

10509 S. RIVER HEIGHTS DRIVE, SOUTH JORDAN 84095

SOUTH JORDAN OFFICE PRE-LEASE OR SALE



PROPERTY INFORMATION

- **BUILDING 1:** 16,863 SF MEDICAL/GENERAL OFFICE
 - Level 1 Divisible to:
 - Suite 101: 4,198 SF & Suite 102: 4,345 SF
 - Level 2 Divisible to:
 - Suite 201: 4,103 SF & Suite 202: 4,217 SF
- **BUILDING 2:** 17,543 SF MEDICAL/GENERAL OFFICE
 - Level 1 Divisible to:
 - Suite 101: 4,398 SF & Suite 102: 4,585 SF
 - Level 2 Divisible to:
 - Suite 201: 3,998 SF & Suite 202: 4,562 SF
- BUILT TO SUIT OFFICE SPACE
- EXCELLENT SOUTH JORDAN LOCATION
- BUILDING SIGNAGE AVAILABLE
- AMPLE PARKING: 3.5/1,000 SF
- MANY RESTAURANT AND RETAIL AMENITIES NEARBY
- MINUTES TO THE DISTRICT AND DAYBREAK
- IMMEDIATE ACCESS TO BANGERTER HWY

LEASE RATE: \$26.00/SF FULL SERVICE

SALE PRICE: \$190.00/SF

RENDERING VIDEO LINK:

https://drive.google.com/a/rawdesignstudio.com/file/d/1ylw7IU7GzSzsMO1im1-NSSqZdUNC2oyi/view?usp=drive_web

801.617.1700

KELLEN KONCAR

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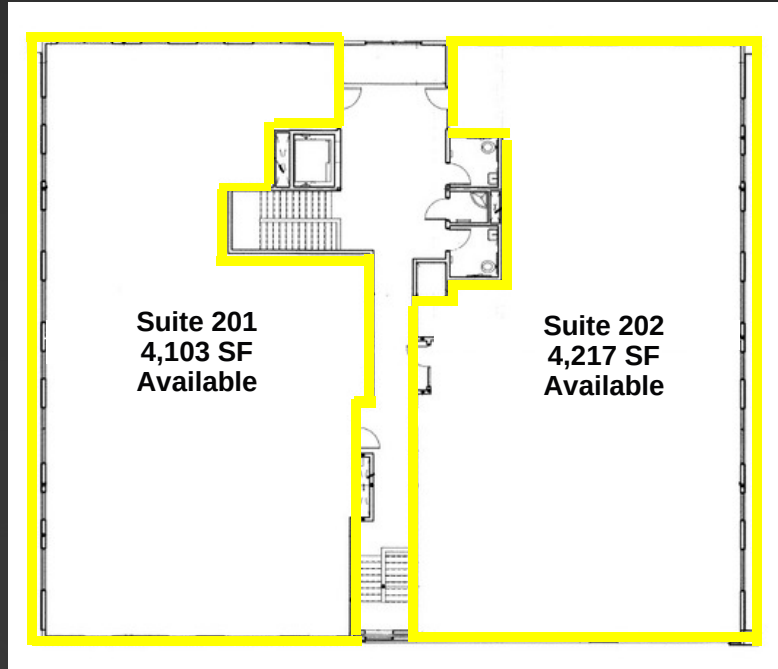
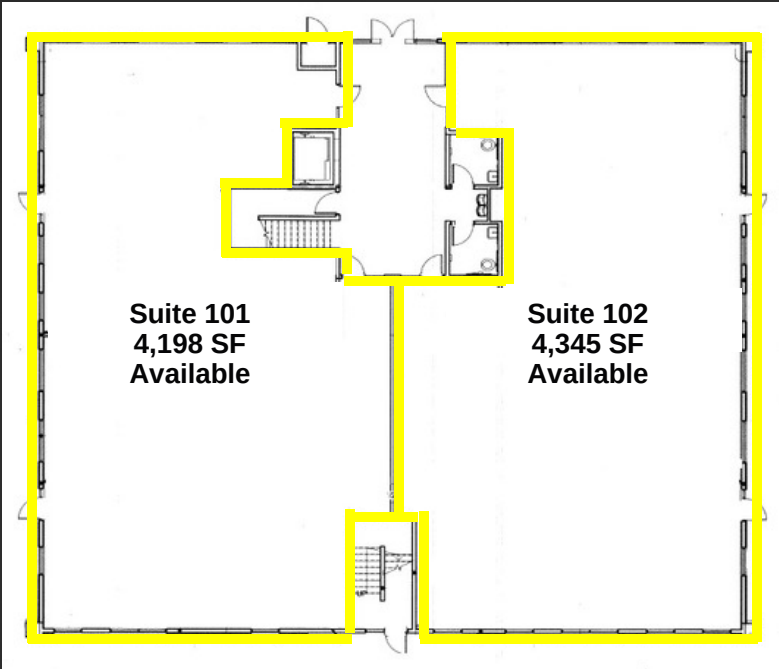


**COSTAR
POWER BROKER**

Level 1

BUILDING 1

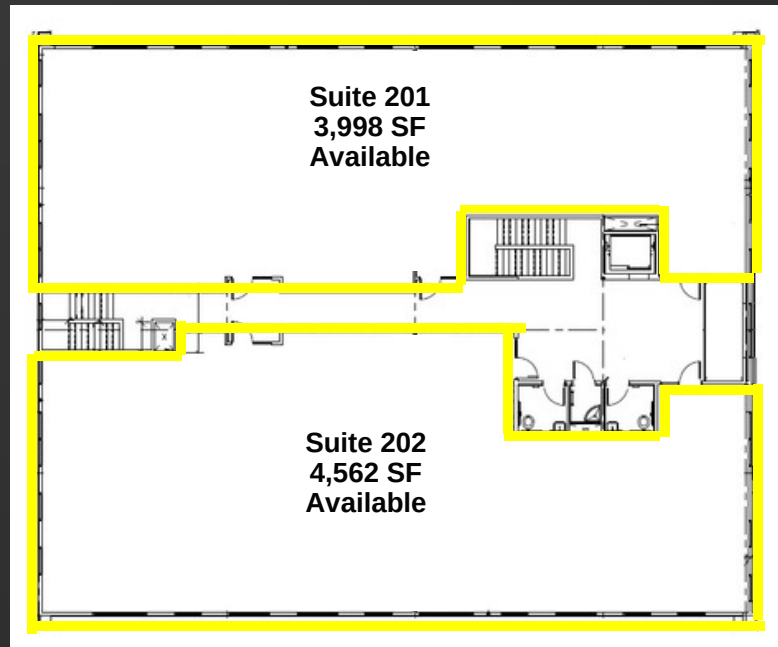
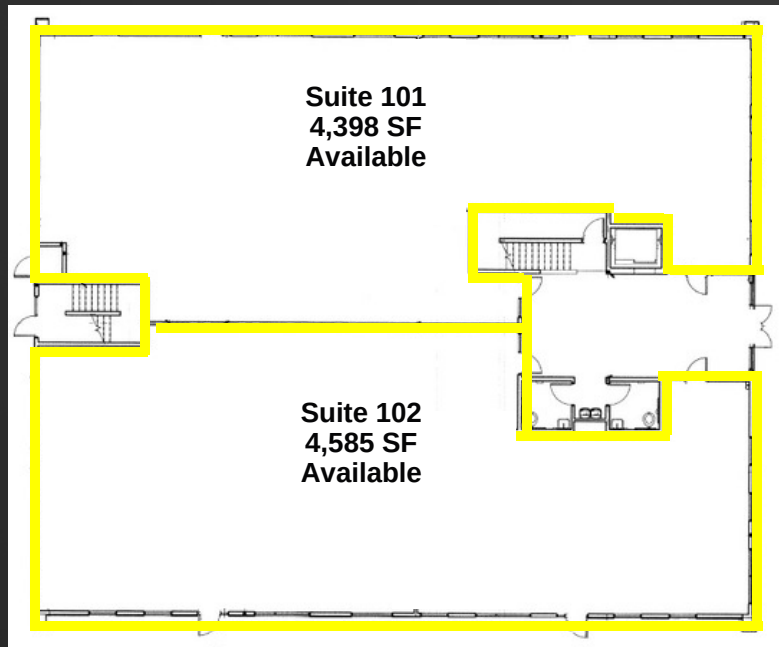
Level 2



Level 1

BUILDING 2

Level 2



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	13,314	108,050	246,771
TOTAL HOUSEHOLDS	3,772	31,372	73,587
AVG. HOUSEHOLD INCOME	\$110,892	\$93,100	\$82,535

TRAFFIC COUNTS

Bangerter Hwy: 45,990 ANNUAL AVERAGE DAILY TRAFFIC
 South Jordan Pkwy: 44,269 ANNUAL AVERAGE DAILY TRAFFIC



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