

**Building  
Completion  
Spring 2024**



# For Sale or Lease

**Prime Medical & Dental in Lehi City**  
3300 North 1200 West, Lehi, UT

- 3,000 - 8,917 RSF For Lease on the 2<sup>nd</sup> Floor
- 3,000 - 13,037 RSF Available for Sublease on the 3<sup>rd</sup> Floor
- Building Tenants include HCA Surgical Center and Dente Comprehensive Dentistry.
- Highly desirable Medical office and located across the street from the new Intermountain Healthcare site
- Generous Tenant Improvement Allowance
- Monument Signage Available
- Building completion Spring 2024

**\$28.50 NNN**

**Call for Information on Ownership Opportunities**



**FORT STREET  
PARTNERS**

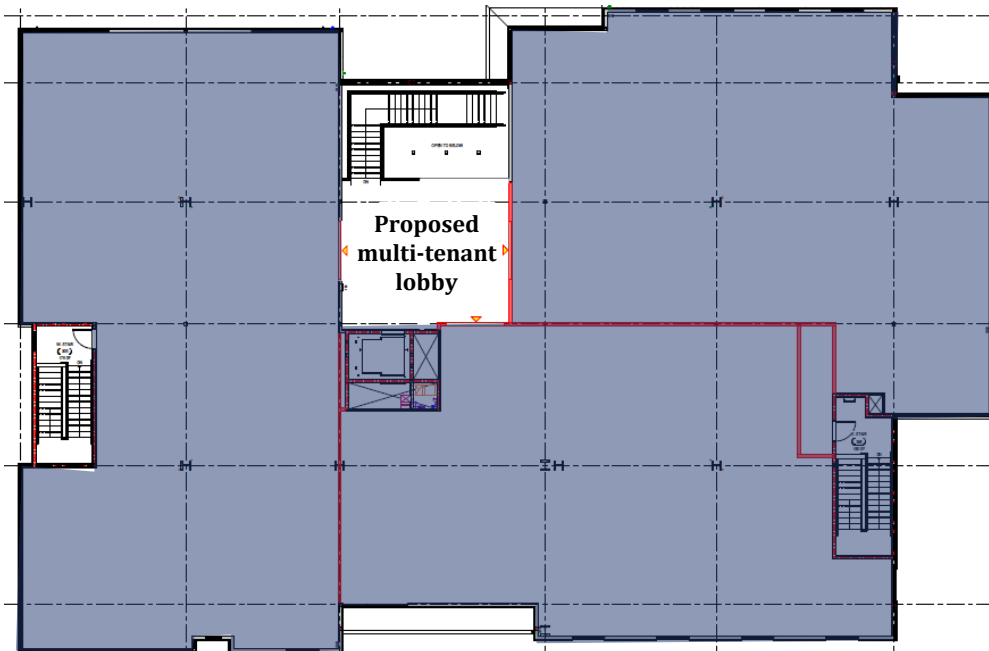


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## Second Floor: 3,000 – 8,917 RSF



## Third Floor (Available for Sublease): 3,000 – 13,037 RSF / Full Floor Available



## Demographics

	2 Mile	5 Mile	10 Mile
<b>Population</b>			
2022 Total Population	35,916	166,346	466,109
2027 Population	42,165	192,537	526,552
<b>Household</b>			
2022 Households	9,402	45,252	130,331
2027 Households	11,097	52,607	147,845
Average Household Size	3.9	3.7	3.6