



OFFICE BUILDING FOR LEASE

# LINDON PROFESSIONAL OFFICE

275 W 200 N #350, Lindon, UT 84042



## Property Description

Fully Built out Medical office available for lease in Lindon! Space is in great condition and will be ready for occupancy as soon as February. Enjoy access to several Premier Family Medical specialties within the building as well as access to the Orem and Pleasant Grove Markets.

## Property Highlights

- 6 Exam Rooms
- Large Conference Room
- Internal Restroom
- High End Finishes
- Breath Taking Views
- CAMS (\$6.00 / SF) include most utilities

## Offering Summary

Lease Rate	\$27.00 SF/yr (NNN)
Available SF	3,950 RSF
Building SF	51,068 SF
Parking Ratio	4/1000

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,720	27,797	56,226
Total Population	9,672	90,776	183,931
Average HH Income	\$125,434	\$120,631	\$124,742

**ANDY EVANS**

801.518.9819

andyevalsre@gmail.com

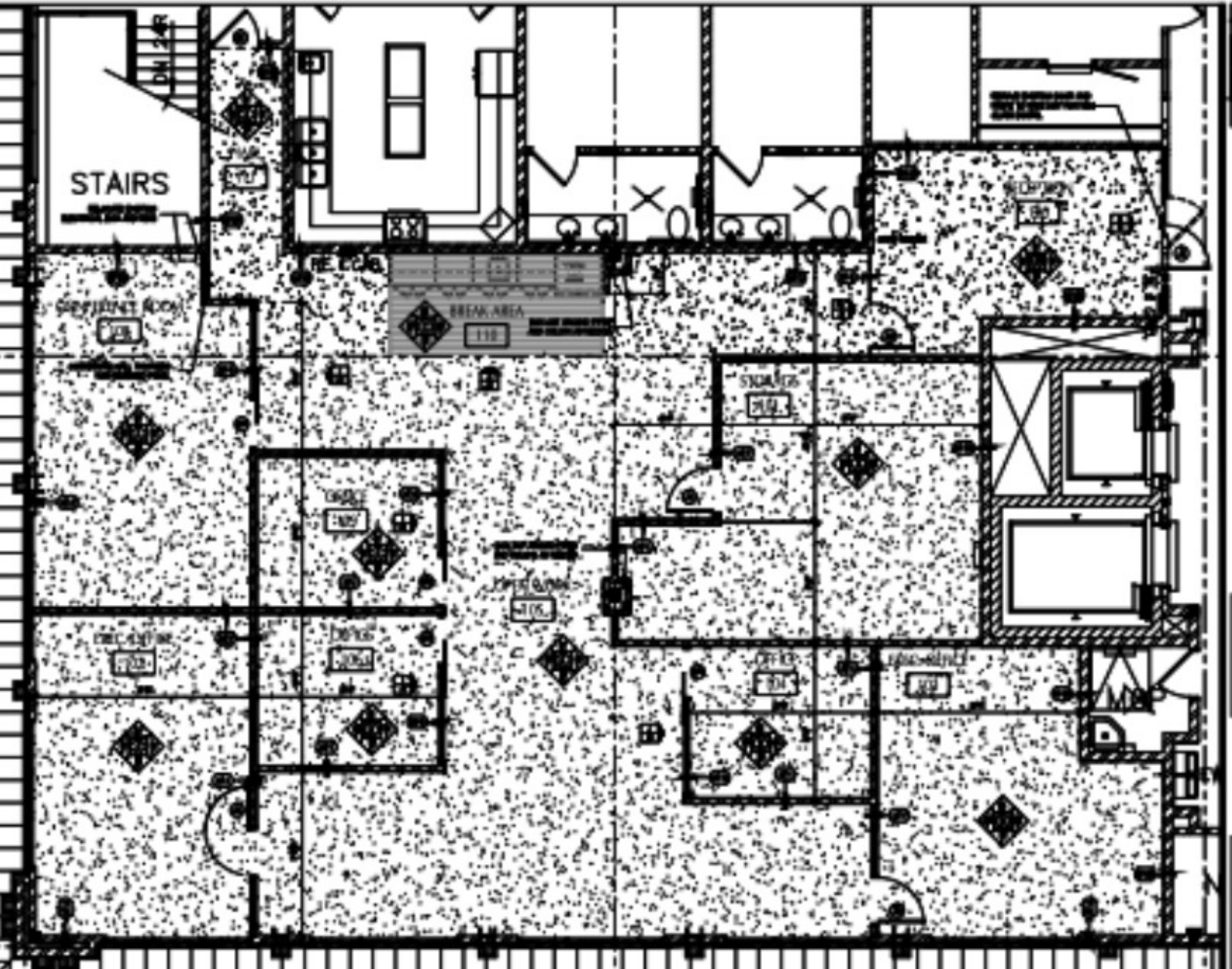




OFFICE BUILDING FOR LEASE

# LINDON PROFESSIONAL OFFICE

275 W 200 N #350, Lindon, UT 84042



**ANDY EVANS**

801.518.9819

andyevalsre@gmail.com







OFFICE BUILDING FOR LEASE

# LINDON PROFESSIONAL OFFICE

275 W 200 N #350, Lindon, UT 84042

Building Name	Lindon Professional Office
Property Type	Office
Property Subtype	Office Building
APN	455670001
Building Size	51,068 SF
Lot Size	132,132 SF
Building Class	A
Year Built	2008
Number of Floors	3
Number of Buildings	1

Fully Built out Medical office available for lease in Lindon! Space is in great condition and will be ready for occupancy as soon as February 1st. Enjoy access to several Premier Family Medical specialties within the building as well as access to the Orem and Pleasant Grove Markets.



- 6 Exam Rooms
- Large Conference Room
- Internal Restroom
- High End Finishes
- Breath Taking Views
- CAMS (\$6.00 / SF) include most utilities

**ANDY EVANS**

801.518.9819

andyevansre@gmail.com

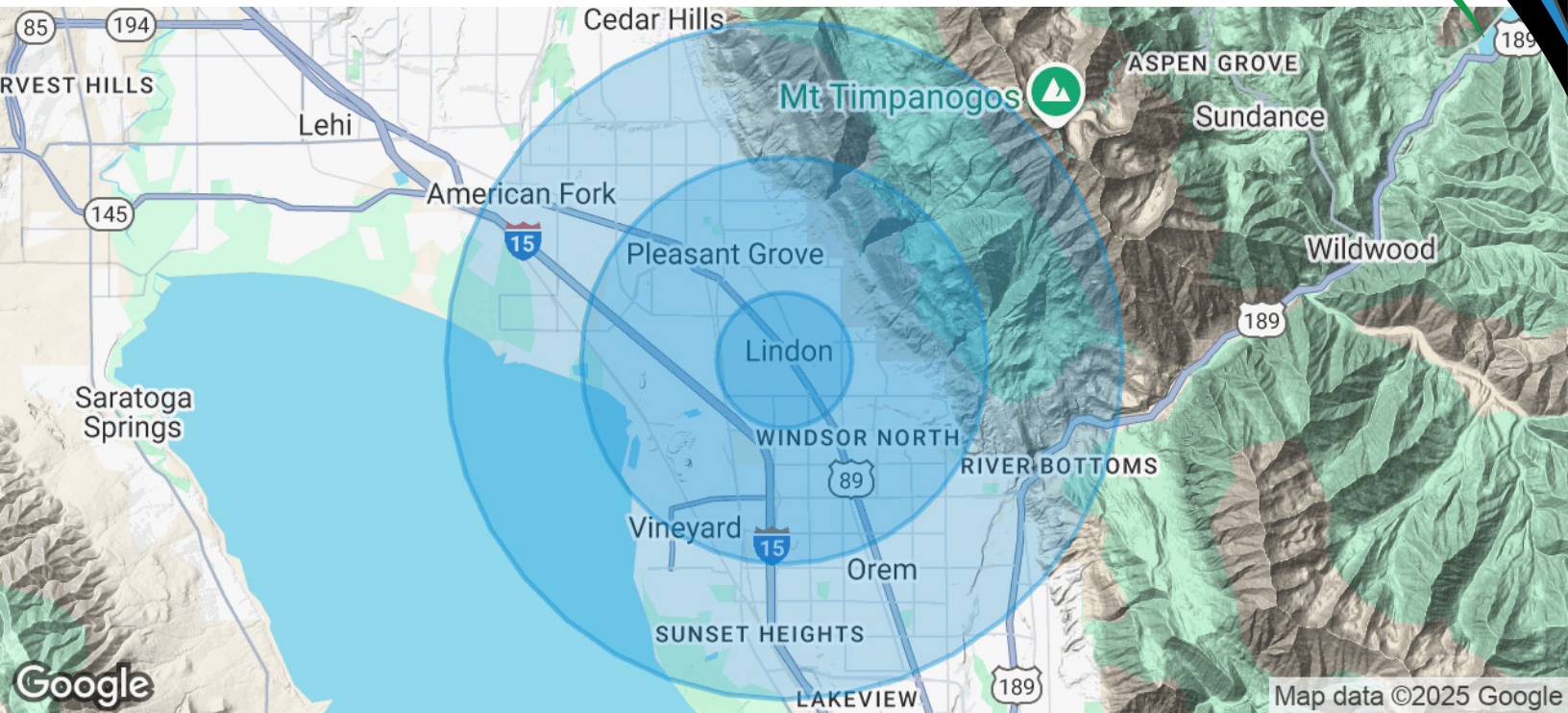




OFFICE BUILDING FOR LEASE

# LINDON PROFESSIONAL OFFICE

275 W 200 N #350, Lindon, UT 84042



## Population

	1 Mile	3 Miles	5 Miles
Total Population	9,672	90,776	183,931
Average Age	35	33	33
Average Age (Male)	34	32	32
Average Age (Female)	36	34	34

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,720	27,797	56,226
# of Persons per HH	3.6	3.3	3.3
Average HH Income	\$125,434	\$120,631	\$124,742
Average House Value	\$696,848	\$554,400	\$571,093

Demographics data derived from AlphaMap

**ANDY EVANS**

801.518.9819

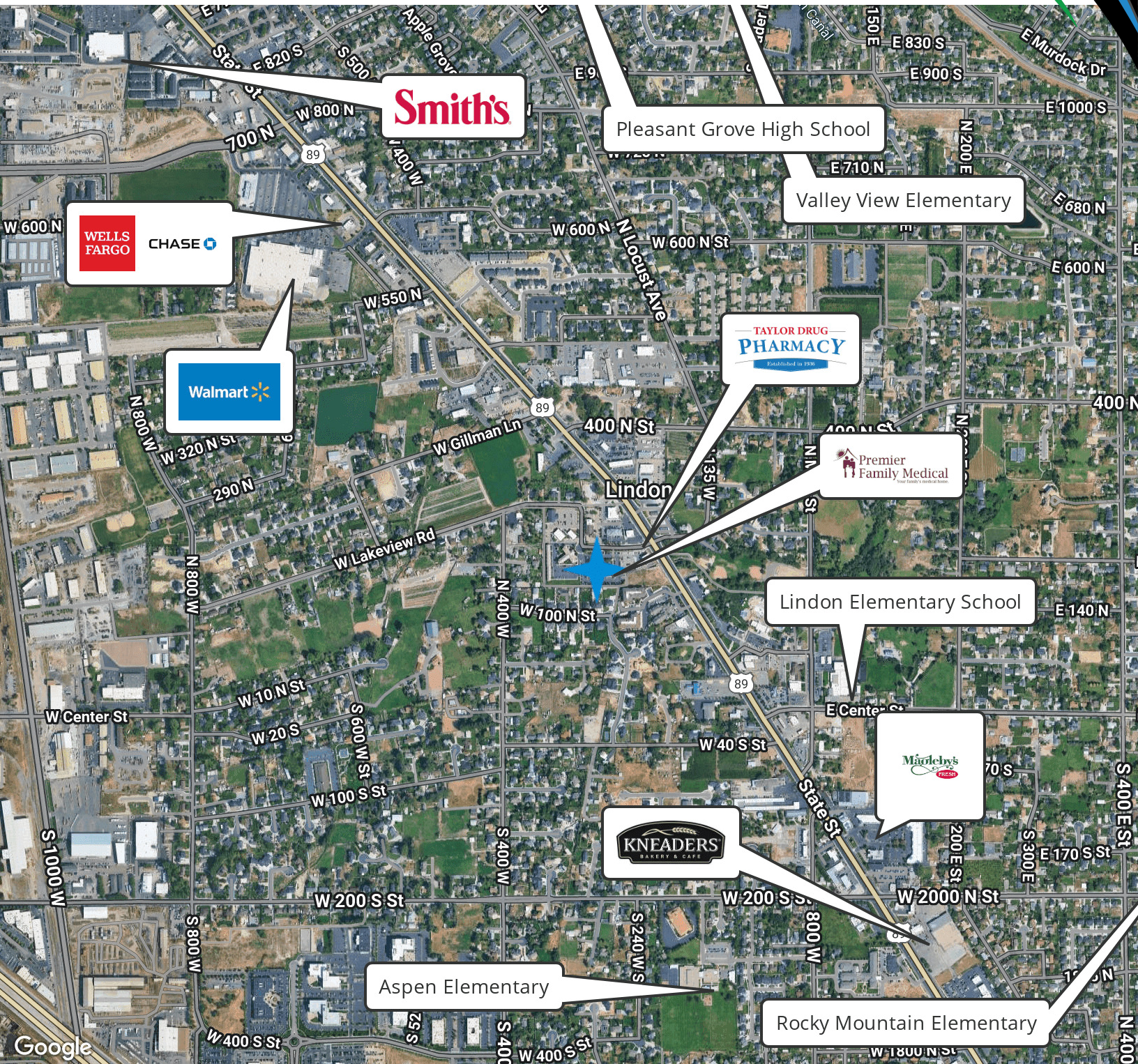
andyevansre@gmail.com





## OFFICE BUILDING FOR LEASE

275 W 200 N #350, Lindon, UT 84042



## ANDY EVANS

801.518.9819

andyevalsre@gmail.com

