



Property Information

- Medical/General Office Available
- Suite 210 : 3,856 RSF (Grey Shell)
- 10,203 RSF Available Combined with Attached Office Building
- ADA Accessible
- Tenant Improvements Available
- Ample Parking : 3.5/1,000 SF

LEASE RATE REDUCED!
from ~~\$16.50/SF NNN~~
to **\$15.75/SF NNN**

Demographics

	1 Mile	3 Mile	5 Mile
Population	16,425	70,335	102,852
Households	5,940	23,495	33,378
Avg. Household Income	\$65,144	\$73,547	\$78,515

Traffic Counts

400 East: 14,413 Annual Average Daily Traffic
300 South: 13,300 Annual Average Daily Traffic



KELLEN KONCAR
✉ KELLEN.KONCAR@CRCNATIONWIDE.COM

DANEILE SNELLING
✉ DANEILE.SNELLING@CRCNATIONWIDE.COM

801.617.1700

185 SOUTH 400 EAST, BOUNTIFUL, UTAH 84010



MEDICAL
OR
GENERAL
OFFICE
SPACE
FOR
LEASE



KELLEN KONCAR

✉ KELLEN.KONCAR@CRCNATIONWIDE.COM

DANEILE SNELLING

✉ DANEILE.SNELLING@CRCNATIONWIDE.COM

801.617.1700