



Mountain Lakes CROSSING

**Prime Leasing Opportunity:
Medical Office Building**

**Up to 100,000 SF
Build-To-Suit Opportunity**
*Saratoga Springs, Utah
Corner of 8800 North &
Mountain View Corridor*

Conceptual rendering



Conceptual rendering

Welcome to Mountain Lakes Crossing

Mountain Lakes Crossing is the premier healthcare destination in Saratoga Springs. Our brand-new, modern building is thoughtfully designed to inspire collaboration and innovation among healthcare tenants.

Mountain Lakes Crossing is programmed to meet your needs now and into the future, with the latest technology and amenities to support your success.

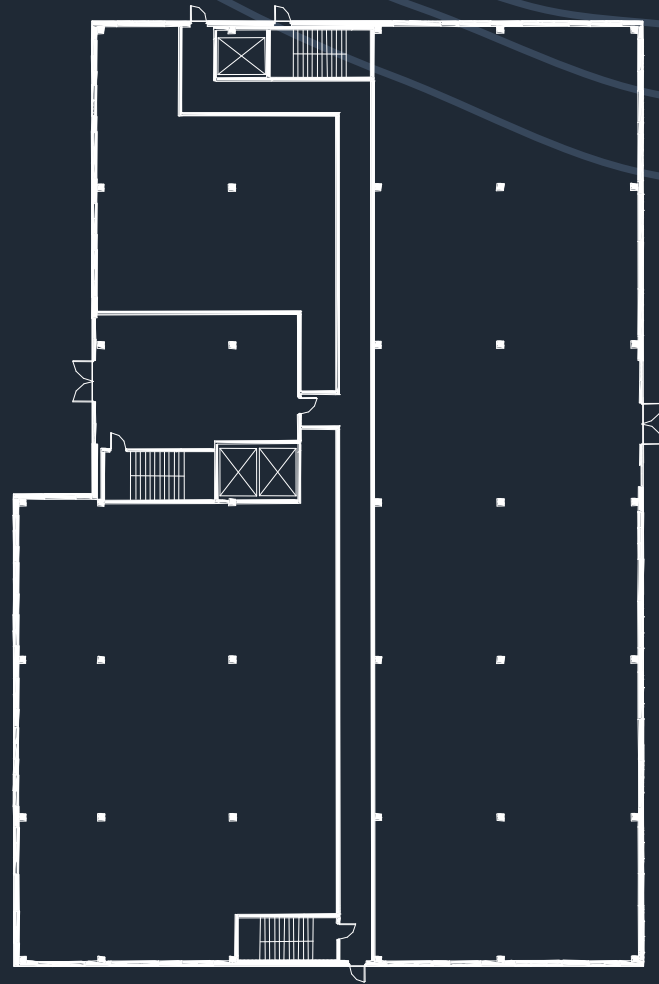
Centrally located at the nexus between Salt Lake and Utah Counties, Mountain Lakes Crossing is the perfect place to grow your business. Situated at the intersection of access, growth, and opportunity, our location provides easy access to the entire region, ensuring that your business is always connected.

Whether you're a small practice or a large healthcare organization, Mountain Lakes Crossing has everything you need to thrive.

- **Class A Healthcare Facility:** Medical Office Building and/or Ambulatory Surgical Center
- **Build-to-suit:** Tailor your space to ensure efficiency and functionality
- **Available space** ranging from 5,000 – 100,000 SF
- **Building crown signage** on Mountain View Corridor
- **5/1000 parking**
- **Planned retail onsite**
- **Breathtaking mountain views**

Impeccable Design, Ideal Location

First Floor 20,250 SF
Second Floor 20,250 SF
Third Floor 20,250 SF



Conceptual floor plan



Conceptual site plan

[Click to explore
Mountain Lakes Crossing](#)

5 minute drive
I-15

Retail

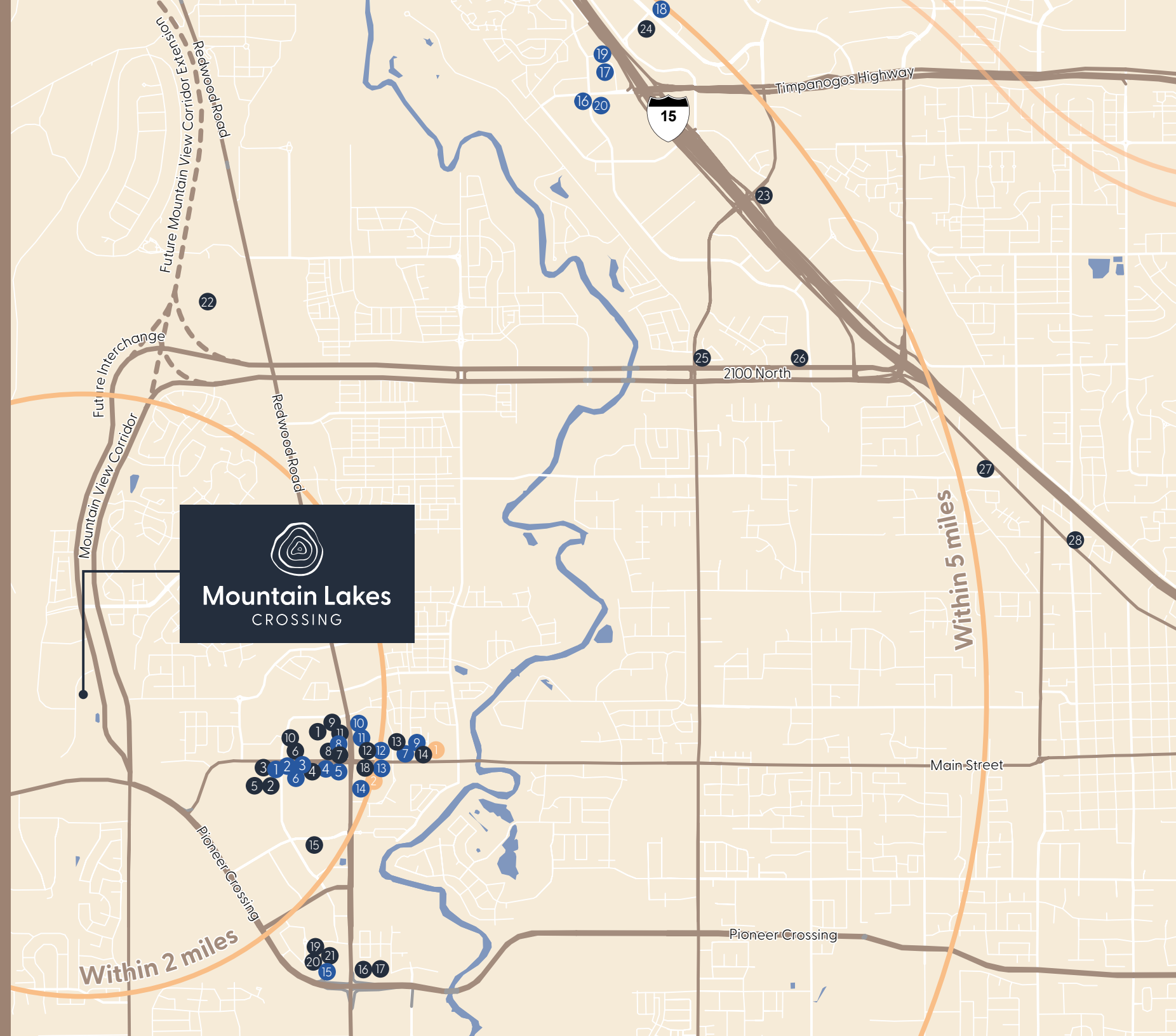
- 1 Walmart
- 2 Tractor Supply Company
- 3 Wiggy Wash
- 4 Great Clips
- 5 Target
- 6 Chase Bank
- 7 Chevron
- 8 Cyprus Credit Union
- 9 T-mobile
- 10 Dollar Tree
- 11 O'reilly Auto Parts
- 12 Walgreens
- 13 America First Credit Union
- 14 Jiffy Lube
- 15 Costco Wholesale
- 16 Matthews Implant & Cosmetic Dentistry
- 17 Excel Eye Center
- 18 Red Hanger
- 19 Redbox
- 20 Keyme Locksmiths
- 21 Smith's Marketplace
- 22 PODS Moving & Storage
- 23 Carvana
- 24 Chargepoint
- 25 Sinclair
- 26 7 Eleven
- 27 Exon
- 28 Chevron

Food and Dining

- 1 Cubby's
- 2 KFC
- 3 Starbucks
- 4 Taco Bell
- 5 Wendy's
- 6 Fiiz Drinks
- 7 Subway
- 8 Panda Express
- 9 Tenney's Pizza
- 10 Denny's
- 11 Kneaders Bakery & Cafe
- 12 Mcdonald's
- 13 Little Caesars Pizza
- 14 Arctic Circle
- 15 Papa Murphy's
- 16 Starbucks
- 17 JCW's
- 18 Cabela's
- 19 Cubby's
- 20 Subway

Fitness

- 1 Anytime Fitness
- 2 VASA Fitness



All Within Your Reach



Market Reach

Mountain Lakes Crossing provides access to a wide range of markets, including Saratoga Springs, Lehi, Silicon Slopes, The Point of the Mountain, Bluffdale, Herriman, Draper, and Eagle Mountain.



Phase 2 Expansion

With potential future onsite expansion plans, we'll be able to accommodate for predicted high growth in the area.



Future Connection via Mountain View Corridor

Exciting developments are on the horizon, with soon to be a fully functional 35-mile freeway from I-80 in Salt Lake County to SR-73 in Utah County and the North-South Connection is funded and scheduled for completion.



Ease of Access

Convenient freeway access from 2100 North, SR-73, and Pioneer Crossing.



Premier Visibility

Located along Mountain View Corridor, Mountain Lakes Crossing provides exceptional visibility that's easily accessible.

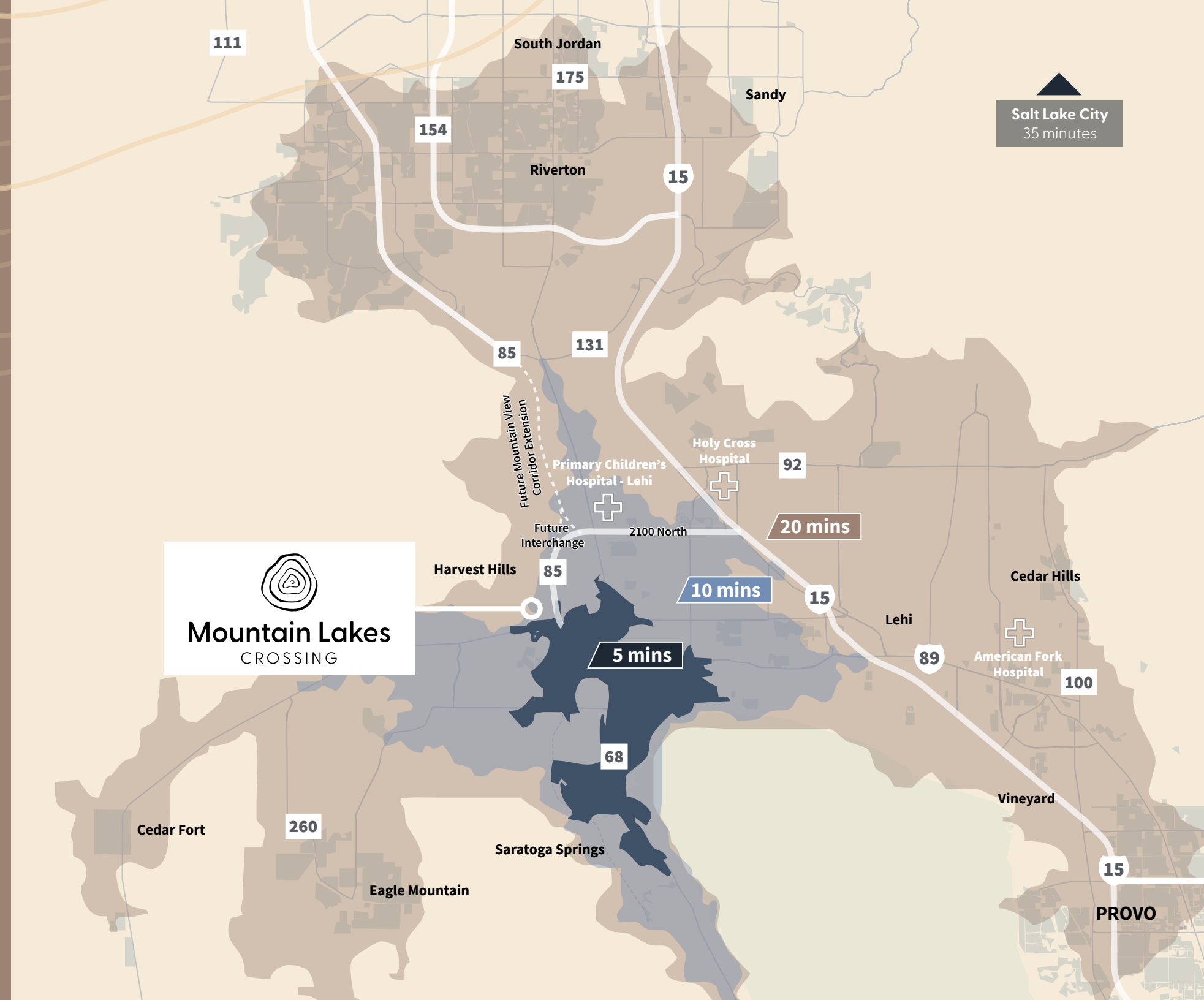
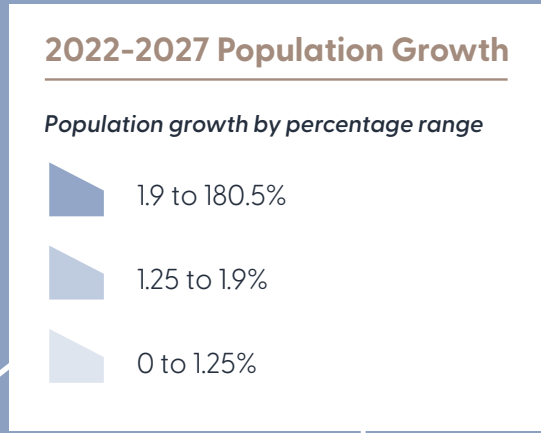
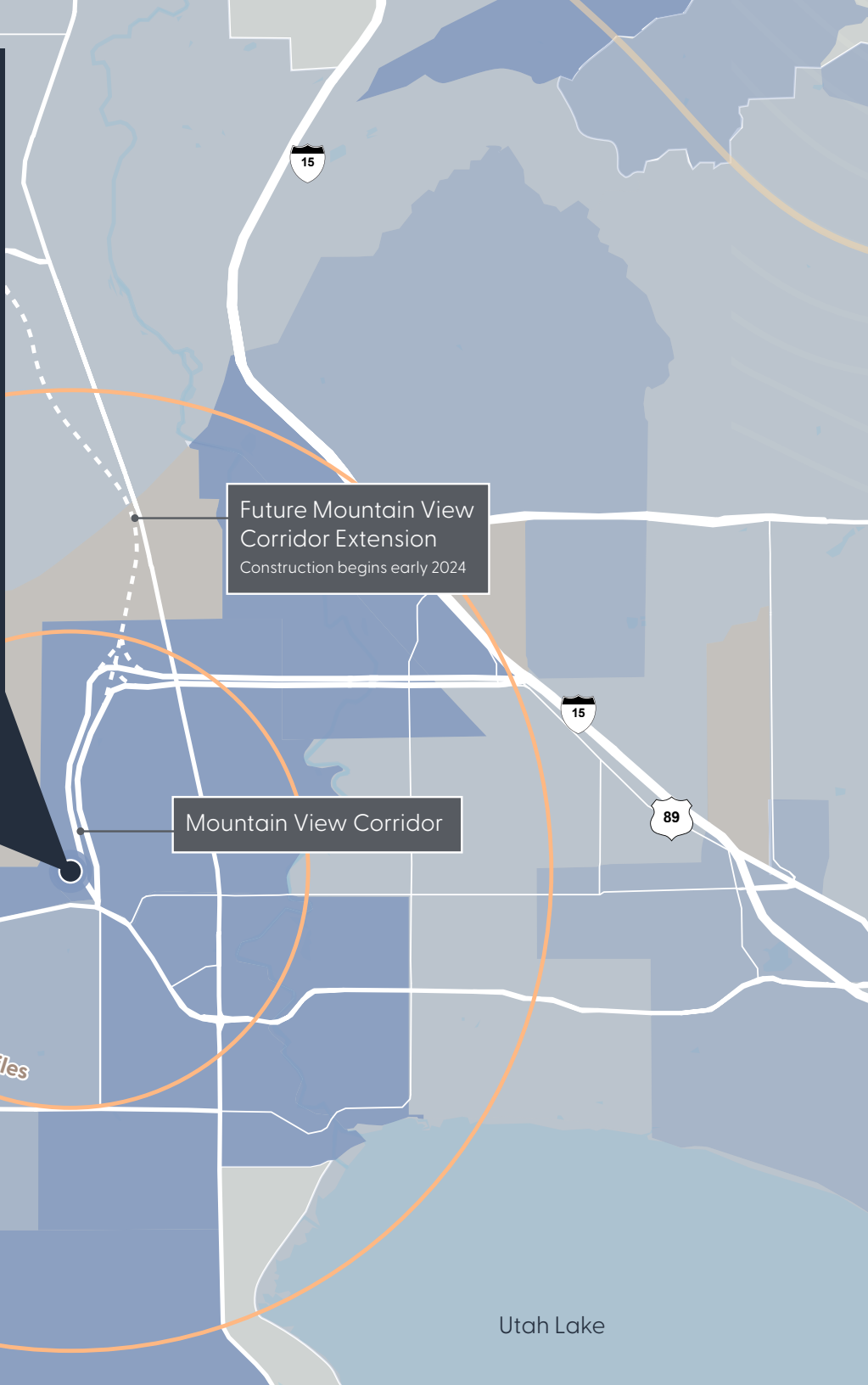
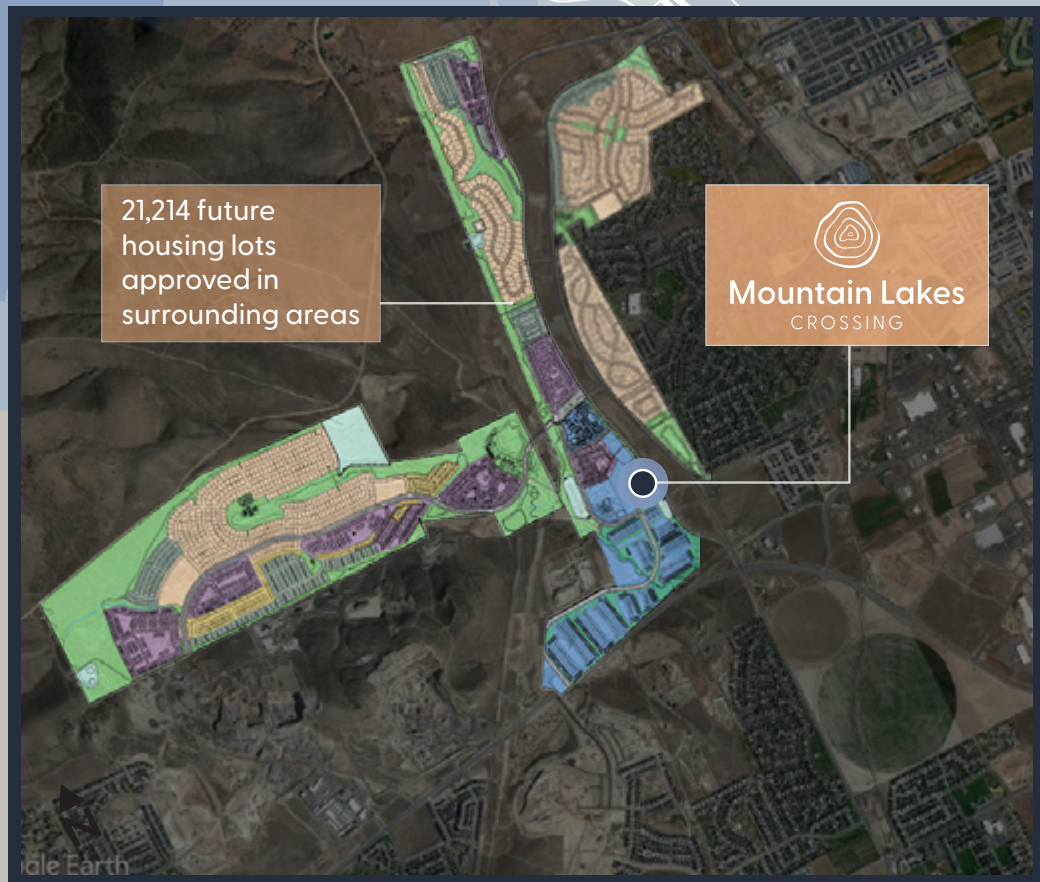
Area Growth

Discover the ideal location to propel your healthcare practice forward. Situated in an area experiencing increasing demand for healthcare services, this site offers an excellent opportunity for healthcare providers. Strategically position yourself to cater to the expanding healthcare needs of a swiftly growing patient base.

	1 mile	3 mile	5 mile
Population	2023 8,469	2023 73,457	2023 147,754
	2028 9,598 <i>(projected)</i>	2028 92,023 <i>(projected)</i>	2028 173,859 <i>(projected)</i>
Households	2023 2,115	2023 19,194	2023 38,496
	2028 2,468 <i>(projected)</i>	2028 24,569 <i>(projected)</i>	2028 46,590 <i>(projected)</i>
Median Household Income	2023 \$111,530	2023 \$112,016	2023 \$109,831
	2028 \$120,168 <i>(projected)</i>	2028 \$123,514 <i>(projected)</i>	2028 \$121,205 <i>(projected)</i>

Source: Esri forecasts for 2023 and 2028, U.S. Census Bureau, JLL Research





We are Mortenson

Mortenson is a national, privately held Minneapolis based real estate development and construction company. Since our first project in 1954, we have built a reputation for being a solid, progressive, and trustworthy leader and FULL SERVICE business partner providing services across: construction services, innovative approaches, development and investment services. Together, as partners in our communities, our goal is to help create healthier communities by delivering project solutions that achieve meaningful results to reduce the cost of care, improve the patient experience, and enable the health and wellness of our communities.

[Click here to learn more](#)



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Family-owned firm

Founded by M.A. Mortenson, Sr., incorporated in Minnesota in 1954



19th top builder in the United States

ENR Top 400 Contractors every year since 1969



13 regional office locations

We are Utah



200+ team members based in Utah (and growing)



Operating in Utah since 1983



46+ years of providing real estate services



\$4.5B Utah project volume (past 5 years)

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