

WOODS CROSS I-15 MEDICAL BUILDING

MW

PRIME MEDICAL OFFICE SPACE JUST OFF I-15



PROPERTY DETAILS

596 WEST 750 SOUTH, WOODS CROSS, UT 84087

- 1,667–4,128 SF available for sublease
- First floor availability: approximately 4,128 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
- Generous tenant improvement allowance
- Contact broker for pricing
- One minute to I-15 on-ramp
- Two minutes to Lakeview Hospital

2024 DEMOS

EST. POPULATION



5 MINUTES » 28,666
10 MINUTES » 96,629
15 MINUTES » 201,739

EST. HOUSEHOLDS



5 MINUTES » 10,963
10 MINUTES » 33,786
15 MINUTES » 73,717

EST. MEDIAN HH INCOME



5 MINUTES » \$84,944
10 MINUTES » \$102,162
15 MINUTES » \$94,311



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

BRAXTON WILLIE, CCIM

bwillie@mwcre.com
direct 385.429.5501
[View Profile](#)

CHRIS FALK, CCIM, SIOR

cfalk@mwcre.com
direct 385.429.5500
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

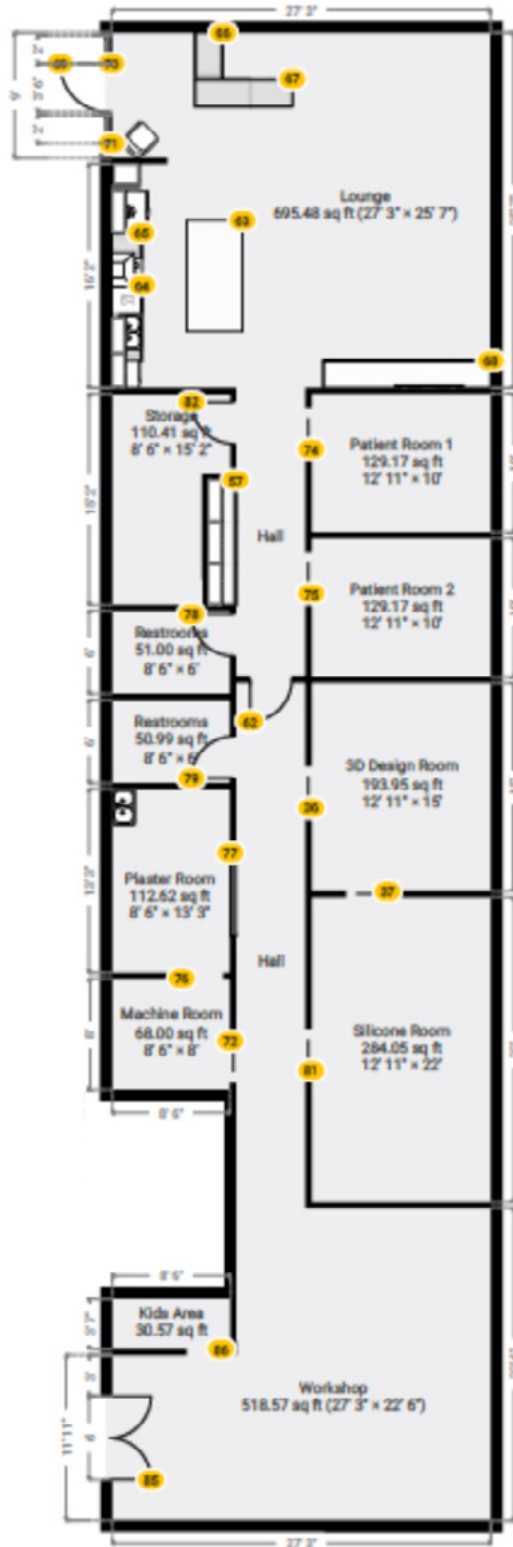
1410 South University Park Blvd., Suite 120
Clearfield, UT 84015
Office 801.578.5580
www.mwcre.com

WOODS CROSS I-15 MEDICAL BUILDING

MW

FIRST FLOOR: 4,128 SF

FLOOR PLAN



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

BRAXTON WILLIE, CCIM

bwillie@mwcre.com
direct 385.429.5501
[View Profile](#)

CHRIS FALK, CCIM, SIOR

cfalk@mwcre.com
direct 385.429.5500
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

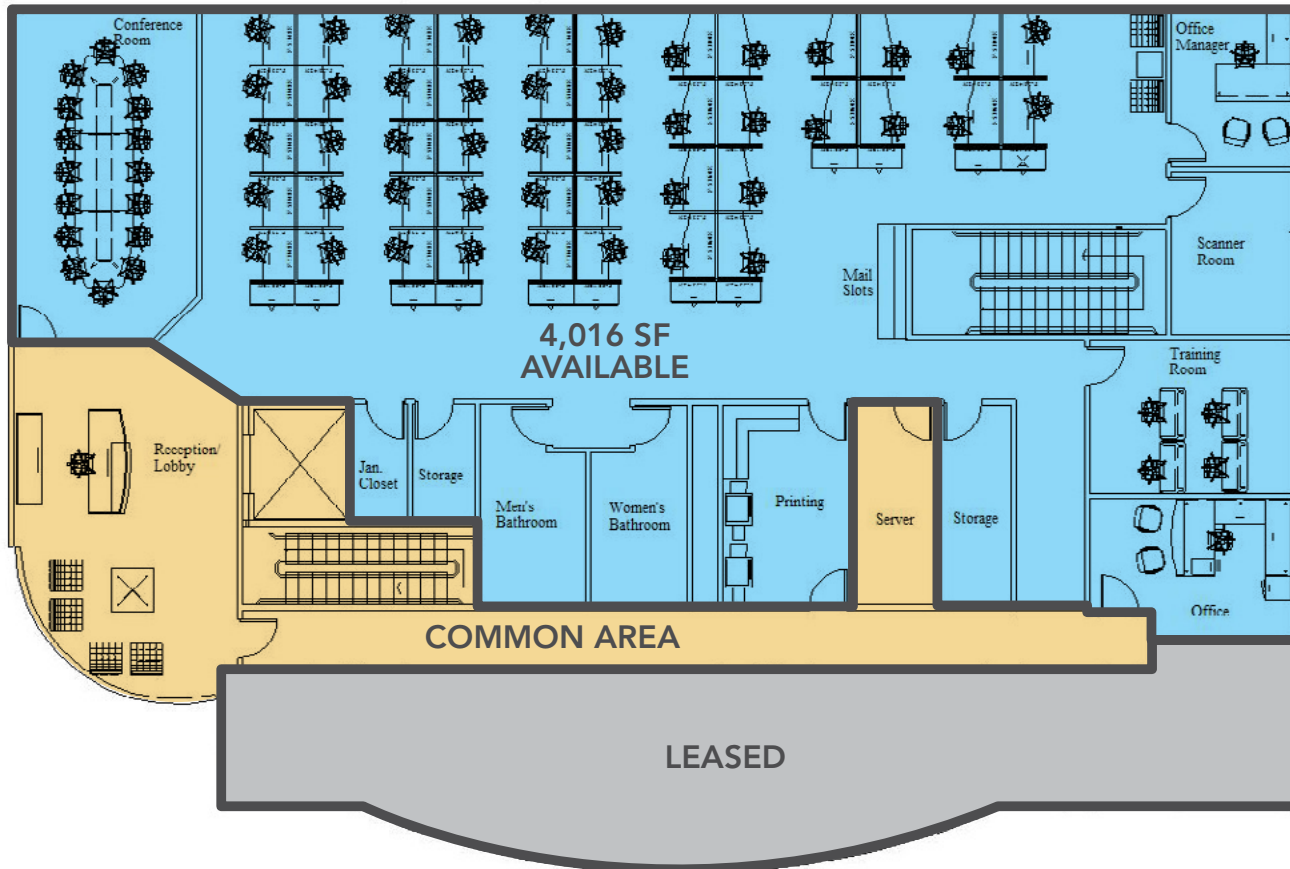
1410 South University Park Blvd., Suite 120
Clearfield, UT 84015
Office 801.578.5580
www.mwcre.com

WOODS CROSS I-15 MEDICAL BUILDING

MW

FLOOR PLAN

THIRD FLOOR



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

BRAXTON WILLIE, CCIM

bwillie@mwcre.com
direct 385.429.5501
[View Profile](#)

CHRIS FALK, CCIM, SIOR

cfalk@mwcre.com
direct 385.429.5500
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

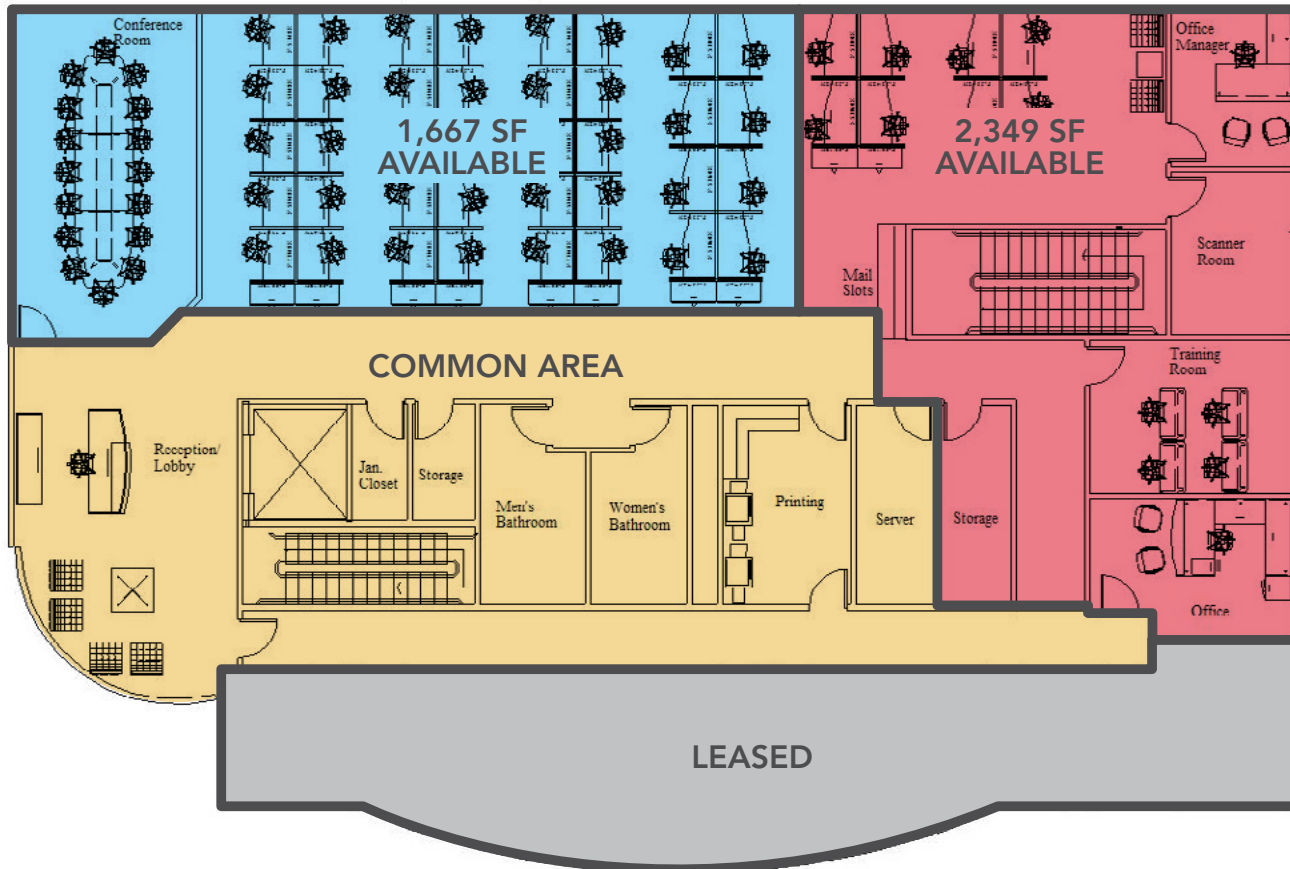
1410 South University Park Blvd., Suite 120
Clearfield, UT 84015
Office 801.578.5580
www.mwcre.com

WOODS CROSS I-15 MEDICAL BUILDING

MW

POTENTIAL FLOOR PLAN

THIRD FLOOR



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

BRAXTON WILLIE, CCIM

bwillie@mwcre.com
direct 385.429.5501

[View Profile](#)

CHRIS FALK, CCIM, SIOR

cfalk@mwcre.com
direct 385.429.5500

[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

1410 South University Park Blvd., Suite 120
Clearfield, UT 84015
Office 801.578.5580
www.mwcre.com



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

BRAXTON WILLIE, CCIM

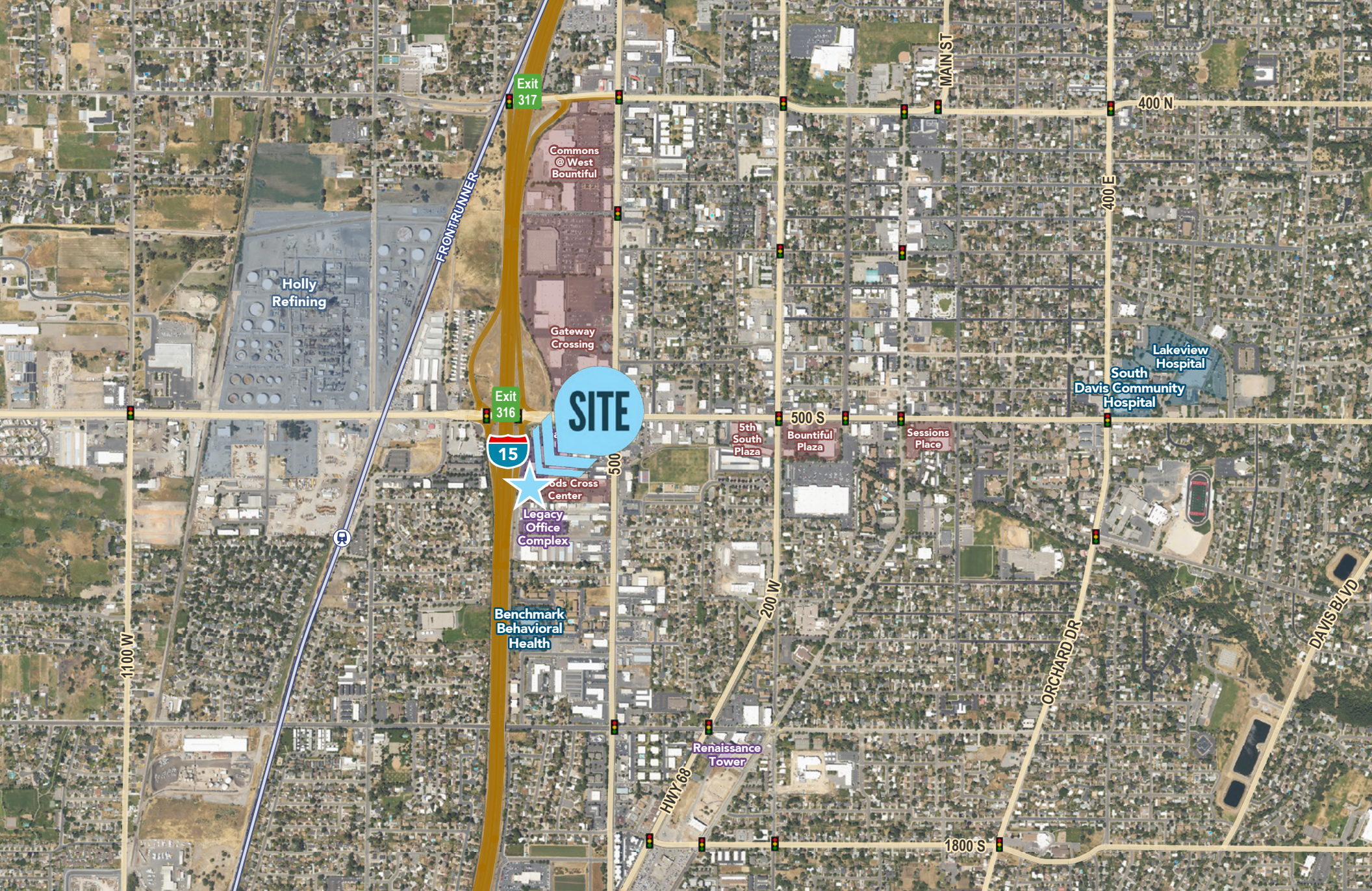
bwillie@mwcre.com
direct 385.429.5501
[View Profile](#)

CHRIS FALK, CCIM, SIOR

cfalk@mwcre.com
direct 385.429.5500
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

1410 South University Park Blvd., Suite 120
Clearfield, UT 84015
Office 801.578.5580
www.mwcre.com



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

BRAXTON WILLIE, CCIM
bwillie@mwcre.com
direct 385.429.5501
[View Profile](#)

CHRIS FALK, CCIM, SIOR
cfalk@mwcre.com
direct 385.429.5500
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
1755 East 1450 South
Clearfield, UT 84015
Office 801.578.5580
www.mwcre.com