



COMMERCIAL REAL ESTATE CONSULTANTS

CLINTON MEDICAL/GENERAL OFFICE

1407 NORTH 2000 WEST, CLINTON, UTAH 84015

RATE REDUCTION!



PROPERTY INFORMATION

- ✓ **Suite A:** 3,018 RSF Main Level Office
- ✓ Lease Rate: \$23.00/SF Full Service
- ✓ **Suite C:** 1,578 RSF Main Level Office
- ✓ Lease Rate: \$23.00/SF Full Service
- ✓ **Lower Level:** 4,539 RSF Shell Space
- ✓ Lease Rate: \$7.00/SF NNN

- ✓ Tenant Improvement Allowance
- ✓ Large Common Break Room
- ✓ ADA Compliant
- ✓ Ample Parking

DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population	10,825	84,847	169,012
Households	3,082	25,578	51,714
Avg. Household Income	\$89,162	\$73,892	\$73,268

TRAFFIC COUNTS

2000 West: 18,226 Annual Average Daily Traffic
 1800 North: 6,644 Annual Average Daily Traffic

CONTACT US

DEREK KLOPFER

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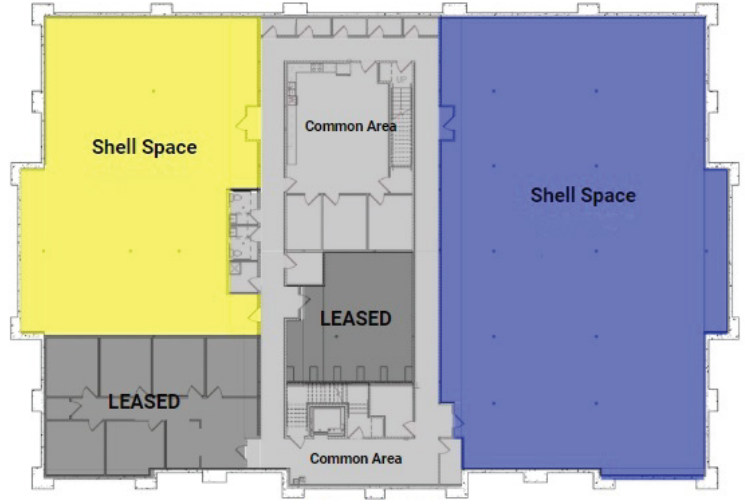
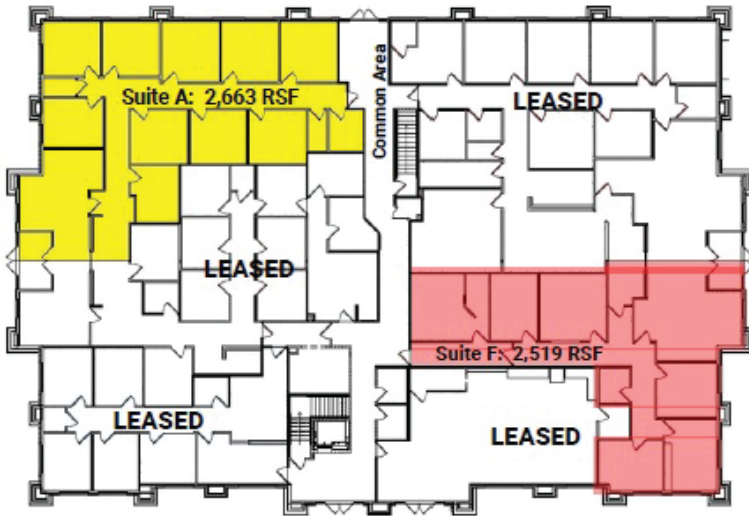
COLTER SMITH

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Call Us
801.876.6070 📞



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(Lower Level Floor Plan)



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this CRES office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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