

**Rigby
Watts
& Co.**



PRIME MEDICAL/DENTAL OFFICE SPACE AVAILABLE ON HWY 40 IN HEBER CITY

UNDER CONSTRUCTION - FOR SUBLEASE 1776 N HWY 40 | HEBER CITY, UTAH 84032

\$29.50 PSF NNN, CAM \$5.50

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**BERKSHIRE
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HOMESERVICES | UTAH
PROPERTIES

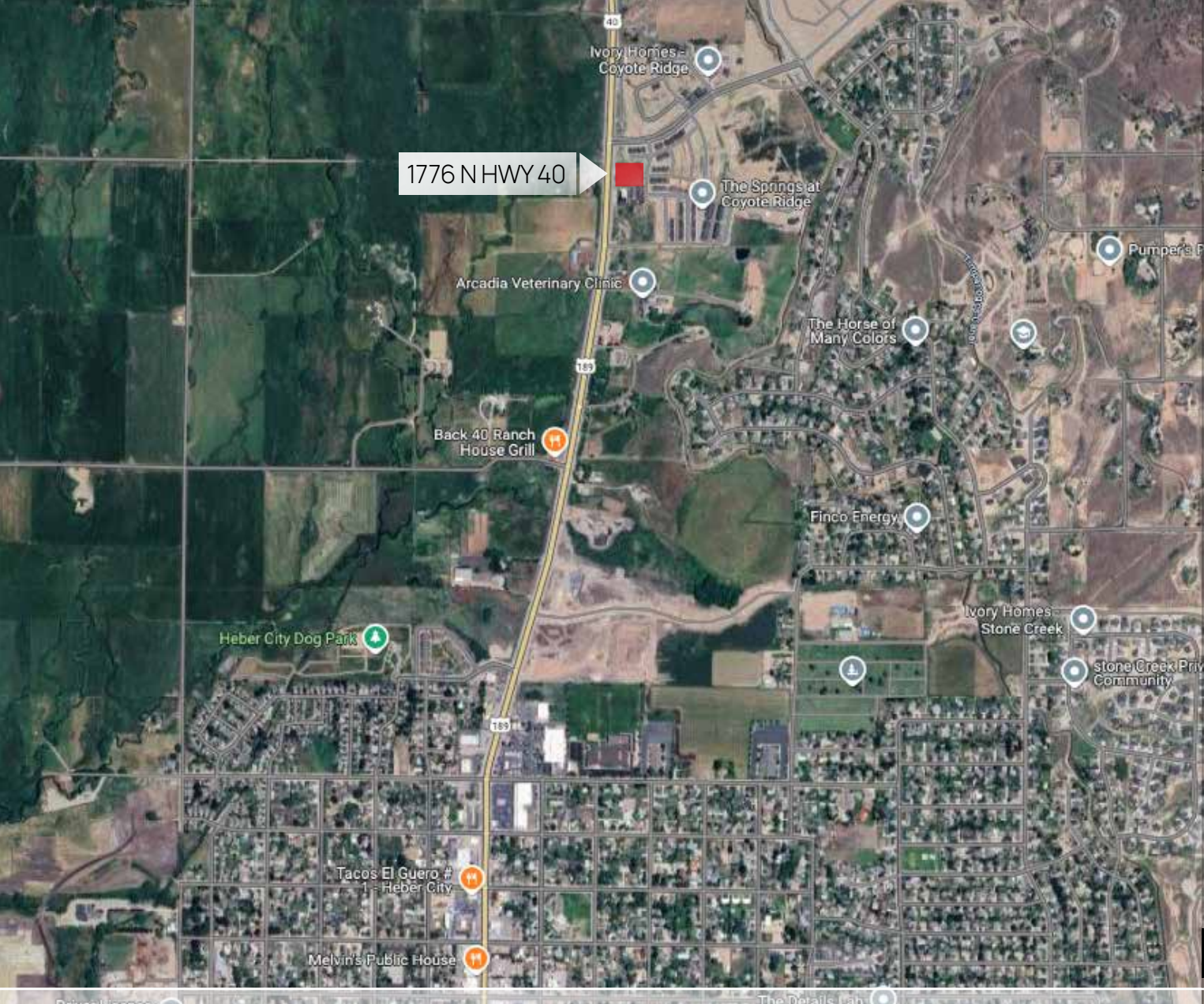
COMMERCIAL DIVISION

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FLOORPLAN

UNDER CONSTRUCTION 1776 N HWY 40 | HEBER CITY, UTAH





UNDER CONSTRUCTION

1776 N HWY 40

HEBER CITY, UTAH

- Generous Size: 2,682 SF of well-designed second floor medical office space
- Strategic Location: High-visibility on N Hwy 40, enhancing accessibility and exposure
- Under Construction: Customize the space to meet your practice's needs with modern, state-of-the-art facilities. Core/Shell estimated completion is Q1 2025
- Convenient Access: Ample parking and easy access to major roads
- Growing Area: Situated in a rapidly developing community with increasing demand for healthcare services
- Flexible Layout: Adaptable design to accommodate various medical specialties
- Professional Environment: Perfect for establishing a reputable medical practice in a thriving area
- Generous TI allowance offered.
- 5-7-year sublease term available

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