



11-41 N 400 W, Payson, Utah 84651

Office Space / Medical Space

Building Information:

- Leased Square Footage: 2,200
- Vacant Square Footage: 5,000
- Building Square Footage : 7,200
- Acres: .496

Available for Lease:

- 12 Offices / Exam rooms
- Waiting Room
- 2 Reception areas
- 6 Bathrooms
- Large Open Garden Room
- Break area
- 3 minutes to I-15
- 4 Minutes to Mountain View Hospital
- Main Floor SF: 2,500 (\$11 NNN)
- Garden Floor SF: 2,500 (\$8 NNN)
- Total SF: 5,000 (\$9.50 NNN Blended Rate)

www.coreutah.com



Sale Price:

\$890,000

Lease Rate:

\$9.50NNN

Aaron Cook, MBA

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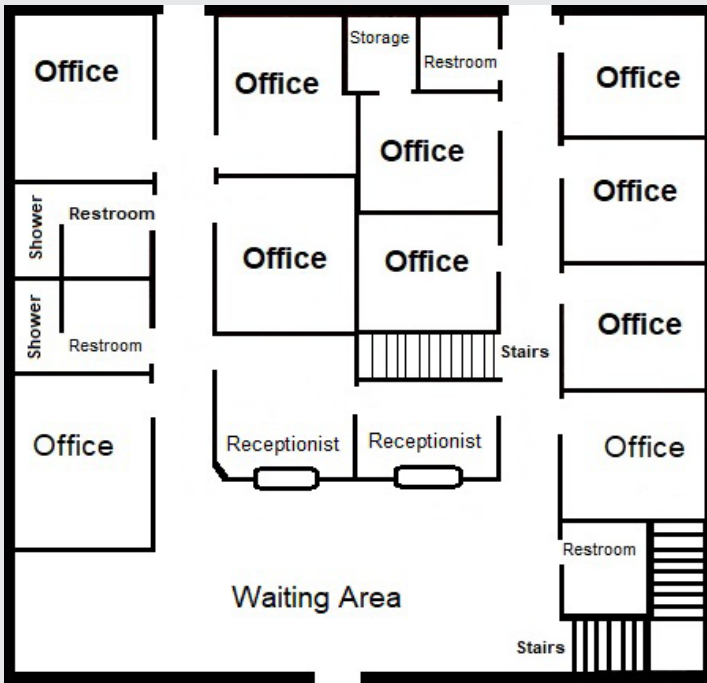
Office / Medical Space

Sale Price: \$890,000 & Lease Rate: \$9.50NNN

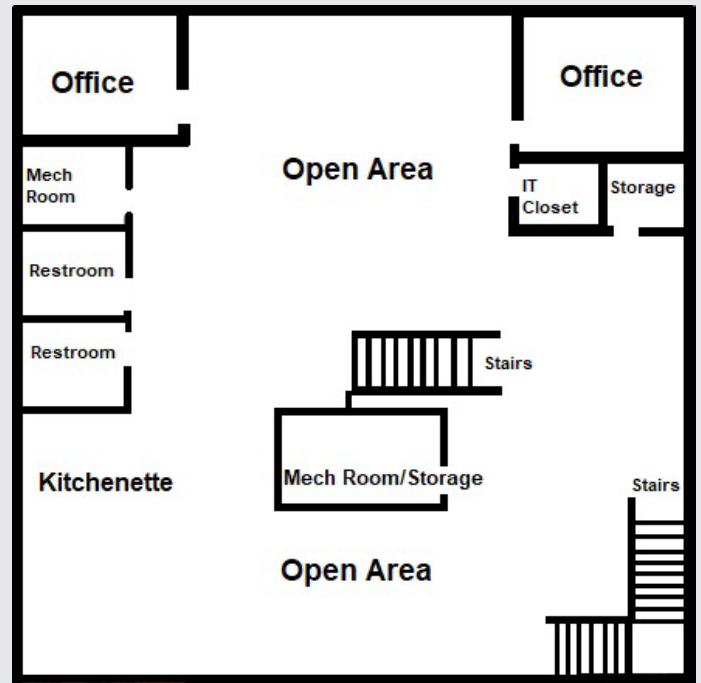
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Floor plan for vacant available space: 5,000 s.f

Main Floor



Garden Level



**Layouts are approximations only*



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CORE UTAH
REAL ESTATE



SITE

I-15 Freeway

Payson City Court House

Smith's Groceries

Demographics **1 Mile** **3 Mile** **5 Mile**

Population

2018 Total Population:	8,482	22,365	39,149
2023 Population:	9,234	24,457	43,069
Pop Growth 2018-2023:	8.87%	9.35%	10.01%
Average Age:	32.20	31.00	31.30

Households

2018 Total Households:	2,511	6,185	10,581
HH Growth 2018-2023:	9.04%	9.44%	10.13%
Median Household Inc:	\$63,528	\$68,530	\$74,122
Avg Household Size:	3.40	3.60	3.70
2018 Avg HH Vehicles:	2.00	2.00	2.00

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