

# WOODS CROSS I-15 MEDICAL BUILDING

PRIME MEDICAL OFFICE SPACE JUST OFF I-15



## PROPERTY DETAILS

596 W. 750 S., Woods Cross, UT 84087

*Lease Rate: \$24.00/SF Full Service*

- 1,667 – 7,644 SF available for sublease
- First floor availability: approximately 3,628 SF
- Third floor availability: 4,016 total SF
  - » Suite 1: 1,667 SF
  - » Suite 2: 2,349 SF
- Great location next to I-15
- Lakeview Hospital just three minutes away
- Year built: 2004
- Medical co-tenancy
- Master lease expiration: October 31, 2033
- Tenant pays in-suite janitorial
- One minute to I-15 on-ramp

## 2025 DEMOS



### EST. POPULATION

1 MILE » **13,257**  
3 MILE » **81,273**  
5 MILE » **104,881**



### EST. HOUSEHOLDS

1 MILE » **5,285**  
3 MILE » **28,355**  
5 MILE » **36,272**



### EST. AVERAGE HH INCOME

1 MILE » **\$106,737**  
3 MILE » **\$136,536**  
5 MILE » **\$143,613**



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FIRST FLOOR: 3,628 SF



FLOOR PLAN



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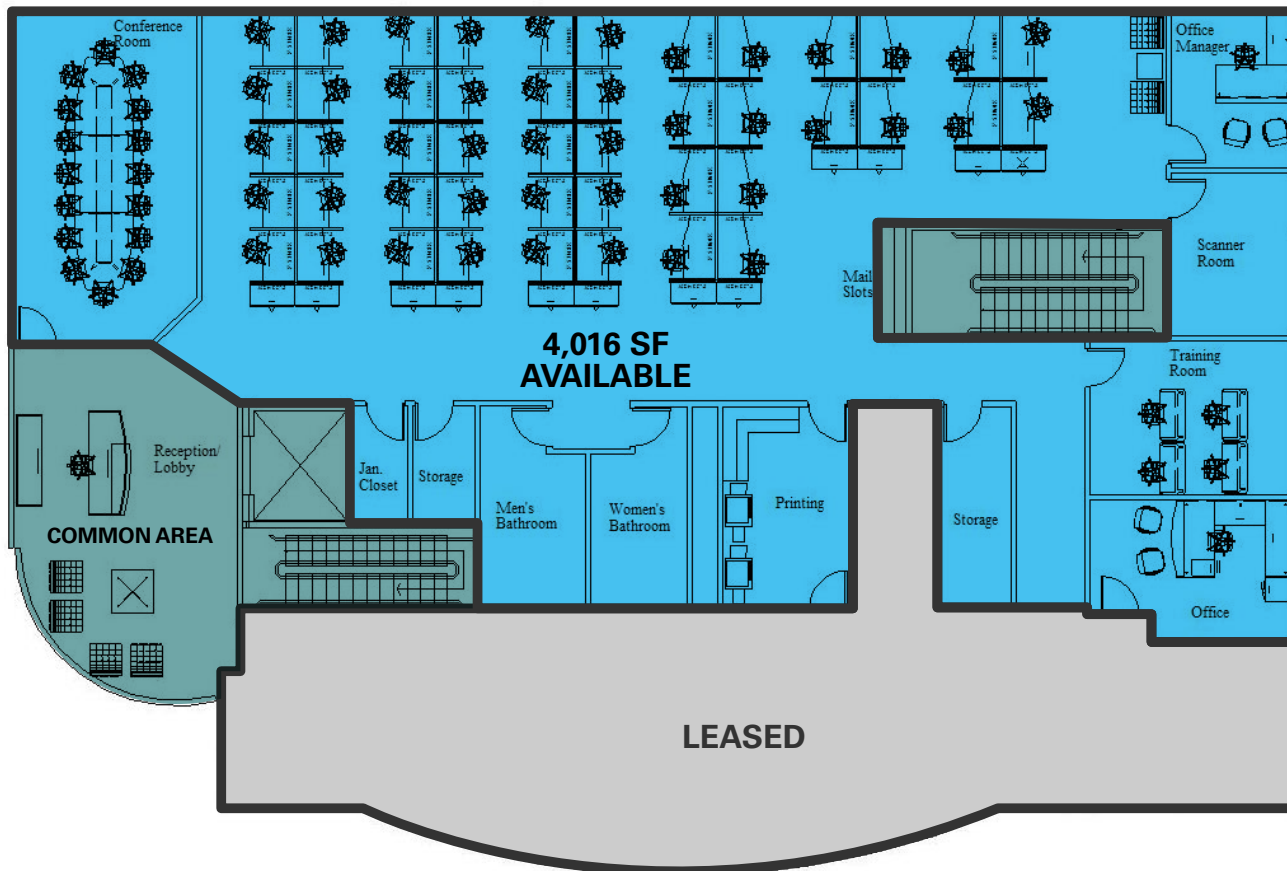
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## FLOOR PLAN

### THIRD FLOOR



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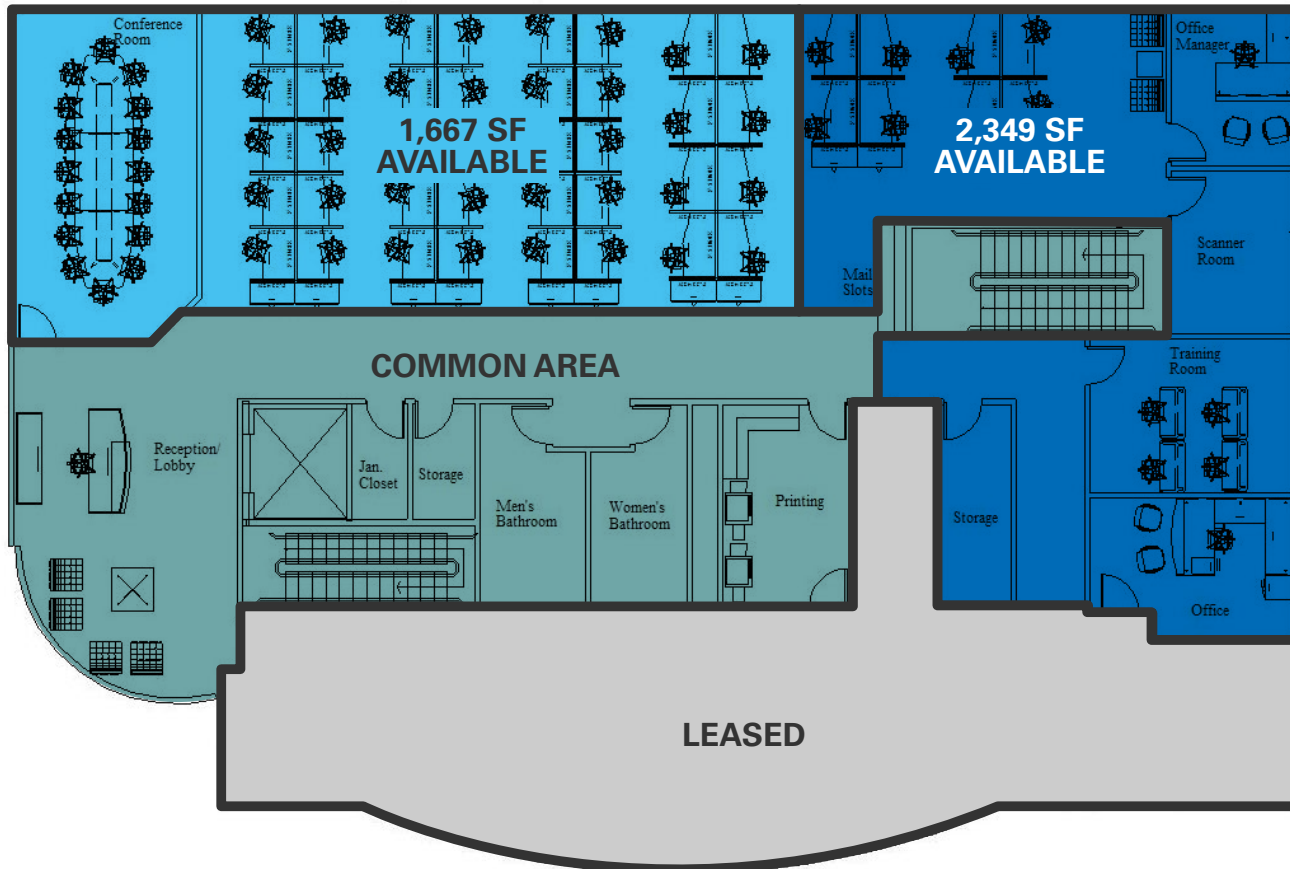
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## POTENTIAL FLOOR PLAN

### THIRD FLOOR

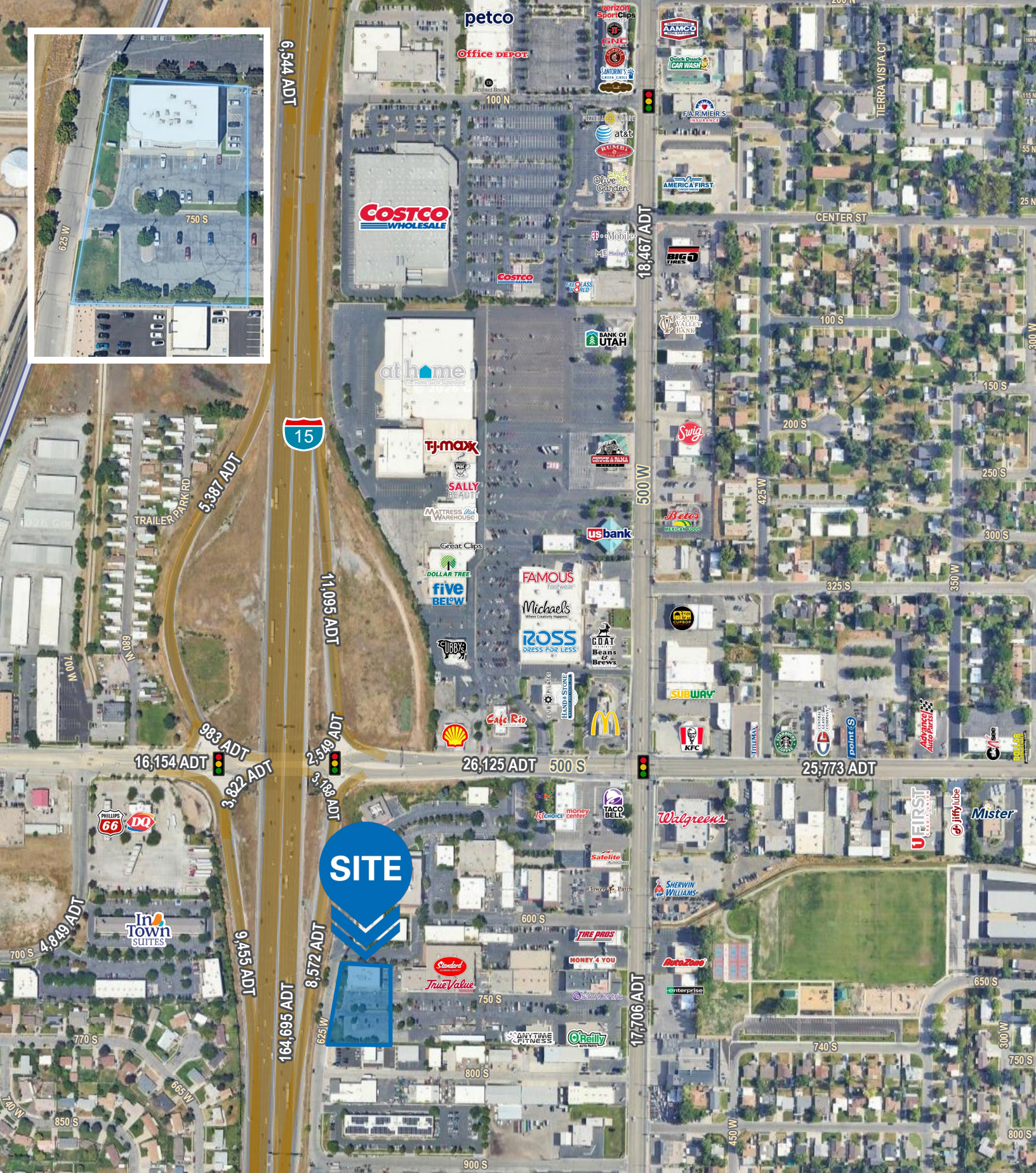


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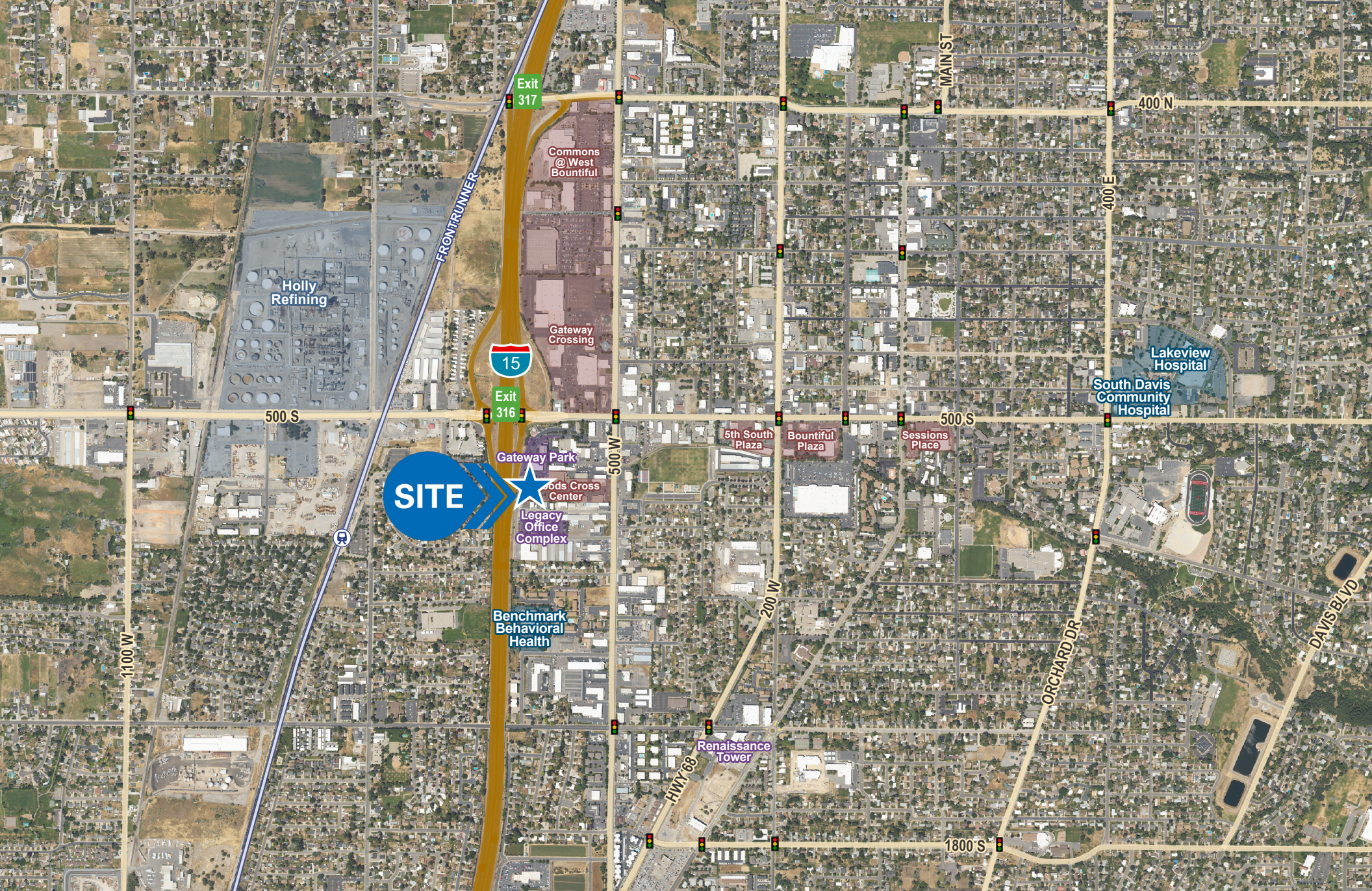
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