

24 S 1100 E

Salt Lake City, UT 84102





ASKING RATE: **\$30.00 Full Service**



Common area upgrades coming soon



New ownership



Generous tenant improvement allowance



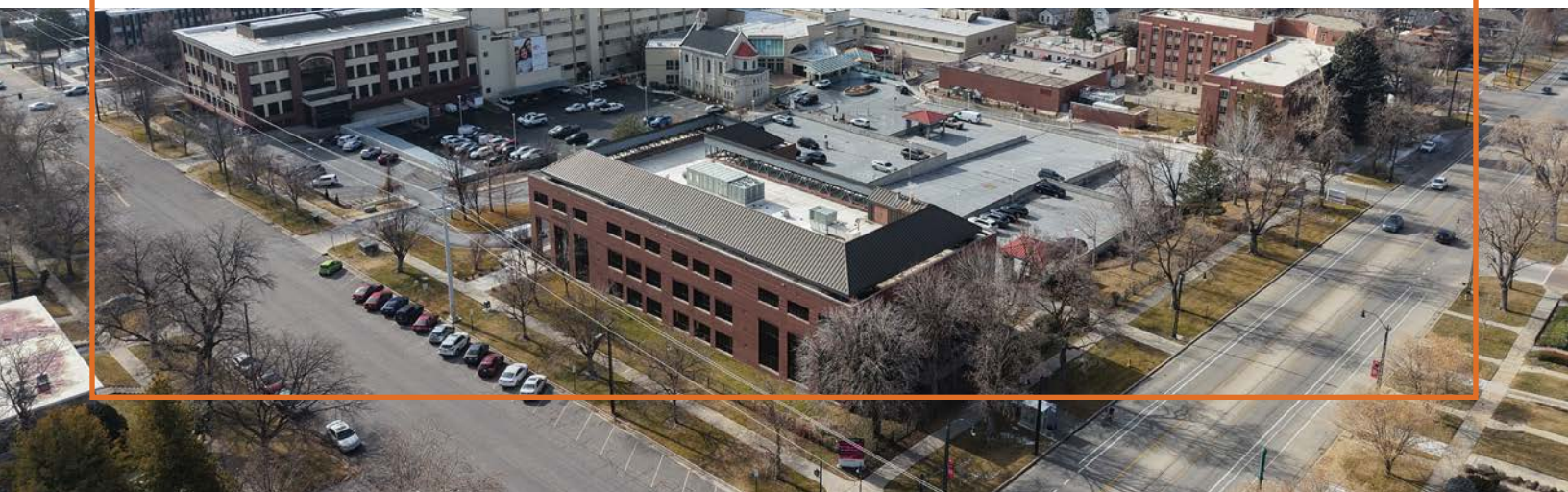
On-site parking



Prime medical location



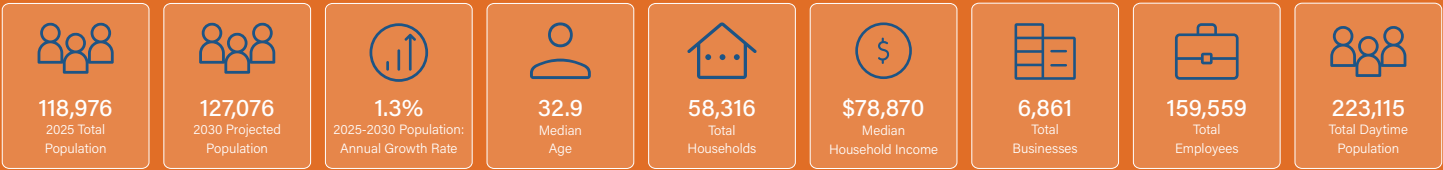
Flexible layout options





Service Line DEMAND

24 S 1100 E, SALT LAKE CITY, UTAH, 84102 | RING: 3 MILE RADIUS



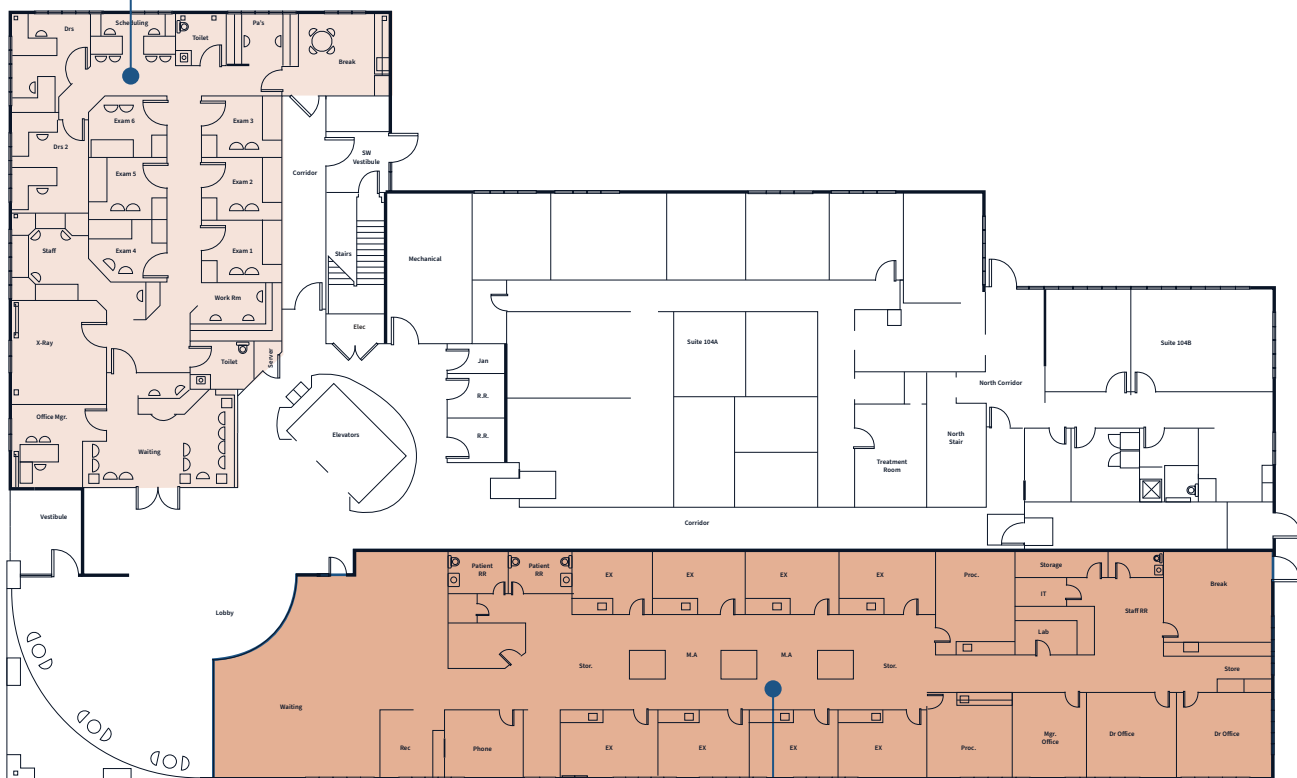
Patient VOLUME

PHYSICIAN SPECIALTY	CURRENT VOLUME	5-YEAR PROJECTED VOLUME	5-YEAR PROJECTED GROWTH
Endocrinology	719	1,014	33.0%
Psychiatry	49,006	64,161	23.2%
Physical Therapy	88,063	113,833	21.8%
EENT	10,064	12,479	16.7%
Cardivascular	28,482	34,839	16.3%
Oncology	8,796	10,641	14.6%
Orthopedics	8,796	10,641	14.6%
Ophthalmology	24,694	29,639	14.1%
Pathology	140,940	167,933	12.9%
Nephrology	1,561	1,858	12.5%
Neurology	5,707	6,799	12.3%
Podiatry	4,207	4,931	12.0%
Plastic Surgery	2,575	3,028	11.0%
Pediatrics	36,750	43,325	10.9%
Primary Care	201,265	235,551	10.6%
Emergency Department	4,285	4,978	10.2%
Women's Health	13,599	15,697	9.2%
Dermatology	13,858	15,955	9.0%
Gastroenterology	7,028	8,034	8.2%
Radiology	77,603	88,200	7.7%
General Surgery	1,769	2,003	7.1%
Urology	2,896	3,214	5.2%
Allergy	9,228	10,208	4.0%
Pulmonology	4,191	4,447	0.2%

First FLOOR

101 & 105 FOR A TOTAL AVAILABLE OF 9,127 RSF

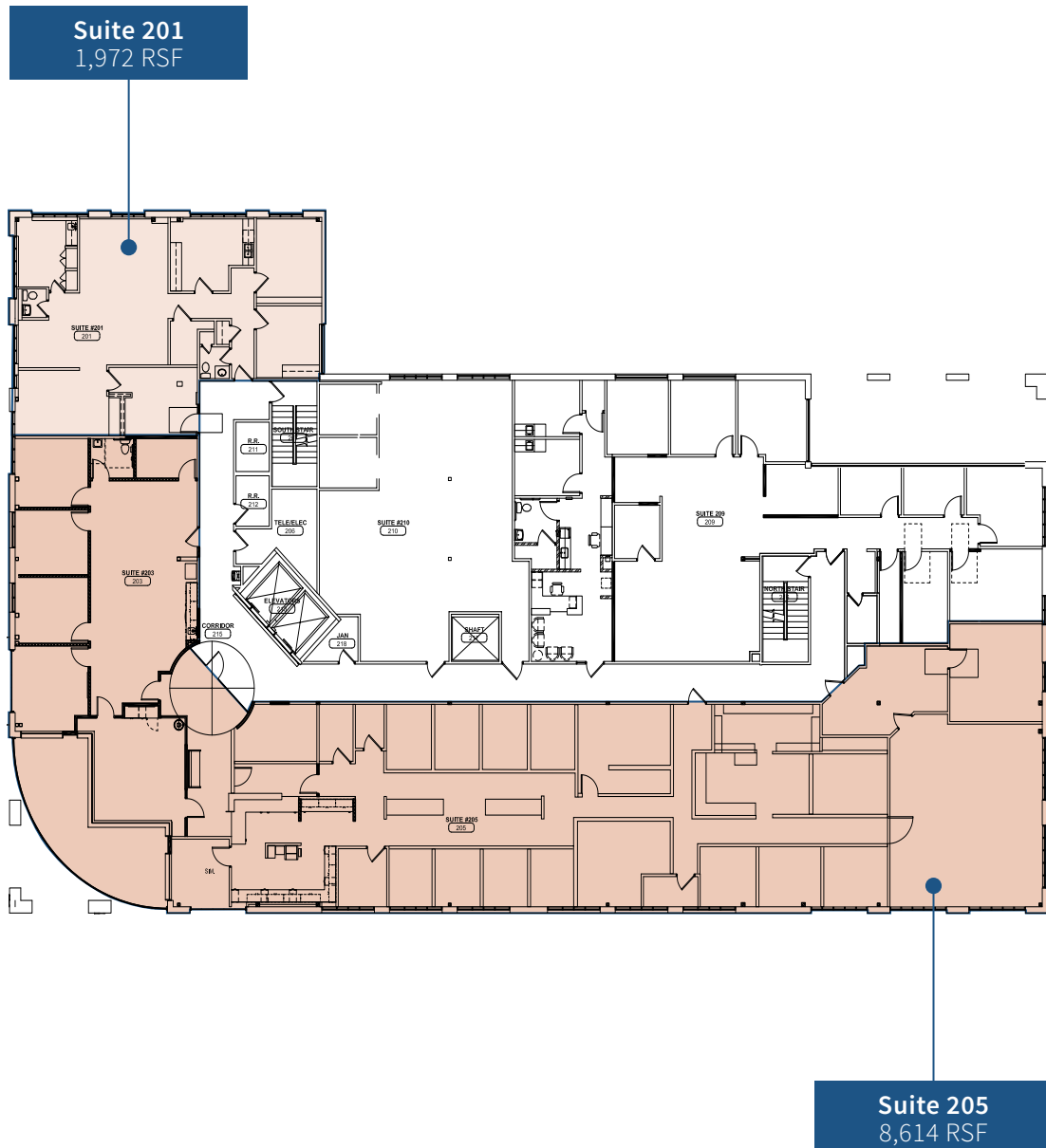
Suite 101
3,472 RSF
Available 1/1/2027



Suite 105
5,655 RSF
Available 3/1/2027

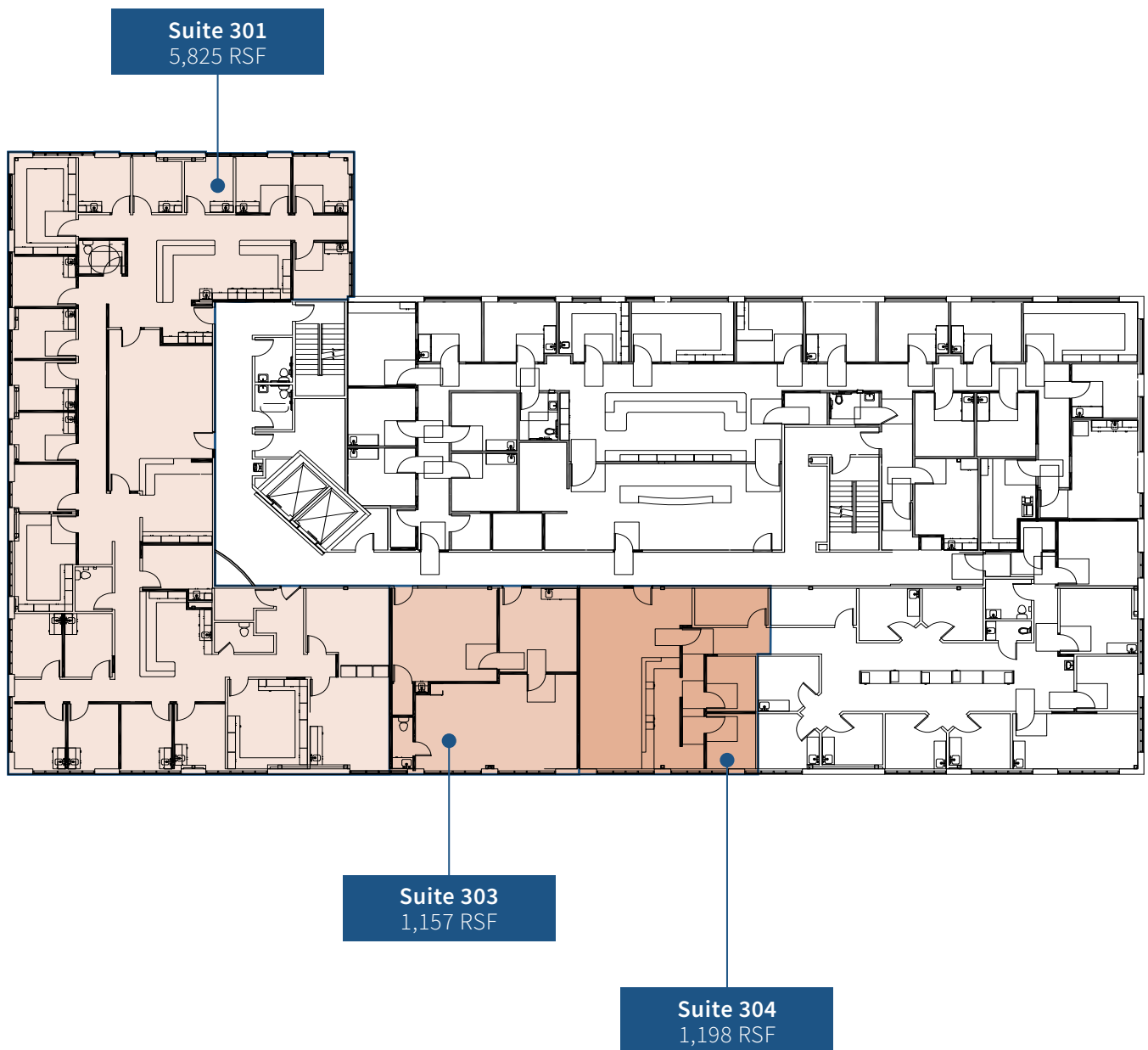
Second FLOOR

201 & 205 CAN BE COMBINED FOR A TOTAL OF 10,586 RSF

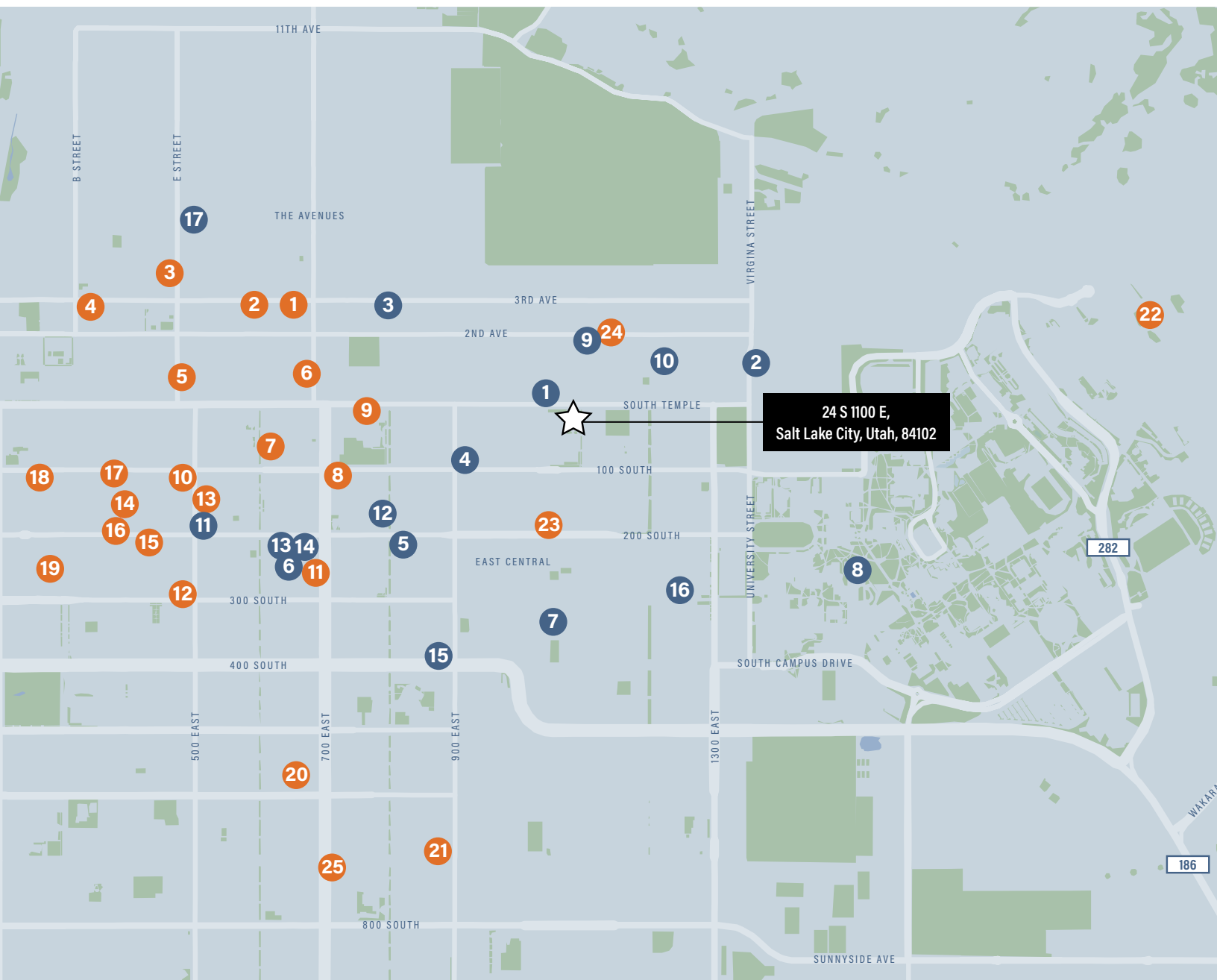


Third FLOOR

301 & 303 & 304 CAN BE COMBINED FOR A TOTAL OF 8,180 RSF



Amenity MAP



Retail

- 1 Lyon & Healy West
- 2 Cowboy Cauldron
- 3 Healthy Pets The Avenues
- 4 Vape Avenue & Smoke Shop
- 5 9 O'Reilly Auto Parts
- 6 Ross Dress for Less
- 7 Intermountain Leather & Findings Company
- 8 University of Utah Campus St.
- 9 Mara Shop & Studio
- 10 Yellow Snow Equipment
- 11 9 AlSCO Inc

- 12 Save My Makeup
- 13 Sprouts Farmers Market
- 14 2nd & 7th Marketplace
- 15 9 Acoustic Music
- 16 Mae'd by Kae
- 17 Smith's

Dining

- 1 Wildwood
- 2 Publik Coffee Roasters
- 3 Cafe Shambala
- 4 Café 140B at Ellerbeck B&B
- 5 Saffron Valley - Avenues
- 6 Café on 1st
- 7 Kahve Cafe SLC
- 8 Holy Water Coffee
- 9 Sawadee (Utah) Thai Restaurant
- 10 Hamachi Sushi Bar
- 11 McDonald's
- 12 The Other Place Restaurant

- 13 Oasis Cafe
- 14 Free Wheeler Pizza
- 15 9 HSL
- 16 Crown Burgers
- 17 Oquirrh Restaurant
- 18 Eats Bakery & Coffee
- 19 Gourmandise
- 20 Rodizio Grill Brazilian Steakhouse
- 21 Tulie Bakery
- 22 9 The Point Restaurant
- 23 Coffee Noir
- 24 Cucina
- 25 Banbury Cross Donuts

Amenity MAP

Hospital

- 1 Intermountain Health Salt Lake Clinic
- 2 University of Utah Health Care
- 3 University of Utah Hospital
- 4 Intermountain Health LDS Hospital
- 5 CommonSpirit Holy Cross Hospital

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