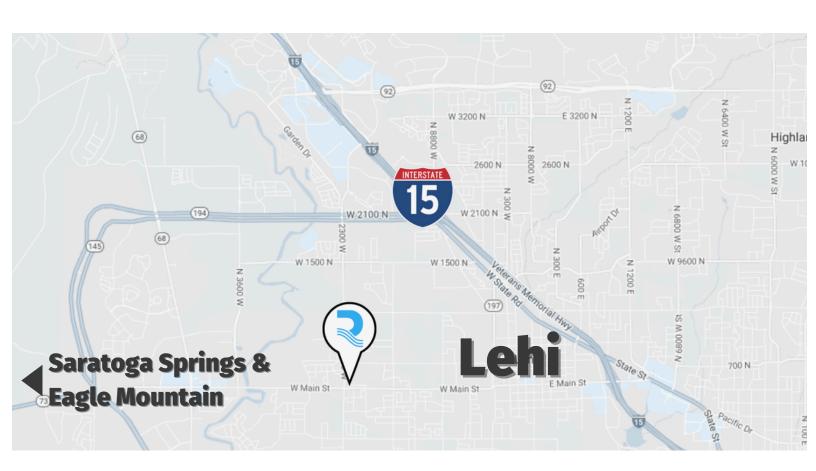
NOW PRE-LEASING

New Construction on Main Street in Lehi



LOCATION

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



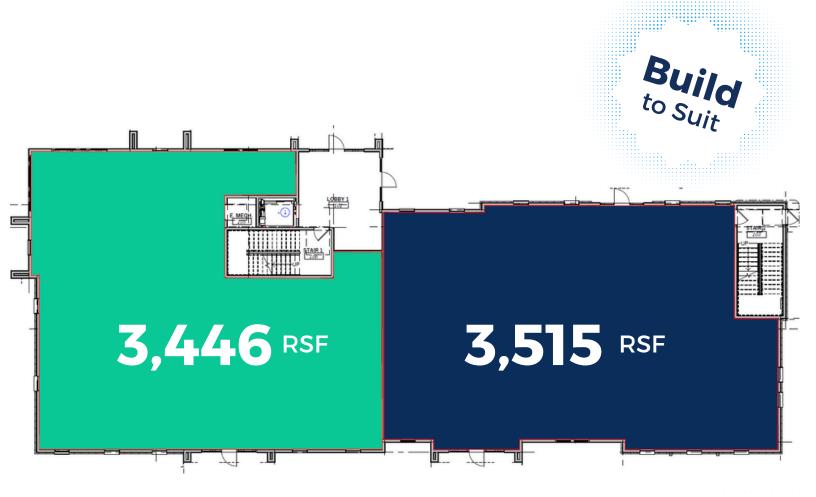


\$35.00/RSF Full-Service Gross Equiv.

\$25.00/RSF NNN \$10.00/RSF CAMS

Taxes, Utilities & CAM

First Floor





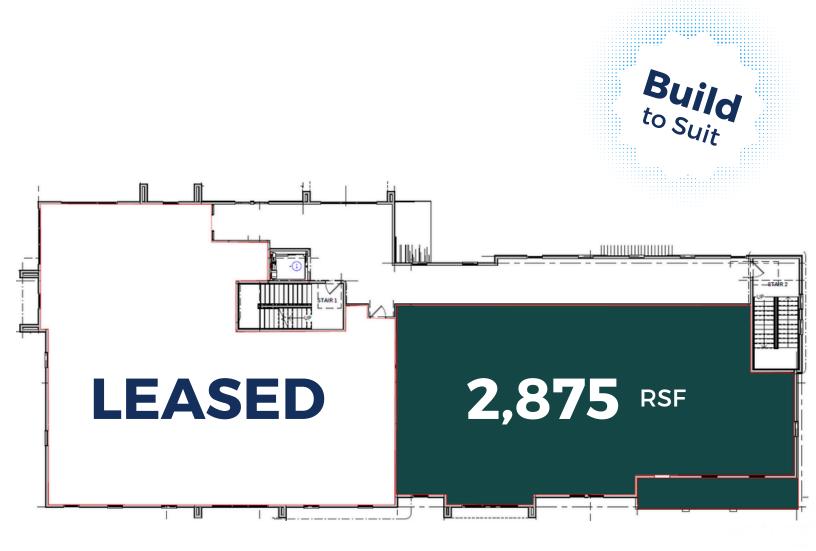


\$35.00/RSF Full-Service Gross Equiv.

\$25.00/RSF NNN \$10.00/RSF CAMS

Taxes, Utilities & CAM

Second Floor





801.971.9425 | peter@futrcommercial.com