



FOR LEASE

3179 S Highland Drive
Millcreek, UT 84106

(Ownership Opportunities Available)

**±9,223 SF AVAILABLE
THREE STORY OFFICE**

Property Specs

LEASE RATE	\$27.75 PSF Annually + NNN
TOTAL GLA	±9,223 SF
AVAILABLE SF	Floor 2 ±4,603 SF Floor 3 ±4,620 SF
ZONING	C-3
TYPE	Office Suburban
PARKING	74 Stalls
YEAR BUILT	2025
TAX ID	16283090410000

- Brand new Class A professional office/medical office opportunity in the heart of Millcreek
- Ideally positioned just steps from Millcreek Common, Brickyard Plaza, dining, retail, I-80 and other neighborhood amenities
- Beautiful modern construction with strong curb appeal and professional presence
- Shell-condition space allowing tenants the flexibility to customize improvements to fit their operational needs
- Excellent opportunity for professional office, medical office, wellness, financial services, legal, and other commercial users
- Convenient central location with easy access to major transportation corridors and surrounding Salt Lake Valley communities
- Surrounded by a vibrant mix of retail, residential, and commercial development with ample parking.
- Ownership opportunities in the Building for the right group!
- Rare opportunity to establish a presence in one of Salt Lake County's most desirable and rapidly evolving office submarkets
- For more information or to schedule a showing, please contact the listing agent.



OR TEXT 23805 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)





PHOTOS

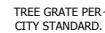




PHOTOS



HIGHLAND DRIVE



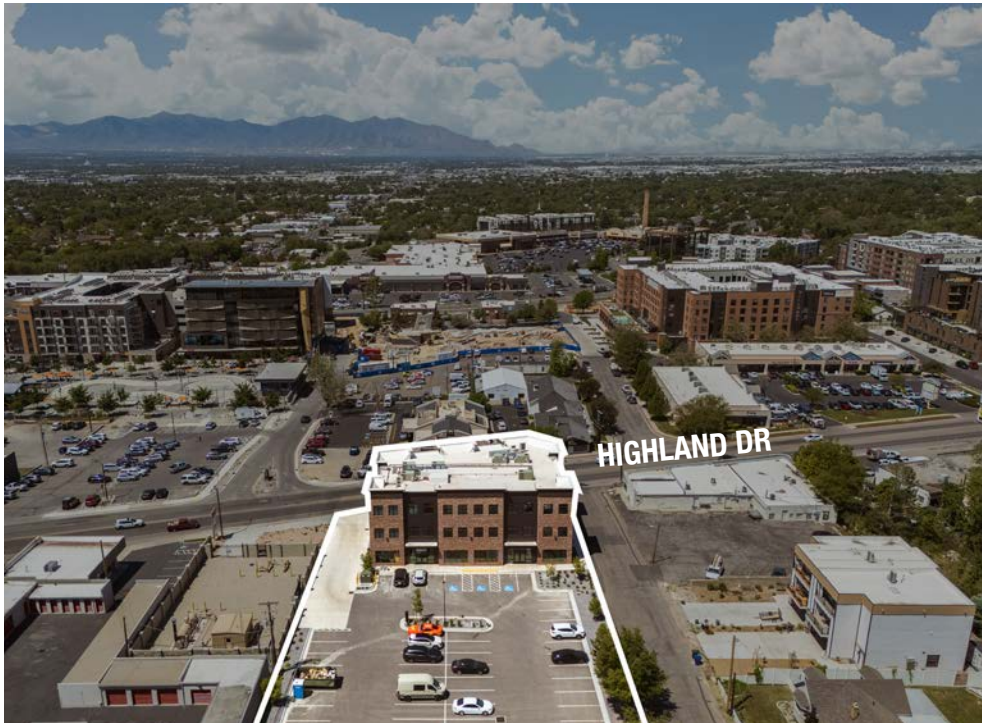
FLOOR PLANS



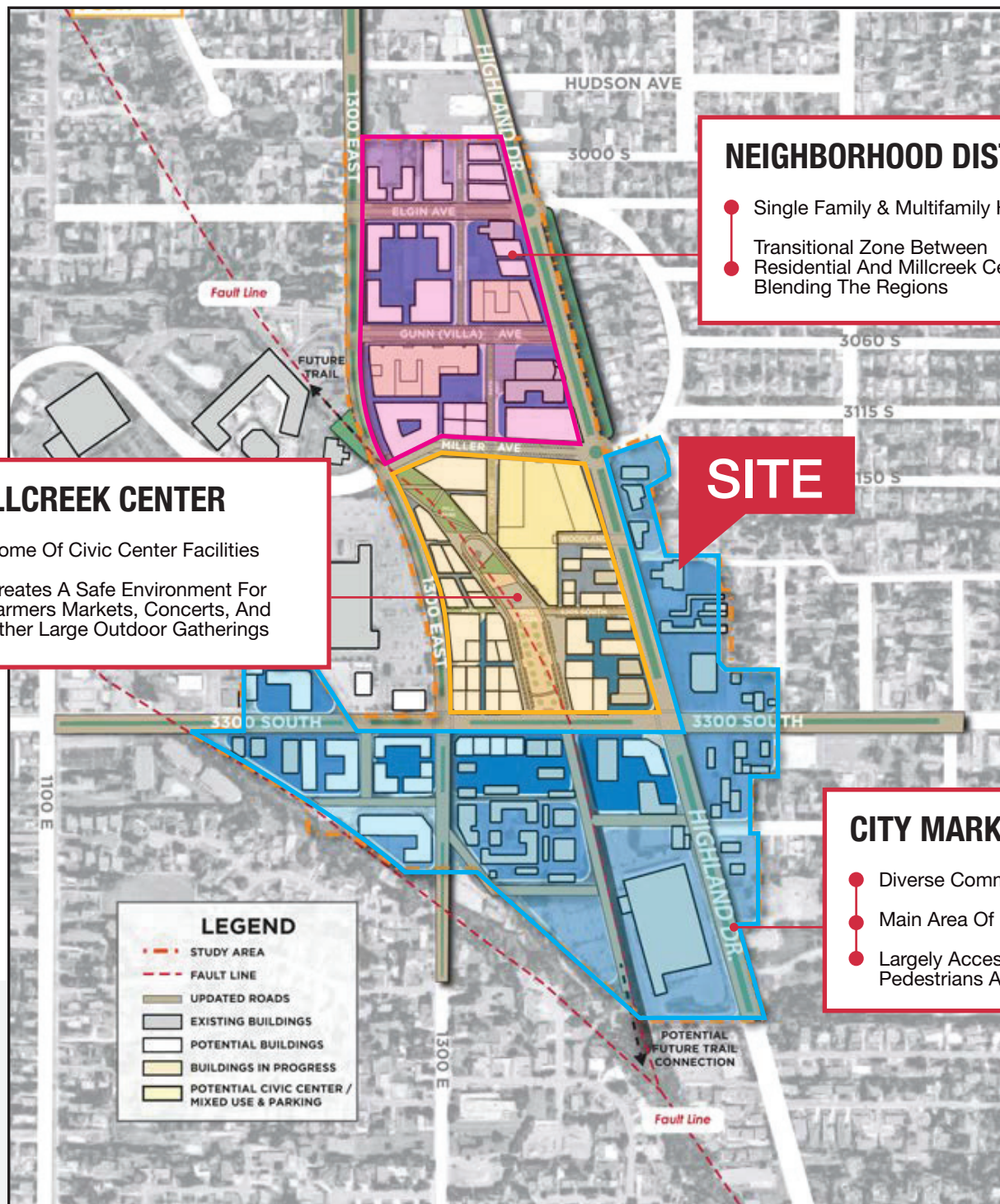
FLOOR 3



FLOOR 2



CITY CENTER



CITY CENTER

Development Summary - Updated 17 April 2026



	Project	Address	Developer	GC	Status	Dwellings	Commercial Area (sf)	Parking Stalls	Notes
1	The Richmond	1280 E Villa Vista Ave	Cottonwood Residential		Building Occupied	330	13,000	459	
2	Cottonwood Highland	1323 E Villa Vista Ave	Cottonwood Residential		Building Occupied	250	15,000	296	
3	33rd South Apartments	1306 E 3300 S	Cottonwood Residential	TBD	Development Agreement Pending	210	5,132	367	
4	City Hall and the Westerly	1311 E 3300 S	Cottonwood Residential / City	Layton / Okland	Under Construction	197	91,319	448	City Hall and Shared Parking
5	Millcreek Flats	1350 E Miller Ave	Boyer Company		Building Occupied	217	6,851	337	
6	Brick Lofts Phase II	1395 E Miller Ave	PEG Development		Building Occupied	89	-	148	
7	Millcreek Common North	1330 E Woodland Ave	Cottonwood Residential	TBD	Expired. Resubmittal Anticipated.	58	9,561	111	
8	MC29	1291 E Villa Vista Ave	SOAR Realty	TBD	Development Agreement Pending	23	-	25 plus 4 off-site stalls	Affordable Owner-Occupied Housing
9	Medical Office	3179 S Highland Drive	Millcreek Medical Holdings		Building Occupied	-	21,000	71	Overflow Parking for Millcreek Common
10	Office and Restaurant	3165 S Richmond St	SOAR Realty	TBD	Under Construction	-	7,798	26	
11	Millcreek Common East	3216 S Highland Drive	Millcreek / Encore / PEG on Constr		Development Agreement Pending	25	12,500 retail 53,395 hotel (108 rooms)	272	Public Parking for Millcreek Common
12	Brookline Rowhomes	1265 E Villa Vista Avenue	Kensington Home Co	TBD	Under Construction	18	-	44 inc. 8 on street	Includes two live-work units
Totals						1,417	235,556	2,608	

Project Status Legend			
Pending Application	Application in Review	Permitted	Complete
CCOZ Pre-Application Meeting	Development Agreement Pending	Approved for Construction	Certificate of Occupancy Issued
DRC Meeting	Preliminary Approval Pending	Building Permit Issued	Building Occupied
Expired. Resubmittal Anticipated.	Technical Review Pending	Under Construction	

CCOZ District Map



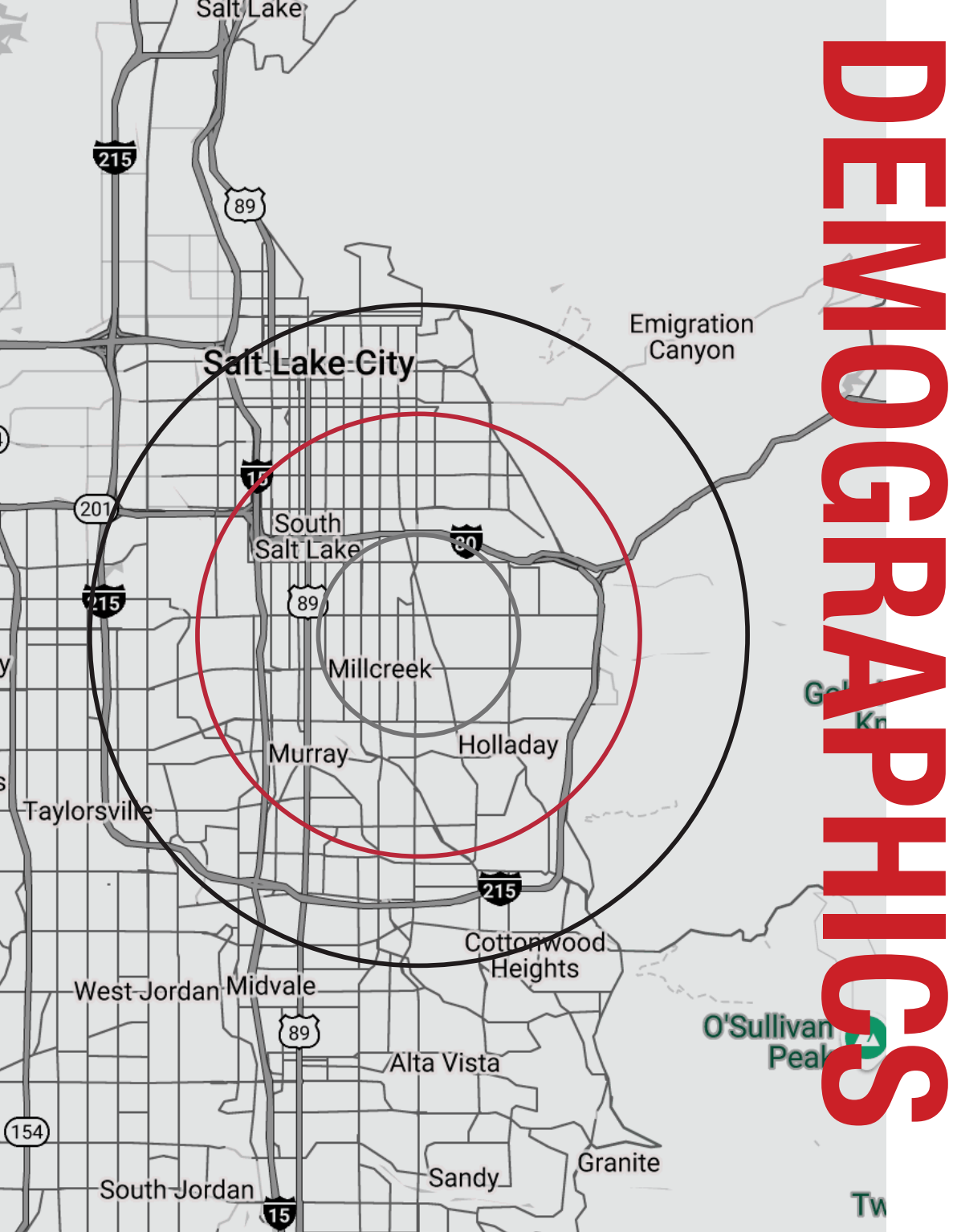
CCOZ DISTRICT	Greatest Impact Scenario - New Development		In Review or Approved for Construction	
	Nonresidential SF	Dwellings	Nonresidential SF	Dwellings
Neighborhood District	142,000	1,640	28,000	710
Mill Center	427,000	1,059	202,424	497
Marketplace	321,000	1,042	26,132	210
Total	890,000	3,741	256,556	1,417

Note: The Greatest Impact Scenario was established for the purposes of the Highland Drive Corridor Study, to describe the potential traffic impacts, assuming an aggressive development scenario, and assuming a three-lane section for Highland Drive. See Table 15 on Page 35 of the Highland Drive Corridor Traffic Impact Study. The numbers described in the Greatest Impact Scenario are for new development, but the Traffic Study assumes that some existing development will remain.

AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



POPULATION

2025 Population

HOUSEHOLDS

2025 Households

INCOME

2025 Average HH Income

1-mile

19,201

1-mile

8,372

1-mile

\$129,963

3-mile

163,169

3-mile

70,374

3-mile

\$136,078

5-mile

333,536

5-mile

142,007

5-mile

\$126,027

Traffic Counts

STREET

Highland Drive

3300 South

AADT

22,578

26,338

Cities Nearby

Las Vegas, Nevada

416 miles

Denver, Colorado

518 miles

Phoenix, Arizona

657 miles

Los Angeles, California

683 miles

San Antonio, Texas

1,308 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



LEARN MORE AT
naiexcel.com

NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

2901 Ashton Blvd Ste 102
Lehi, Utah 84043
801.341.0900 | naiexcel.com

RIGBY WATTS & CO

REAL ESTATE • FINANCIAL ADVISORY • VENTURE CAPITAL

Zach Hatch

801.633.6313

zhatch@naiexcel.com

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose. ARTI Terms of Service | <https://brokerstechnology.com/terms-of-use/> ARTI Privacy Policy | <https://brokerstechnology.com/privacy-policy/>