



Building C

**FOR  
LEASE**

1055 N 500 W Bldg C  
Provo, UT 84604

**± 3,471 SF | MEDICAL OFFICE | SUBLEASE**

## Property Specs

SUBLEASE PRICE **\$32/SF/NNN**

BUILDING SIZE | SF **± 3,471 SF**

TYPE **Office | Medical Office**

TERM **up to 6.5 years**

- Prime Location next to Utah Valley Hospital
- Located in the heart of Utah County
- Fully built out medical office space
- Perfect for a clinic space
- Contact agent for more information



OR TEXT 23008 TO 39200

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

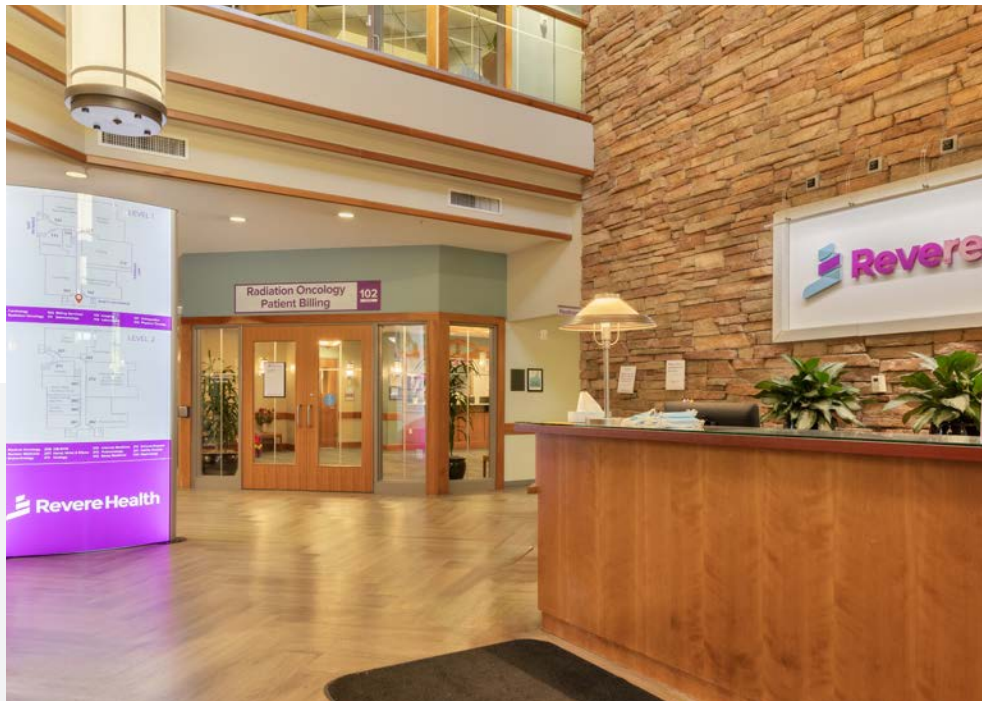
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SUMMARY



PHOTOS





PHOTOS





PHOTOS



# AREA MAP



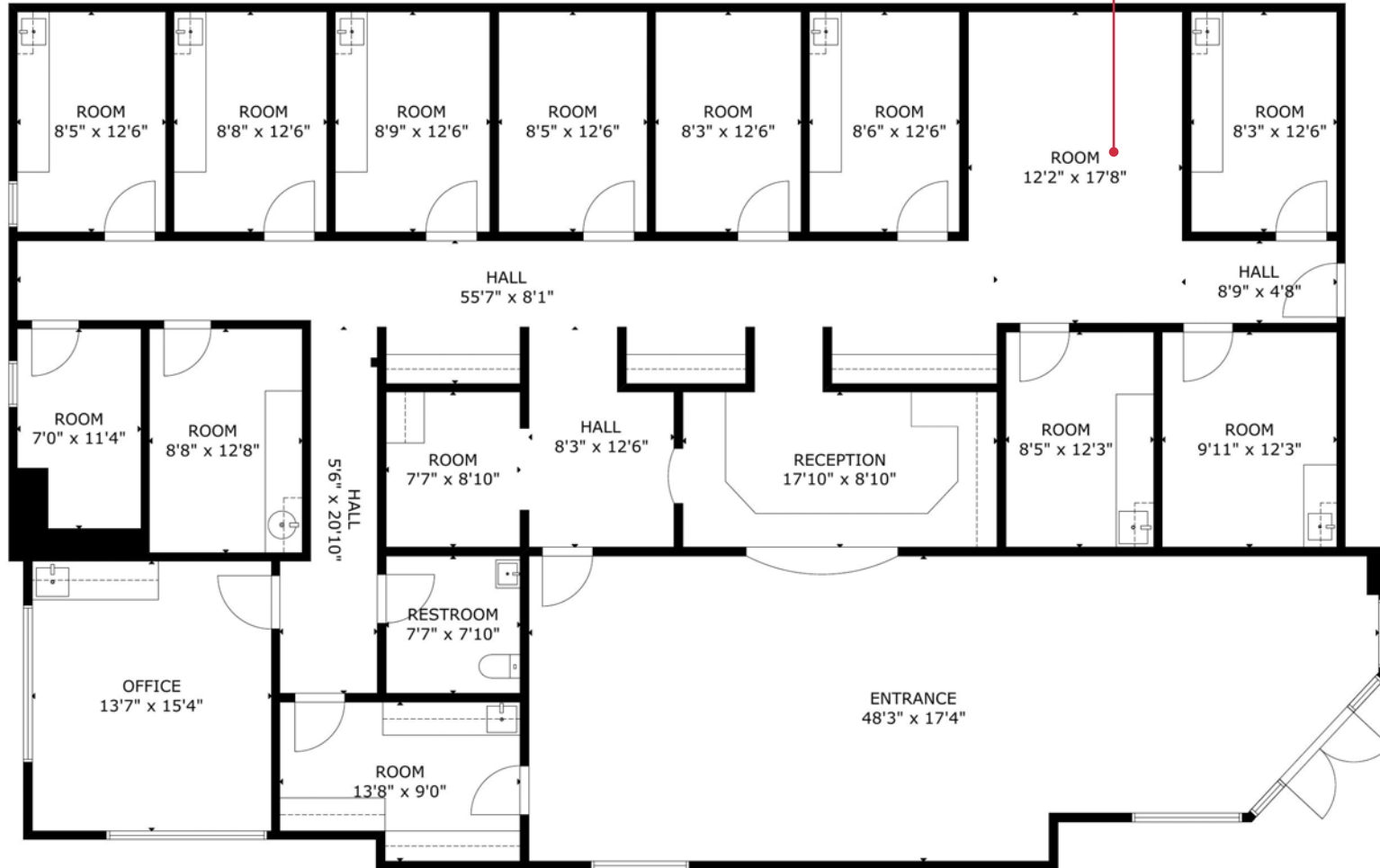
- Shops/Tenants
- Schools/Hospitals
- Public Parks
- Govt. Buildings
- Airport

# FLOOR PLAN

## Building C



CLICK HERE  
FOR A 3D TOUR





# DEMOGRAPHICS

## POPULATION

2024 Population

1-mile

32,072

3-mile

135,233

5-mile

193,946

## HOUSEHOLDS

2024 Households

1-mile

9,720

3-mile

41,854

5-mile

60,089

## INCOME

2024 Average HH Income

1-mile

\$74,501

3-mile

\$93,530

5-mile

\$100,290

## Traffic Counts

### STREET

500 W

### AADT

38,000

800 N

12,000

State St/ Cougar Blvd

28,000

## Cities Nearby

Salt Lake City, Utah

46 miles

Boise, Idaho

382 miles

Las Vegas, Nevada

380 miles

Denver, Colorado

484 miles

Phoenix, Arizona

621 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 Vegas. 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.

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**1.1 BIL**  
SF MANAGED

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PROFESSIONALS

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2901 Ashton Blvd Ste 102  
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801.341.0900 | [naixel.com](https://naixel.com)

**Zach Hatch**  
801.633.6313  
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