

Millcreek Medical Arts

4465 S 900 E, Millcreek, UT 84124

Presented by
NICHOLAS KANAAN



Price: \$21.89 /SF/YR

About the Property

- Arts and crafts inspired architecture with elevator served, and handicap accessible office suites, on-site parking behind the building - Main lobby
- wood and travertine with vaulted, beamed ceiling
- Unique landscaping designed to create a feeling of peace and harmony with nature - Monument signage available
- Building has ample parking, aesthetic landscaping, public transportation bus stop in front, and 24 Hour Access, keypad and remote entry secured doors with video security system.

Amenities:

- 24 Hour Access
- Controlled Access Remote Doors
- Air Conditioning & Heating Climate Control
- Male and Female + Handicap Bathrooms for building
- Fully maintained Building common areas including janitorial and landscaping
- Monument Sign on Road
- Public transportation bus stop in front

Millcreek Medical Arts

4465 S 900 E, Millcreek, UT 84124



Nicholas Kanaan

kanaan2@gmail.com

(801) 999-0281

NICHOLAS KANAAN

585 N Columbus St
Salt Lake City, UT 84103

Millcreek Medical Arts

4465 S 900 E, Millcreek, UT 84124

Millcreek Medical Arts

4465 S 900 E, Millcreek, UT 84124



Primary Photo



Building Photo

Major Tenant Information

Tenant

Balanced Body Physical Therapy

Envi Plastic Surgery

Four Seasons Dental

Healing Pathways Therapy Center

Michael Watson, DDS

Recon CPA

State Farm Insurance

The Thyroid Clinic Utah

VoicesNow

Yenny J Paredes

SF Occupied

-

-

-

-

-

-

-

Lease Expired

4465 S 900 E, Millcreek, UT 84124



Building Photo

Listing space

1st Floor Ste 275

Space Available	2,848 SF
Rental Rate	\$21.89 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

About the Unit:- 2,848 rentable square feet of high quality, well-built, turnkey medical office space on the top floor in the Medical Arts Building, professionally managed.- Corner Unit on main level with ADA access. Newly updated in 2021 fully modernized (initial build out 2011), with unit associated 10 parking spots.- 16 rooms total: 6 patient rooms (1 procedure room), lab / blood draw area, 3 offices (with 1x conference room), billing station / reception, waiting room, in-suite handicap bathroom, Waiting room (capacity of 13 people), Locked supply / record room, Janitorial Utility room.- Great central location within Salt Lake City with easy access to freeways, conveniently located between St Marks & IMC Hospital, and access to public transportaiton! - High-Speed Ethernet & HDMI connectivity in all patient rooms and offices, Wifi router repeaters, in-ceiling speaker system. 2x HVAC systems for excellent climate control.- All patient rooms meet OSHA regulations, with ensuite sink and ADA compliant. Medical records safely stored in locked rooms. Registration has a private desk space separated from the waiting room for HIPAA compliant patient privacy. - Arts and crafts inspired architecture with elevator served, and handicap accessible office suites, on-site parking behind the building, Main Lobby wood and travertine with vaulted, beamed ceiling- Unique landscaping designed to create a feeling of peace and harmony with nature - Monument signage available- Building is professionally managed, has ample parking, aesthetic landscaping, public transportation bus stop in front, 24 Hour Access keypad and remote entry secured doors with video security system.- Landlord is happy to discuss financing options to reduce your first year's lease and get your clinic going!

Millcreek Medical Arts

4465 S 900 E, Millcreek, UT 84124

Property Photos



Building Photo



Building Photo

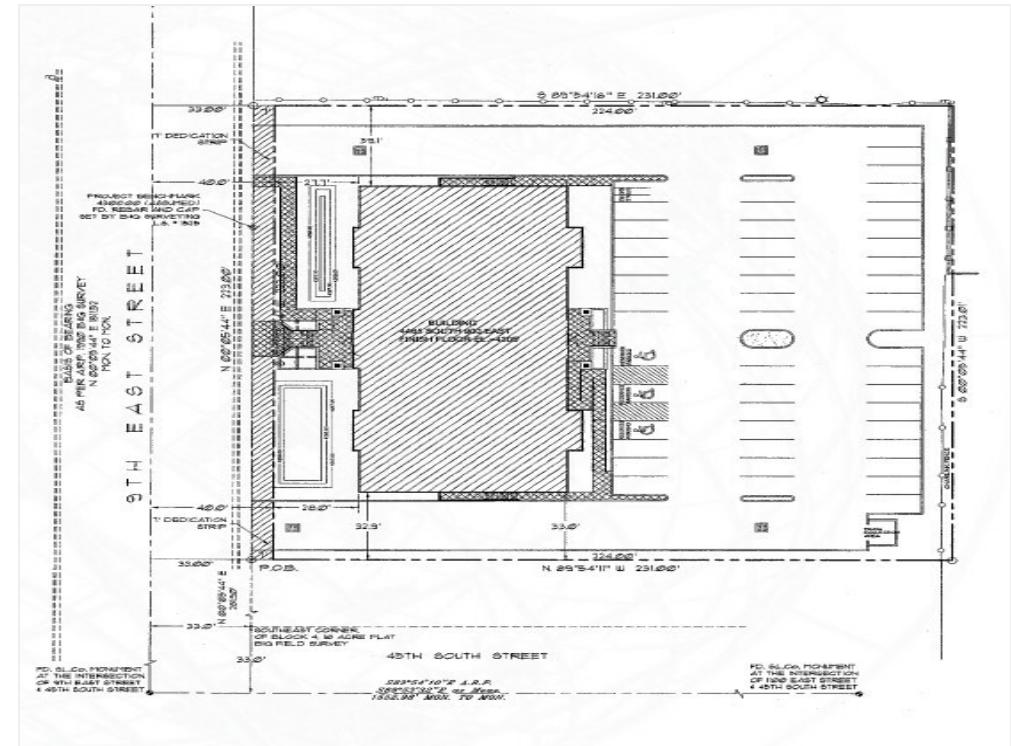
Millcreek Medical Arts

4465 S 900 E, Millcreek, UT 84124

Property Photos



Building Photo



Plat Map

Millcreek Medical Arts

4465 S 900 E, Millcreek, UT 84124

Location

