



**3702 S STATE ST, SOUTH
SALT LAKE, UTAH 84115**

Purpose-built Medical Office Space for Lease



PROPERTY HIGHLIGHTS

\$29.50/SF NNN

CAM: \$10.71/SF



2-story medical office building with dedicated covered drop-off area



1,596 RSF – 6,000 RSF Available



Prominent visibility with convenient ingress and egress from State Street and Main Street



Ample parking for patients and guests with a 5/1,000 parking ratio



EV charging stations on-site



Building signage available, and monument signage available at two entrances

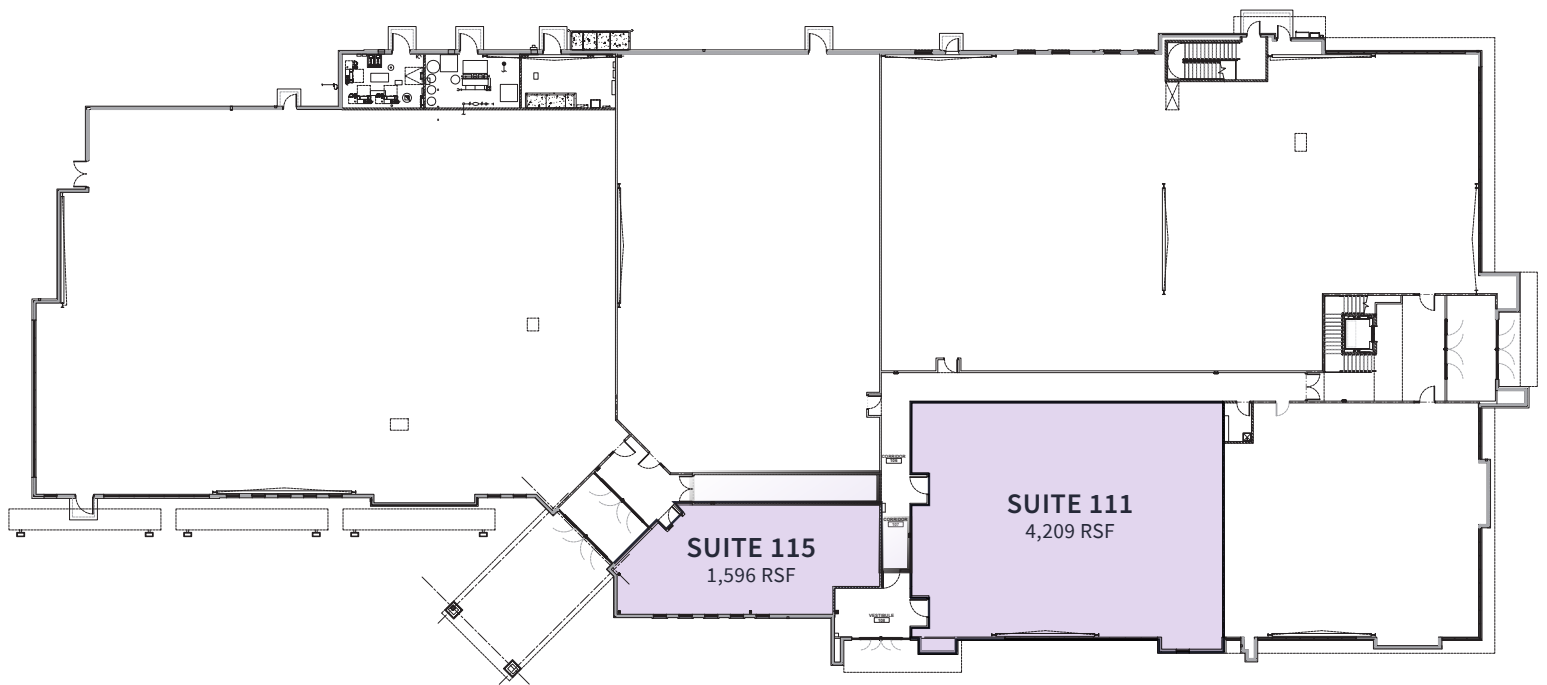


Strong healthcare tenant synergy with Fresenius Kidney Care, Nephrology Associates of Utah, Liberty Dialysis Wasatch, and Wasatch Vascular Center

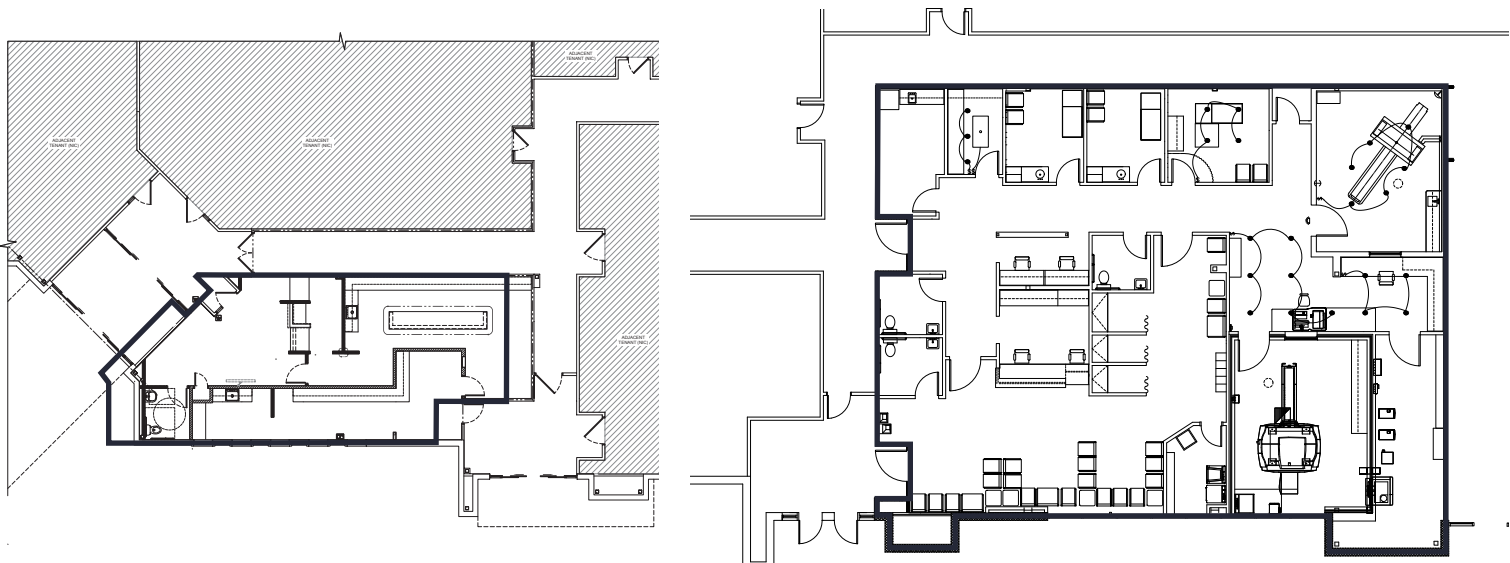
FLOOR PLAN

FIRST FLOOR Available Suites

Can be combined for a total of ~6,000 RSF

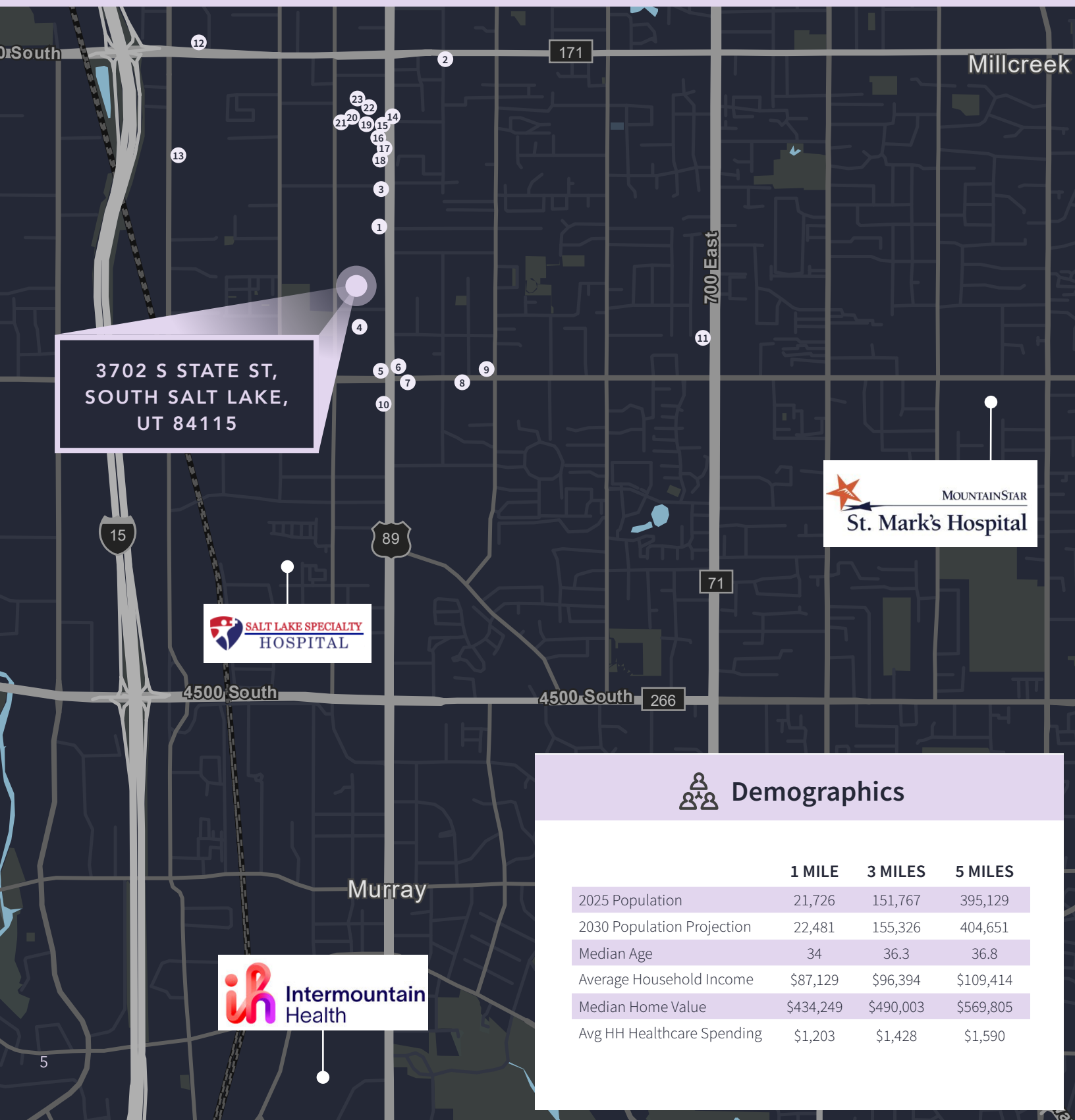


Close up of available suites



Nearby Amenities

- | | | |
|--------------------------------------|---|-----------------------------------|
| ① Mi Ranchito Grill | ⑨ Middle Eastern Pastries, Bakery & Grocery | ⑩ Ichiban Sushi and Grill |
| ② The Pie Pizzeria - South Salt Lake | ⑩ Mediterranean Market & Deli | ⑪ Fresh Chicken Express |
| ③ TOUS les JOURS | ⑪ Hong Kong Express | ⑫ Rancherito's Mexican Food |
| ④ Jang Soo Jang Korean Restaurant | ⑫ Apollo Burger | ⑬ Molly Tea 茉莉奶白 |
| ⑤ KFC | ⑬ Bimbo Bakeries | ⑭ Good Kitchen 豐味 |
| ⑥ Astro Burgers 39th & State | ⑭ Oishi Ramen - Chinatown Location | ⑮ Mad For Chicken |
| ⑦ Z Cream & Bean | ⑮ OMBU Hot Pot | ⑯ Baek Ri Hyang |
| ⑧ Brabo Pizza | | ⑰ Sanfran Burrito N Korean Hotdog |



Demographics

	1 MILE	3 MILES	5 MILES
2025 Population	21,726	151,767	395,129
2030 Population Projection	22,481	155,326	404,651
Median Age	34	36.3	36.8
Average Household Income	\$87,129	\$96,394	\$109,414
Median Home Value	\$434,249	\$490,003	\$569,805
Avg HH Healthcare Spending	\$1,203	\$1,428	\$1,590



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