

FOR LEASE OR SALE > OFFICE SPACE

# Gordon Medical Plaza

1020 SOUTH 1100 WEST PIONEER CROSSING LEHI, UT



## Property Information

- > Phase Two 8,000 to 5000 sq. ft. building pads
- > Build to Suit.
- > \$17.50psf NNN Lease with a 5 year Term
- > \$30.00 sq. ft. Tenant Allowance
- > Finished curb, gutter, parking lot, and landscaping.
- > Traffic Count: 22,730
- > Lot Size: 3.1 Acres
- > Zoning: Commercial
- > Building Class: A
- > Utilities available for pad.

## Property Overview

- > Phase two is ready for development and is an amazing opportunity for your business! The 8,000 sf building lot is for sale or lease. This Building offers 1,500- 8,000 sq. ft. suites with a build to suit option. The Triple Nets are estimated at \$5.00 sf. Lease rate is \$17.50 sf. with a \$30.00 per sq. ft. tenant improvement allowance with a five year term.

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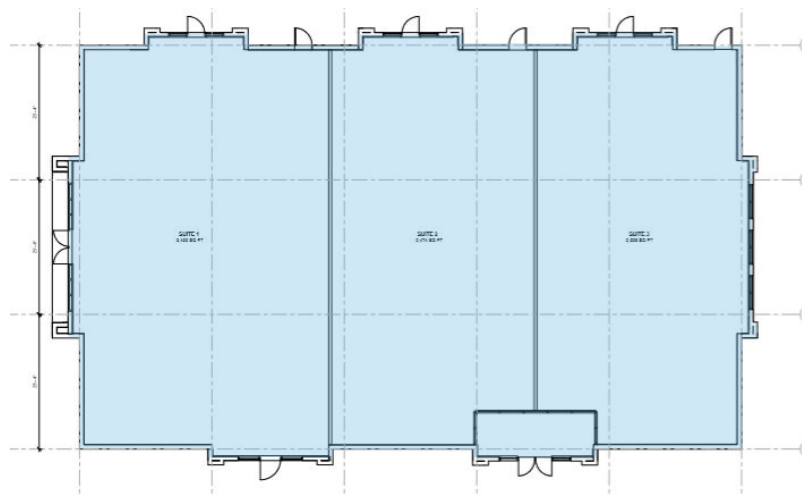
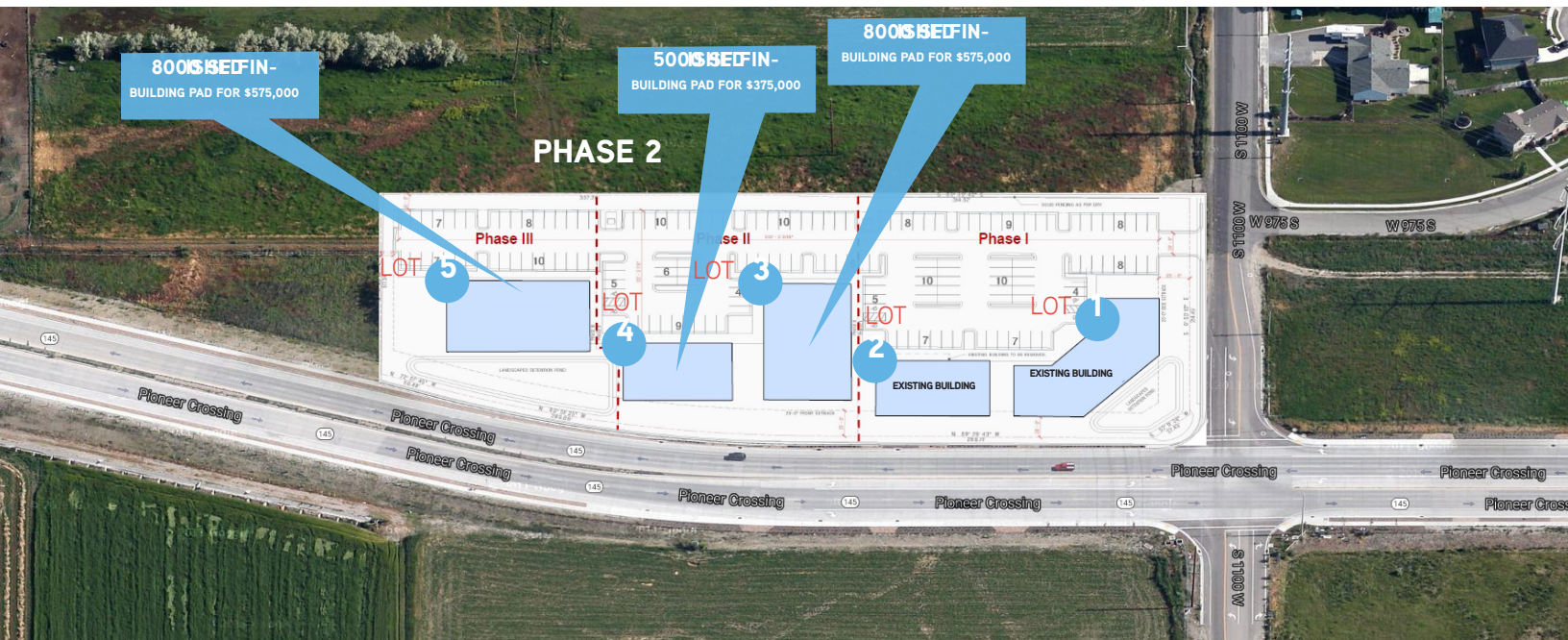
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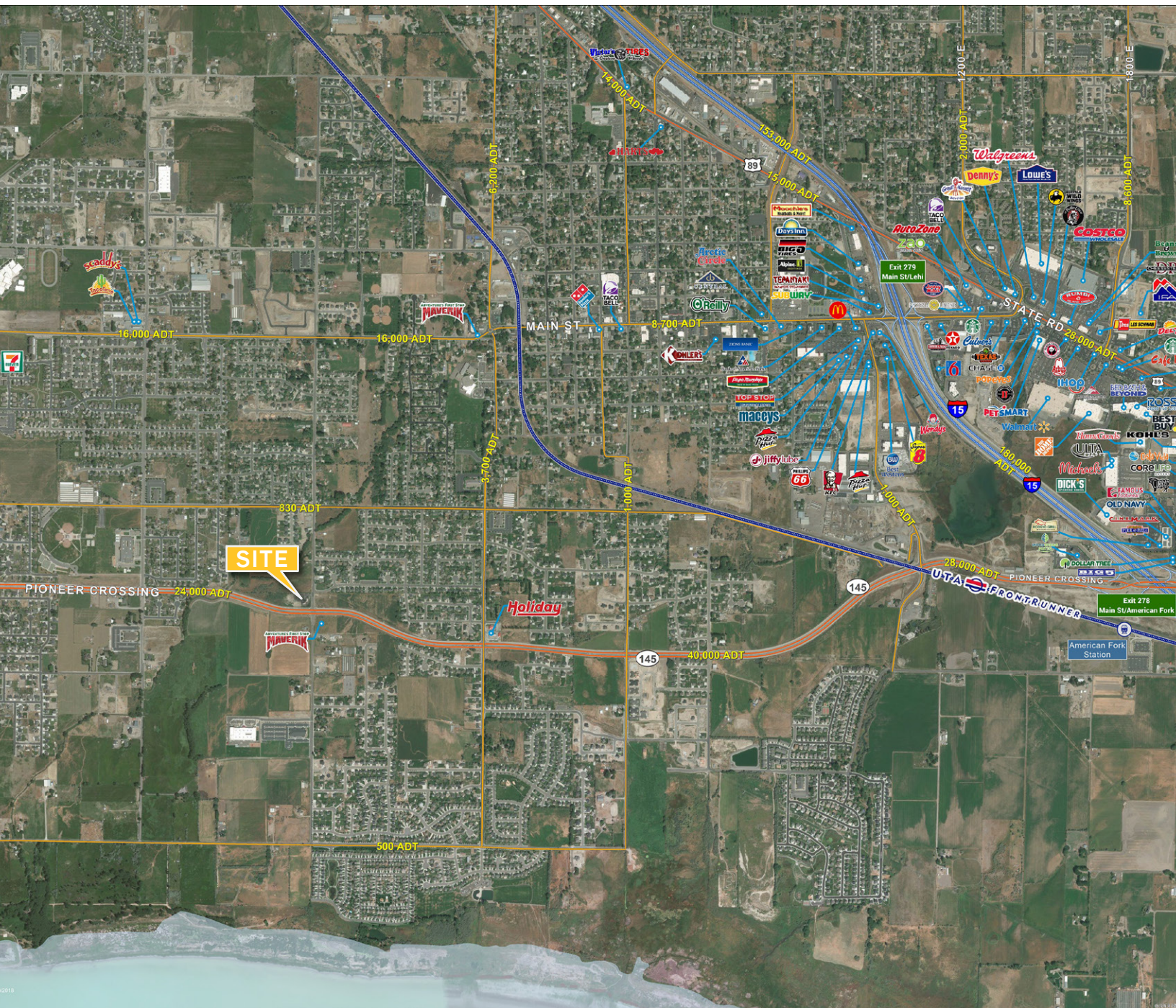




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