

FOR SALE OR LEASE

MILLCREEK MEDICAL OFFICE CONDO

1345 East 3900 South | Suite 212 | Millcreek, Utah 84124

Property Highlights

- Size: 1,610 SF
- Sale Price: \$385,000
- Lease Rate: \$19 PSF
- 5 Fully Built-Out Operatories
- Reception & Waiting Areas
- Plug-and-Play – Ready for Dental or Medical Practice
- Prime East Millcreek / East Central Valley location
- Minutes from I-215 and I-80 for easy access across the Valley
- Close to St. Mark's Hospital, Intermountain Medical Center, and other medical providers
- Surrounded by restaurants, cafés, retail, and professional services
- Established medical corridor with strong referral potential
- Ample shared parking for staff and patients
- Ideal For Dentists, specialists, or medical Professionals seeking a turnkey office in a highly accessible and desirable location



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801.930.6750
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2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS

MOUNTAINSTAR
St. Mark's Hospital

294 BEDS

LEGEND
COMMERCIAL

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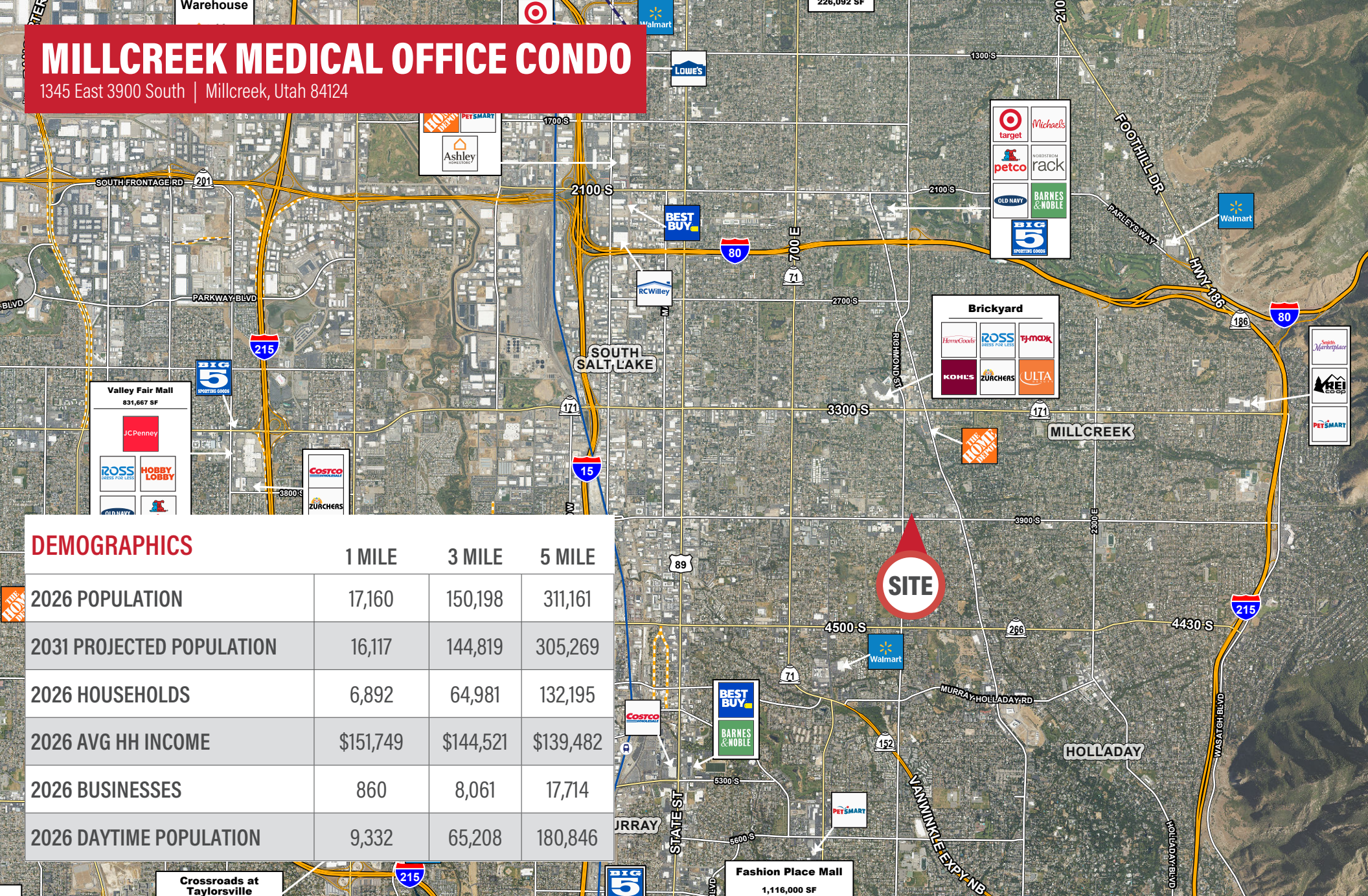
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	17,160	150,198	311,161
2031 PROJECTED POPULATION	16,117	144,819	305,269
2026 HOUSEHOLDS	6,892	64,981	132,195
2026 AVG HH INCOME	\$151,749	\$144,521	\$139,482
2026 BUSINESSES	860	8,061	17,714
2026 DAYTIME POPULATION	9,332	65,208	180,846

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3900 SOUTH 20,000 ADT

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