

PLATINUM BUILDING

727 Utah Valley Drive | American Fork, Utah

FOR LEASE



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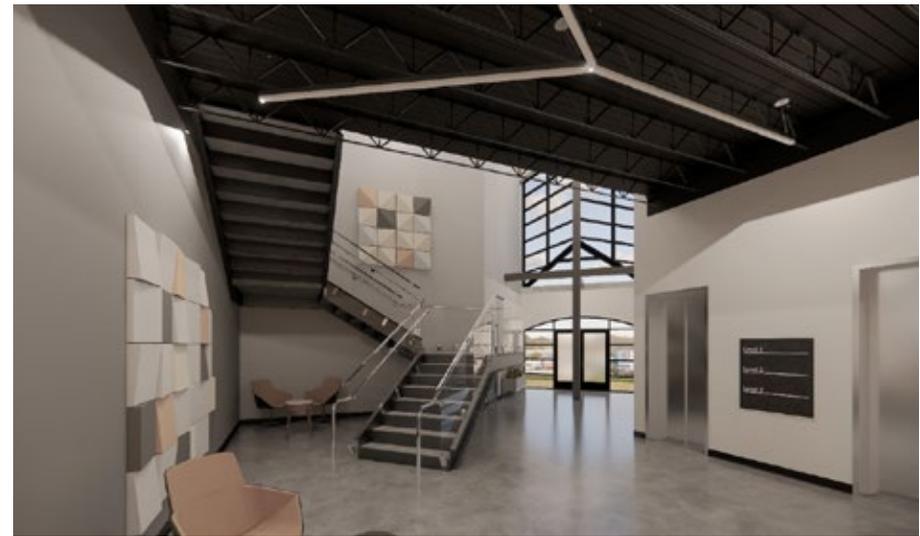


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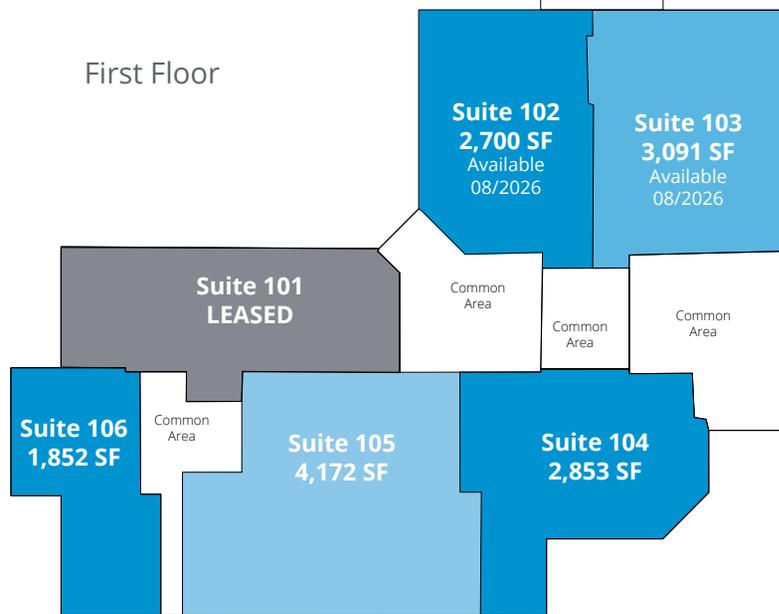
Property Highlights:

- Space Available: 1,852 - 32,440 square feet
- Brand New Finishes - Upgraded lobby & spaces
- Lease Rate: \$21.00 Per Sq. Ft. / Full Service
- High Parking ratio of 5.75/1000
- Keyless Entry | Secure, modern building access systems
- Outdoor Courtyard space
- Close Proximity to 500 East I-15 Interchange
- Nearby Transit - American Fork | Frontrunner Station
- Nearby Retail & Dining - National and local retail and dining
- Growth Corridor - Located in a rapidly expanding business hub
- Population Growth - Walkable to new workforce housing
- Demographic Benefit - Within 10 -15 minutes to attractive populations of Alpine, Highland and East Side neighborhoods

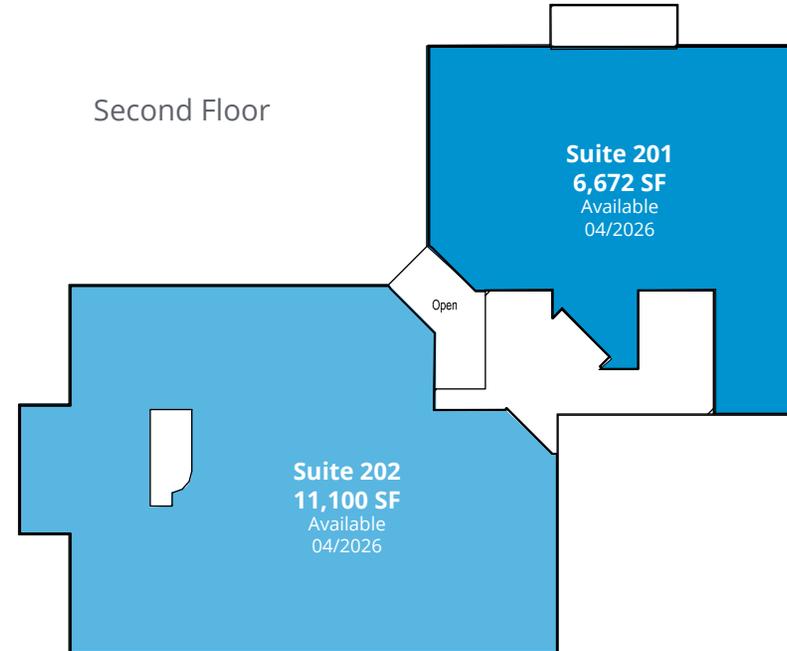


Floor Plans

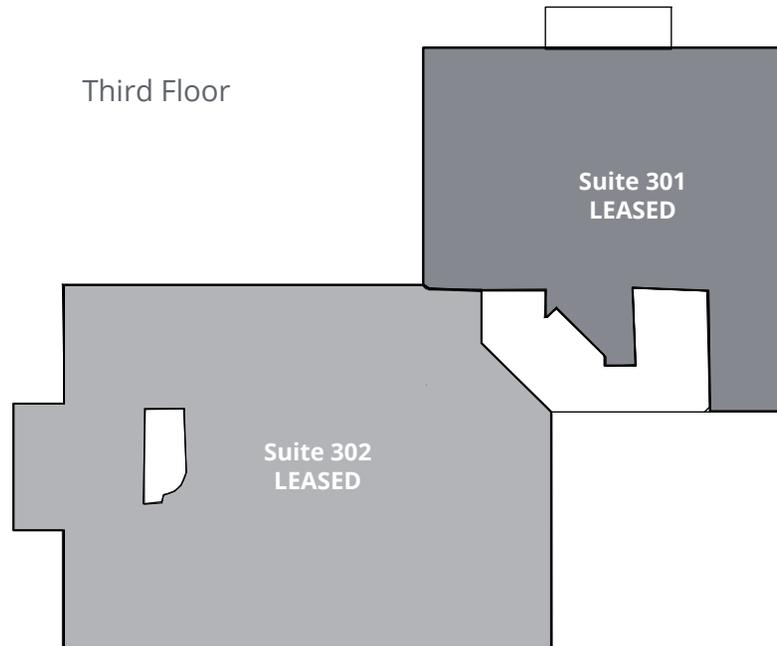
First Floor



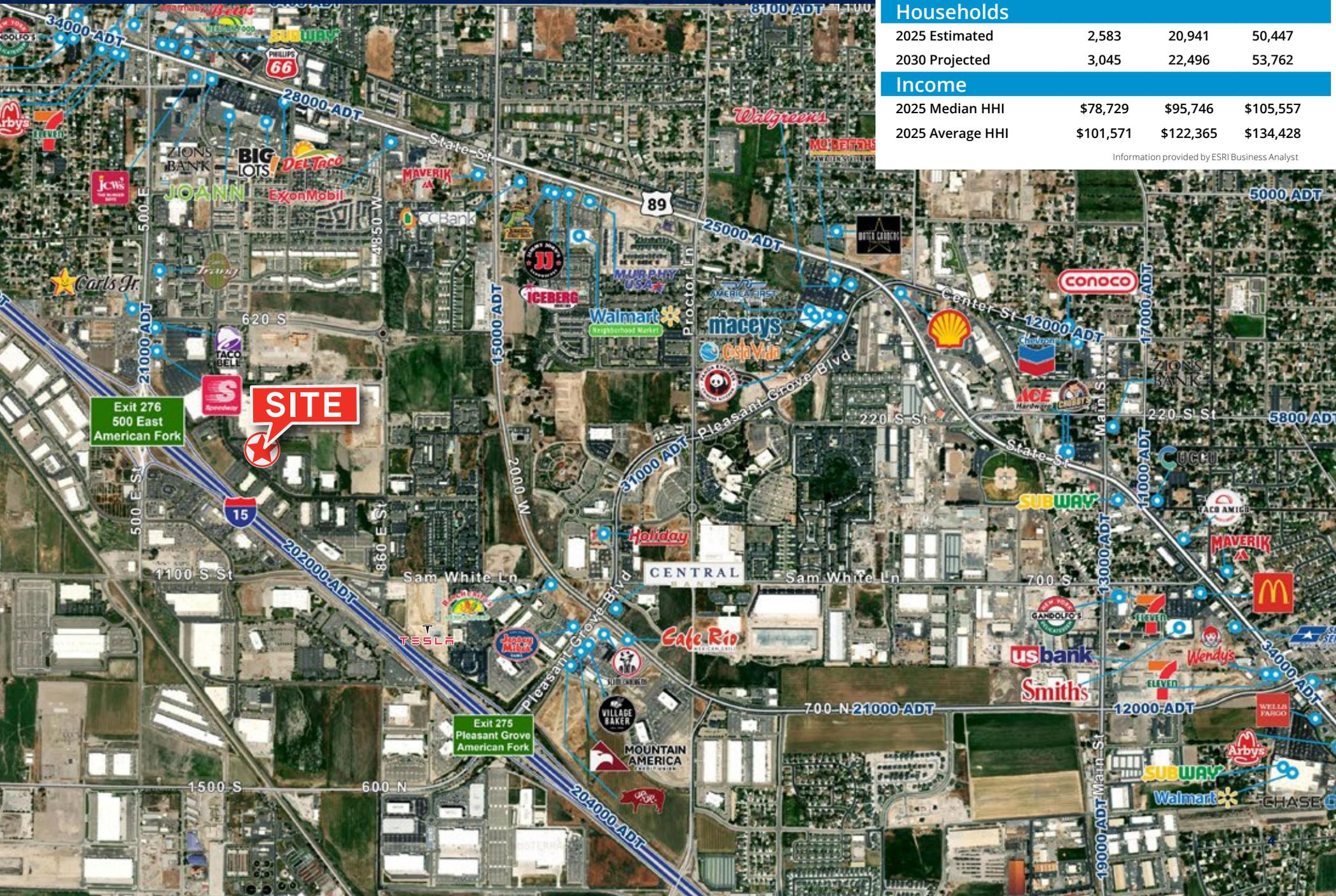
Second Floor



Third Floor



Area Amenities Map



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2025 Estimated	6,490	65,638	170,582
2030 Projected	7,419	68,087	176,567
Households			
2025 Estimated	2,583	20,941	50,447
2030 Projected	3,045	22,496	53,762
Income			
2025 Median HHI	\$78,729	\$95,746	\$105,557
2025 Average HHI	\$101,571	\$122,365	\$134,428

Information provided by ESRI Business Analyst



Utah County

Why Utah?



Utah Provides a High-Quality of Life

Utah is a national leader in **high job growth, low unemployment, low cost of doing business, and talented labor**. Utah regularly ranks among the best states for **business, careers, living, health, and quality of life**. Utah provides an array

of employment opportunities in various industries, and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Most of Utah's population resides along **The Wasatch Front**, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.

Utah is world-renowned for its bounty of **public lands and recreational opportunities** ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and over a dozen ski resorts.

Utah is a geographically diverse state, encompassing a **convergence of three distinct geological regions**: the Rocky Mountains, the Great Basin, and the Colorado Plateau.

The beehive is the state symbol of Utah. The Mormon settlers used the symbol to represent **hard work and industriousness**. The beehive is where all workers cooperate in the construction of something much bigger than themselves, as a model for an efficiently run society.

Utah's Population Demographics (2023)



3.4M

Population



1.1M

Households



3.04

Average Household Size

Utah's Income Factors (2023)



\$89.4K

Median Household Income



\$105.8K

Average Household Income



\$34.3K

Per Capita Income



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