



cRc Nationwide

4100 W. PIONEER PARKWAY, WEST VALLEY 84120

JORDAN VALLEY WEST MEDICAL OFFICE BUILDING

FOR SALE OR LEASE



PROPERTY INFORMATION

- 2,000 SF - 15,000 SF Available
- Class A Medical Office Facility
- Ideal For Pharmacy, Dentistry, Optical Care, Mental Health and Medical Specialists
- Anchor Tenant: Exodus Healthcare Network
- Exodus Attracts 3,000+ Patients to the Building Monthly
- Tenant Improvement Allowance: \$30.00/SF
- Sky Bridge Connecting Building to the Hospital
- Fiber Available
- Easy Access to Bangerter Hwy and I-215

DEMOGRAPHICS - 2017

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	21,902	131,802	286,042
TOTAL HOUSEHOLDS	6,199	38,819	85,113
AVG. HOUSEHOLD INCOME	\$50,602	\$55,698	\$58,276

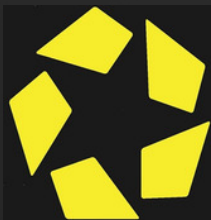
TRAFFIC COUNTS

3500 SOUTH: 33,050 ANNUAL AVERAGE DAILY TRAFFIC
 BANGERTER HWY: 49,485 ANNUAL AVERAGE DAILY TRAFFIC

LEASE RATE: \$19.75/SF YEAR NNN

SALE PRICE: Contact Agent for Details

801.617.1700



**COSTAR
 POWER BROKER AWARD**
 TOP FIRM IN SALES & LEASING
 2010, 2011, 2012, 2013, 2014, 2015, 2016



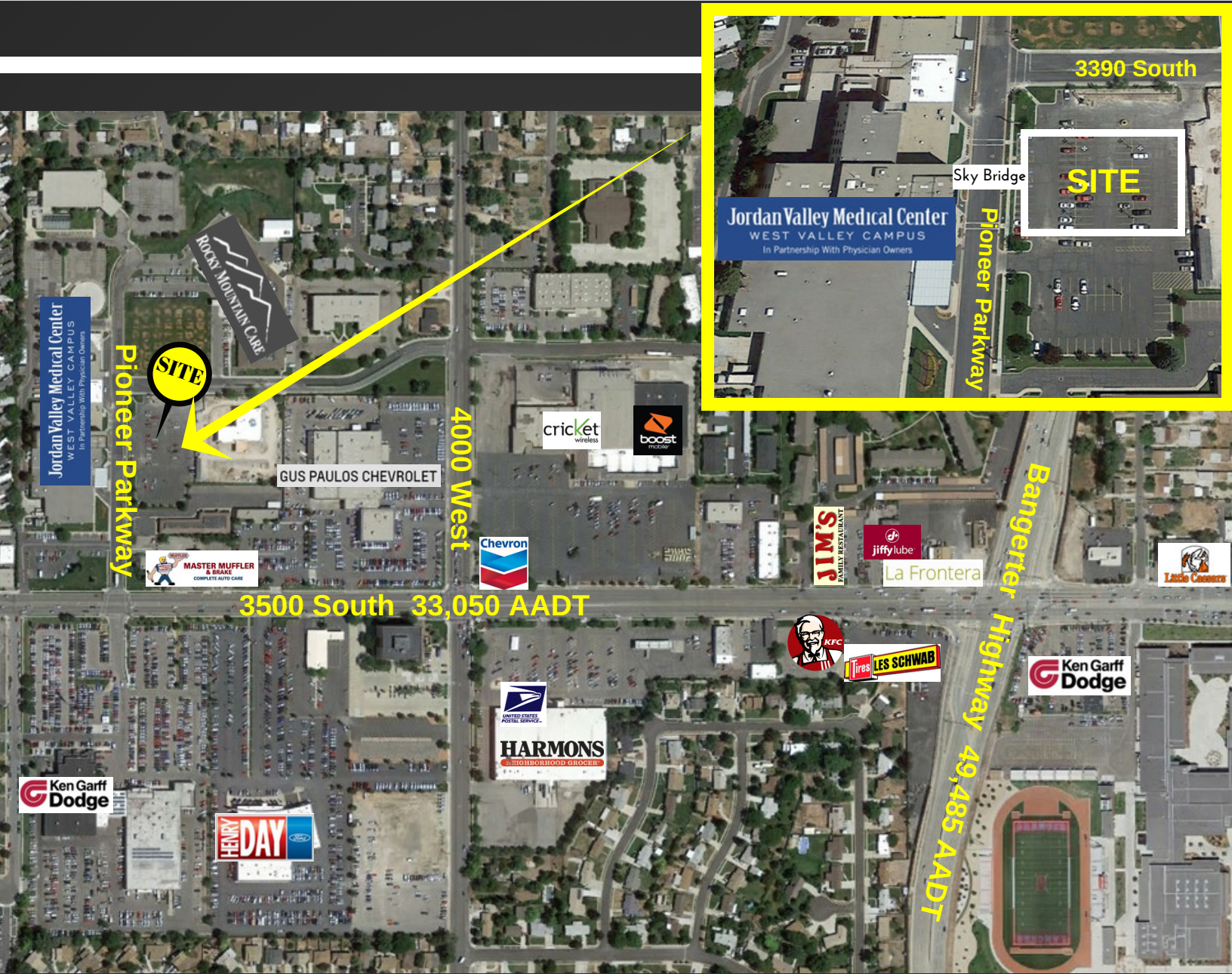
GREG McDONALD

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