

FOR LEASE

1022 N Redwood Rd
Suite 102
Saratoga Springs, UT 84045

- Second-generation medical office opportunity
- Strategically located in a premier, high-traffic area
- Newer construction with modern building systems
- Positioned in one of Utah County's most active commercial hubs

± 4,110 RSF | MEDICAL OFFICE

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

LEASED PRICE **\$2.08/SF**

TOTAL AVAILABLE **± 4,110 RSF**

LOT SIZE **± 0.0794 Acres**

YEAR BUILT **2022**

CLASS **A**

TYPE **Office | Medical Office**

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SUMMARY

FLOOR PLAN



CLICK HERE
FOR A 3D TOUR

TOTAL SF	LEASE RATE	YEAR BUILT	CLASS
± 4,110 RSF	\$2.08/SF	2022	A



PHOTOS





PHOTOS



AREA MAP



RIVERVIEW ELEMENTARY SCHOOL

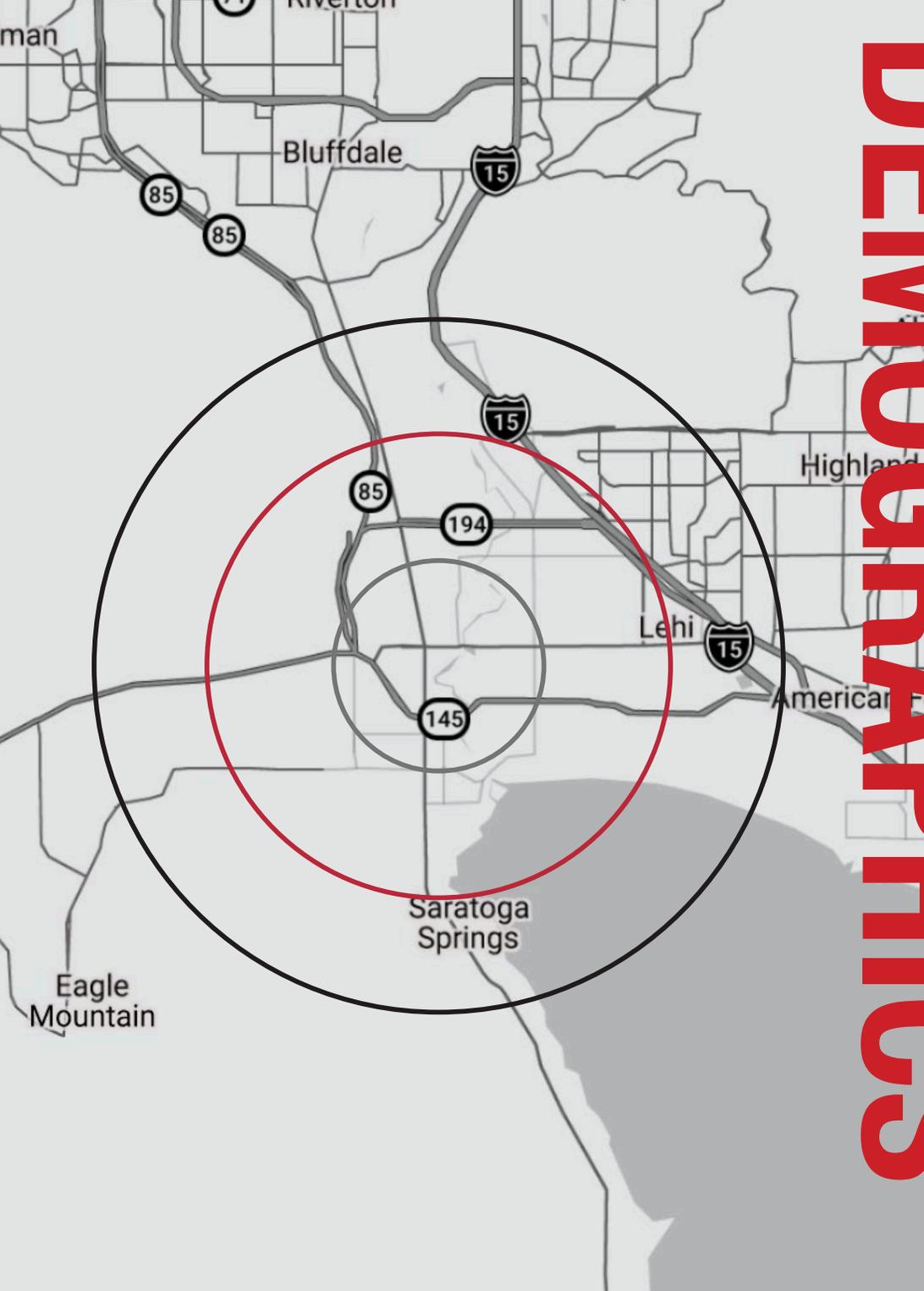
68

CROSSROADS BLVD

SITE

145

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION

2025 Population

1-mile

6,667

3-mile

91,832

5-mile

175,570

HOUSEHOLDS

2025 Households

1-mile

2,005

3-mile

24,630

5-mile

47,281

INCOME

2025 Average HH Income

1-mile

\$133,559

3-mile

\$153,803

5-mile

\$152,378

Traffic Counts

STREET

North Redwood Road

AADT

20,713

Crossroads Boulevard

22,453

Cities Nearby

Lehi, Utah

6 miles

Bluffdale, Utah

9 miles

Provo, Utah

21 miles

West Jordan, Utah

21 miles

Spanish Fork, Utah

28 miles

Salt Lake City, Utah

32 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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