

FOR LEASE



Reduced Lease Rate

## PROPERTY DETAILS

240 N. 1200 E., Lehi, UT 84043

- Available: suite 102: 2,534 SF
- Lease rate: ~~\$22.00/SF~~ \$20.50/SF NNN
- NNN=\$7.25/SF
- High-end glass finishes
- Quick I-15 access
- Close to numerous restaurants and amenities

## SURROUNDING TENANTS



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

**NEWMARK**  
 **MOUNTAIN WEST**

**SHAD WEBB**  
[swebb@newmarkmw.com](mailto:swebb@newmarkmw.com)  
 direct 435.459.0212  
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## 2025 DEMOS

### EST. POPULATION

1 MILE » **13,772**  
 3 MILE » **80,897**  
 5 MILE » **176,880**



### EST. HOUSEHOLDS

1 MILE » **4,411**  
 3 MILE » **24,425**  
 5 MILE » **51,057**



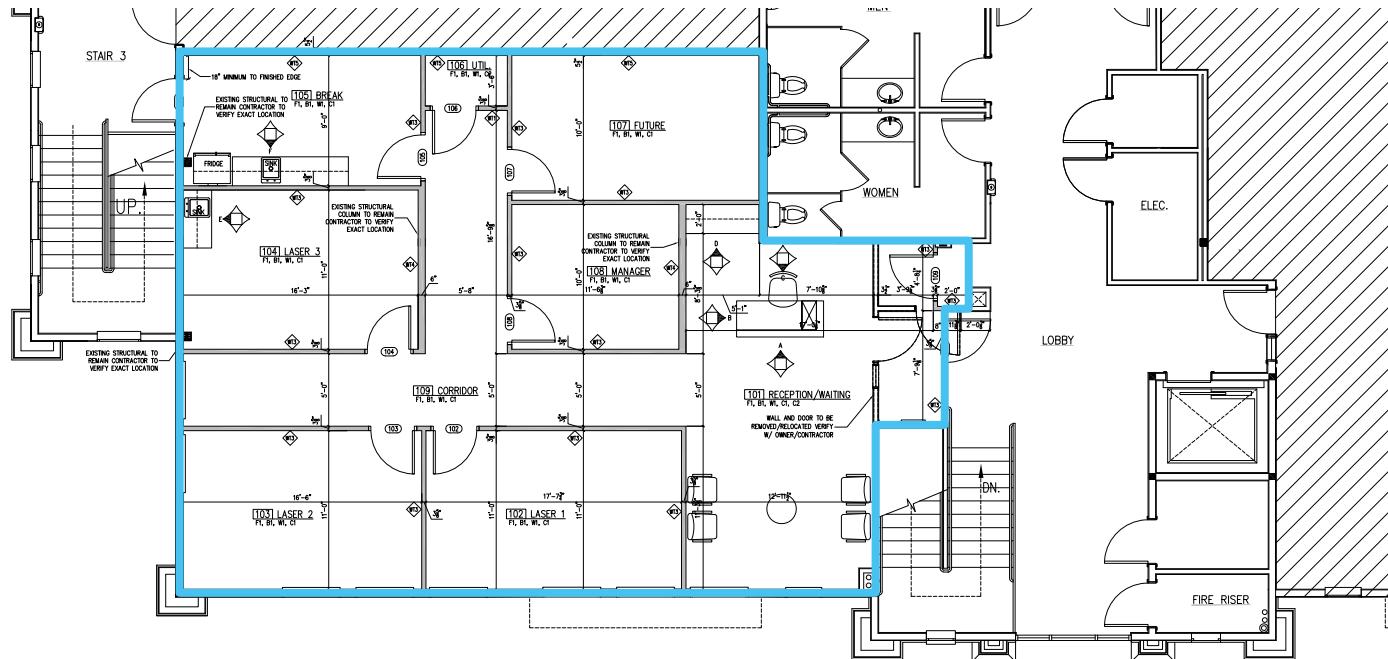
### EST. AVERAGE HH INCOME

1 MILE » **\$130,267**  
 3 MILE » **\$141,772**  
 5 MILE » **\$156,648**

**FULL SERVICE COMMERCIAL REAL ESTATE**  
 2015 West Grove Parkway, Suite J  
 Pleasant Grove, UT 84062  
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[www.newmarkmw.com](http://www.newmarkmw.com)

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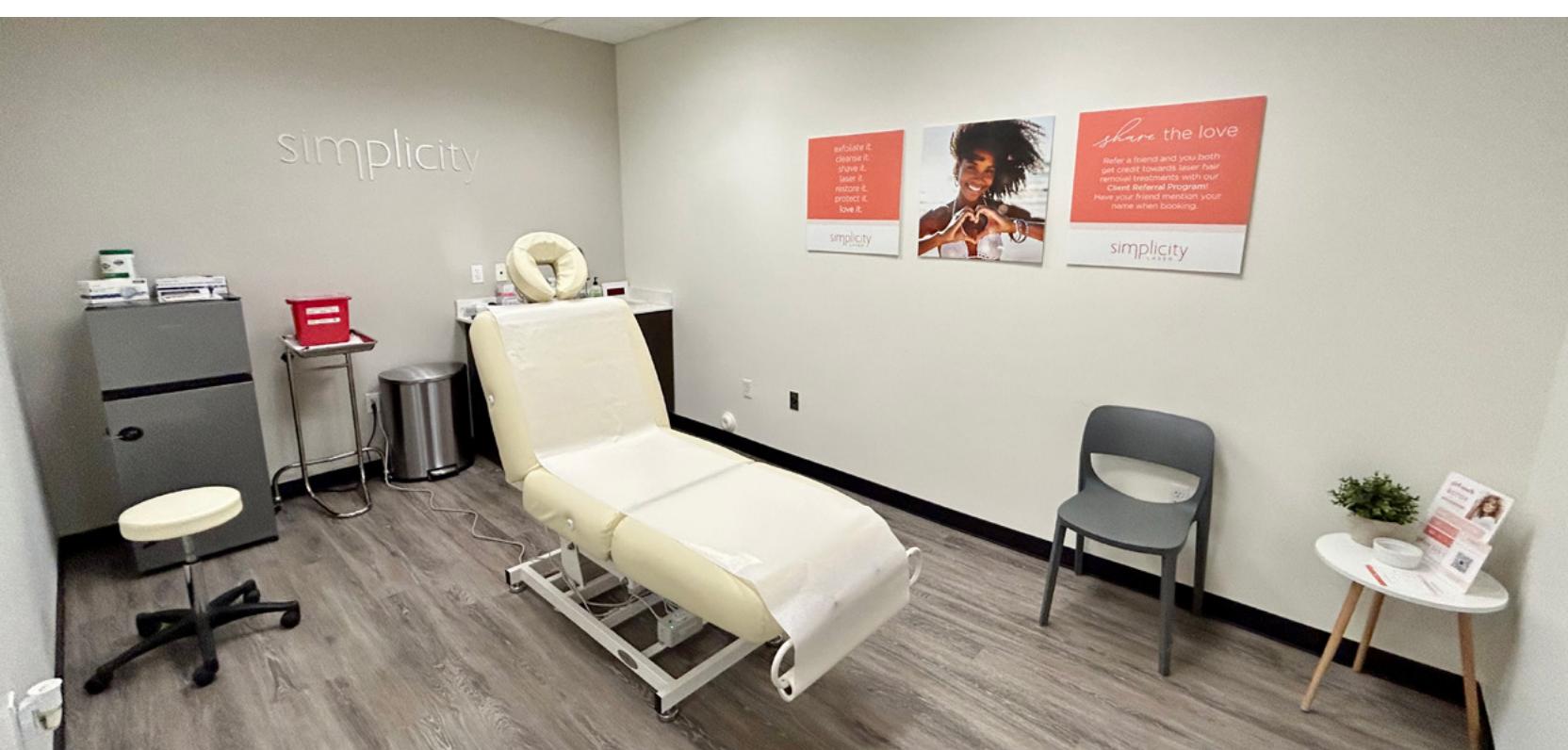
## SUITE 102



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**simplicity**



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