

OFFICE BUILDING FOR LEASE

# ALTUS VINEYARD DEVELOPMENT

307 N Geneva Rd, Vineyard, UT 84059



## Property Description

Construction is wrapping up on this new Office Building in one of Utah's fastest growing areas! Enjoy great traffic counts on Geneva Road, kick back and relax at Top Golf, or jump on I-15 for easy access to anywhere else in the valley. Entire Floor available!

## Property Highlights

- Great Traffic Counts!
- Awesome area amenities
- High Growth Area
- New Construction (Ready for TI buildout now)
- Don't miss this one!
- Suite 101 - 4,200 RSF
- Suite 200- 3,000 - 9,000 RSF

## Offering Summary

<b>Lease Rate:</b>	\$29.50 NNN
<b>Available SF:</b>	3,000 - 13,000
<b>Lot Size:</b>	1.1 Acres
<b>Building Size:</b>	18,000 SF

## Demographics 1 Mile 3 Miles 5 Miles

<b>Total Households</b>	3,869	27,033	55,674
<b>Total Population</b>	11,955	84,415	172,326
<b>Average HH Income</b>	\$77,741	\$78,617	\$84,648

**ANDY EVANS**

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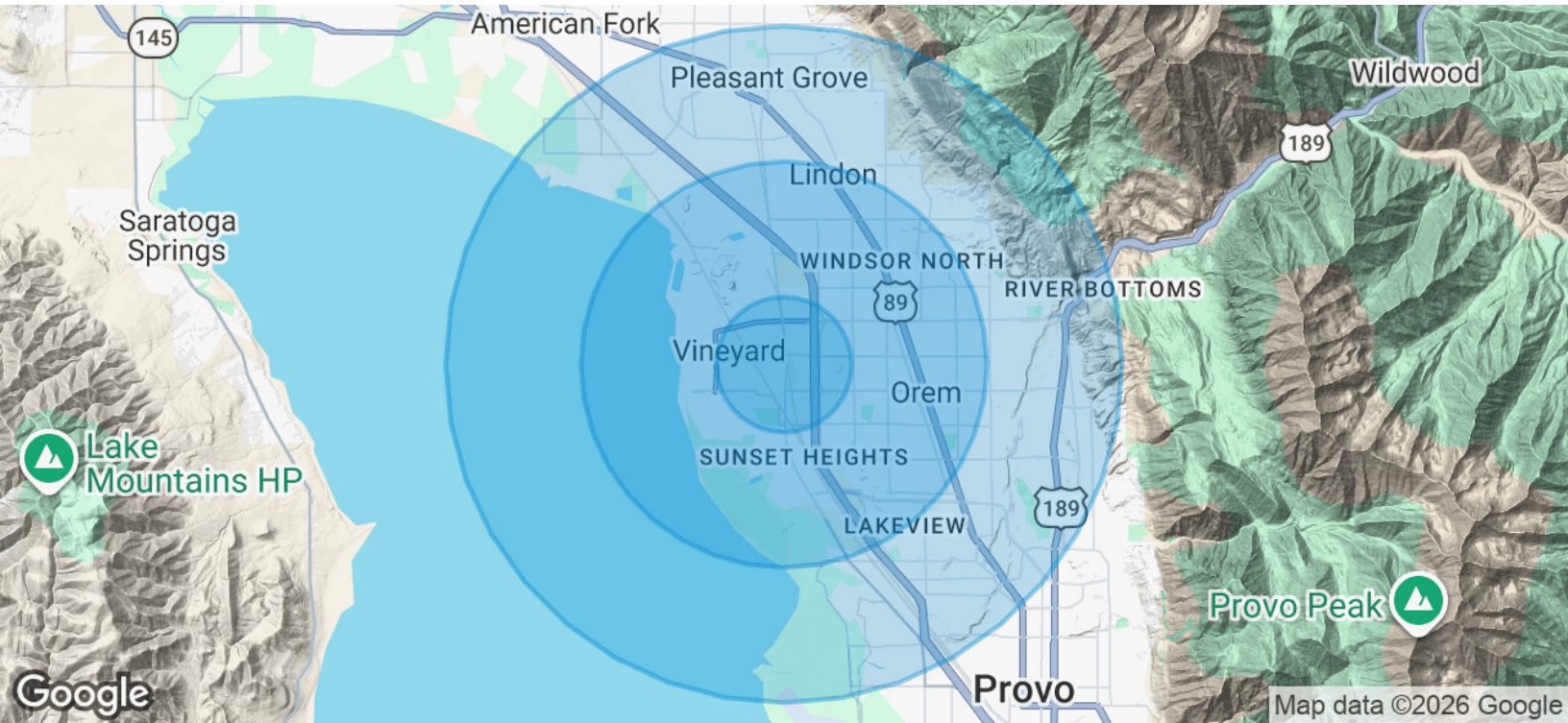
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	11,955	84,415	172,326
<b>Average Age</b>	24.6	27.0	28.3
<b>Average Age (Male)</b>	24.1	26.1	27.3
<b>Average Age (Female)</b>	24.9	28.4	29.7

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,869	27,033	55,674
<b># of Persons per HH</b>	3.1	3.1	3.1
<b>Average HH Income</b>	\$77,741	\$78,617	\$84,648
<b>Average House Value</b>	\$294,936	\$286,214	\$301,229

2020 American Community Survey (ACS)

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