

**RATE REDUCTION!****PROPERTY HIGHLIGHTS**

- 1,600 SF Build to Suit Office Space
- Building Signage Available
- Brand New Professional Office Building
- Located at The Ranch at Bluffdale, the New Retail Marketplace
- Tenant Improvements Available
- Ample Parking: 5/1,000 SF
- Redwood Road Frontage
- Immediate Access to Bangerter Hwy

**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population	6,295	65,969	192,190
Households	1,857	18,266	56,696
Avg. Household Income	\$108,347	\$111,159	\$110,089

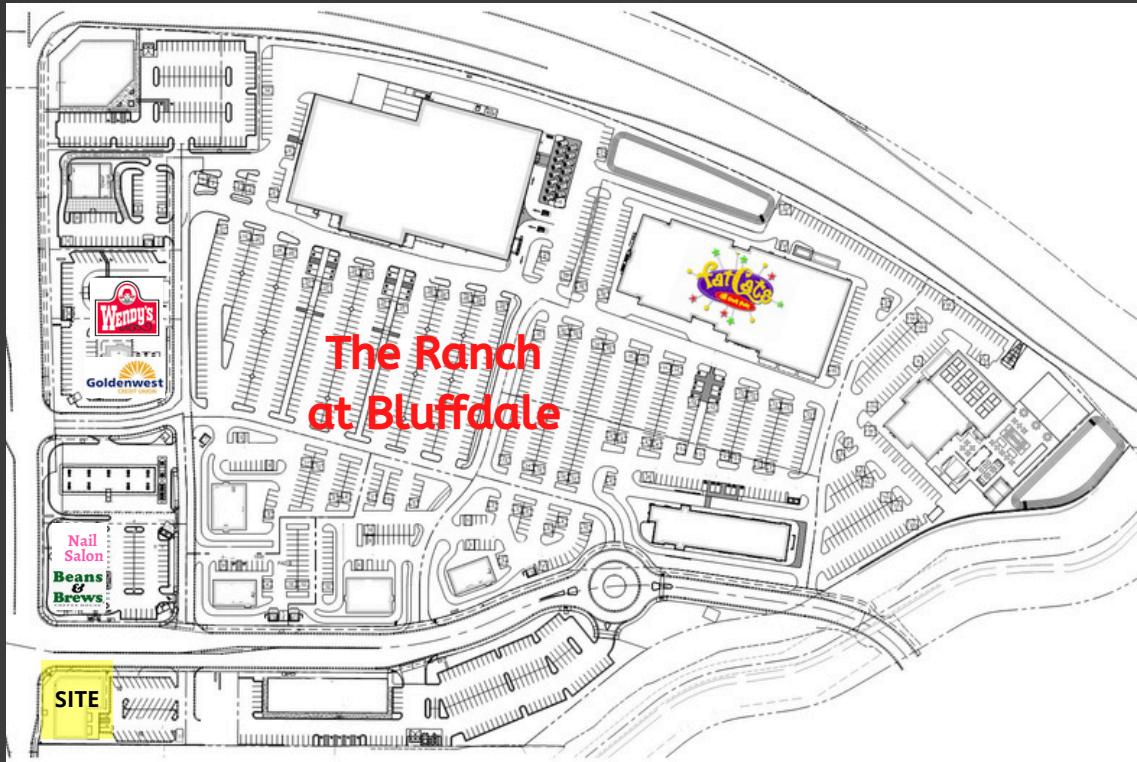
**TRAFFIC COUNTS**

Redwood Road: 28,000 Annual Average Daily Traffic  
Bangerter Hwy: 37,000 Annual Average Daily Traffic

**LEASE RATE REDUCED! : from ~~\$26.00/SF~~ to \$23.00/SF YEAR NNN****CONTACT  
801.617.1700****CRYSTAL JOHNSON | CRYSTAL.JOHNSON@CRCNATIONWIDE.COM  
WEST HARADIN | WEST.HARADIN@CRCNATIONWIDE.COM**

# BRAND NEW MEDICAL OFFICE FOR LEASE

14003 SOUTH REDWOOD ROAD, BLUFFDALE, UTAH 84065



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

**CONTACT**  
**801.617.1700**

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