

# TEN700

10700 N. 5300 W. Pad A | Highland, UT 84003



Office & Retail For

*Sale or Lease*



## *Availability*

### Level 1

Retail For Lease  
1,529 - 3,944 SF  
\$47.00 PSF  
\$6.50 PSF/NNN

### Level 2

Professional Medical  
Office For Lease  
Square Footage Demisable  
(See Page 5)  
\$35 PSF

### Level 3

Executive Office Suites For Lease  
\$150 PSF Gross Lease

*Call agent for purchase price*

## *Property Highlights*

- Pad A commercial space availability  
Estimated delivery Q1 2026
- Approximately 110 parking stalls available
- Central within a brand new residential development, "The Brownstones" - purchase prices starting at \$900,000.00 per Villa
- Ten 700 tenants have access to the "Members Club Amenities" which includes and not limited to: fitness center, family gathering spaces, and conference rooms
- Close proximity to prominent Highland-Alpine area golf courses Fox Hollow, and highly-sought Alpine Country Club
- Located in the economic epicenter of Utah County

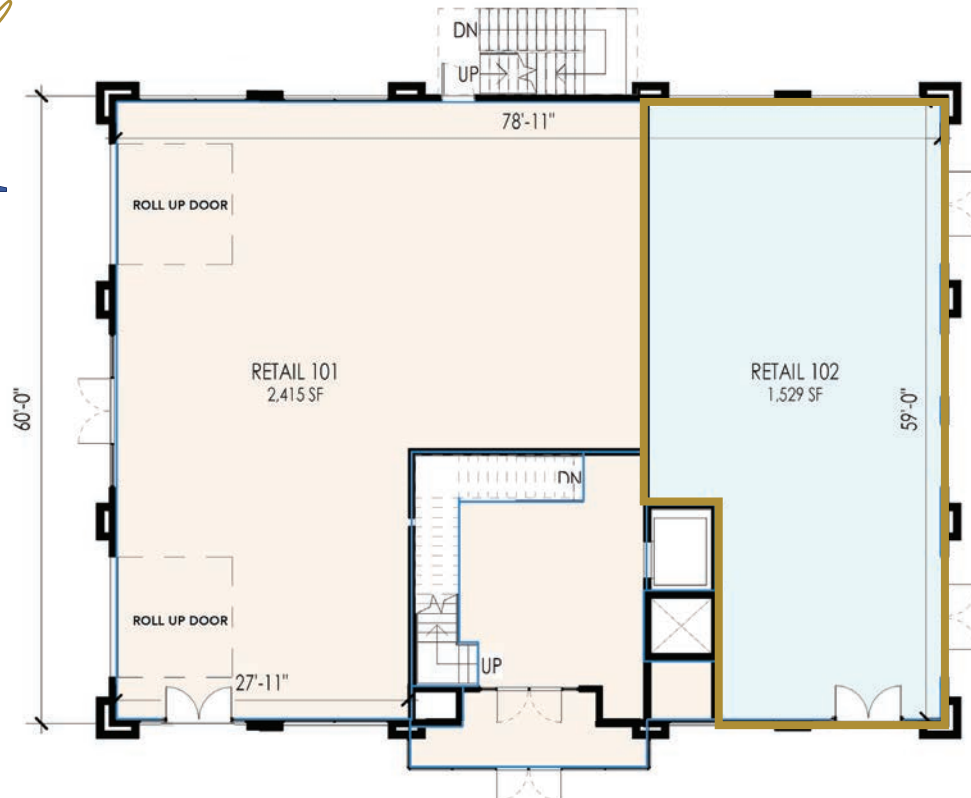
# Site Plan



*Nearby Tenants:*

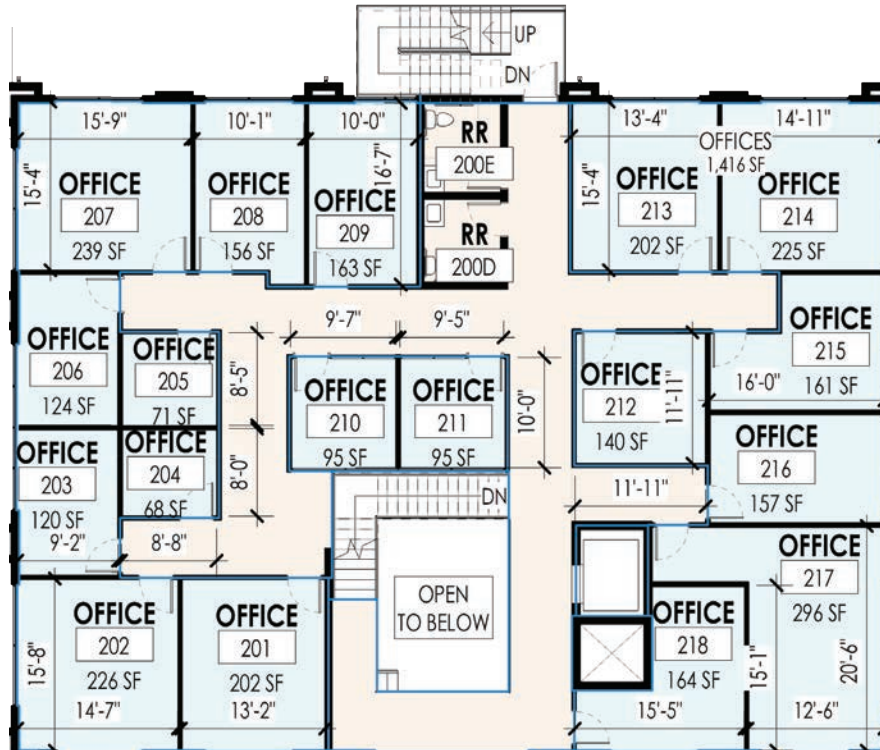


# Level 1

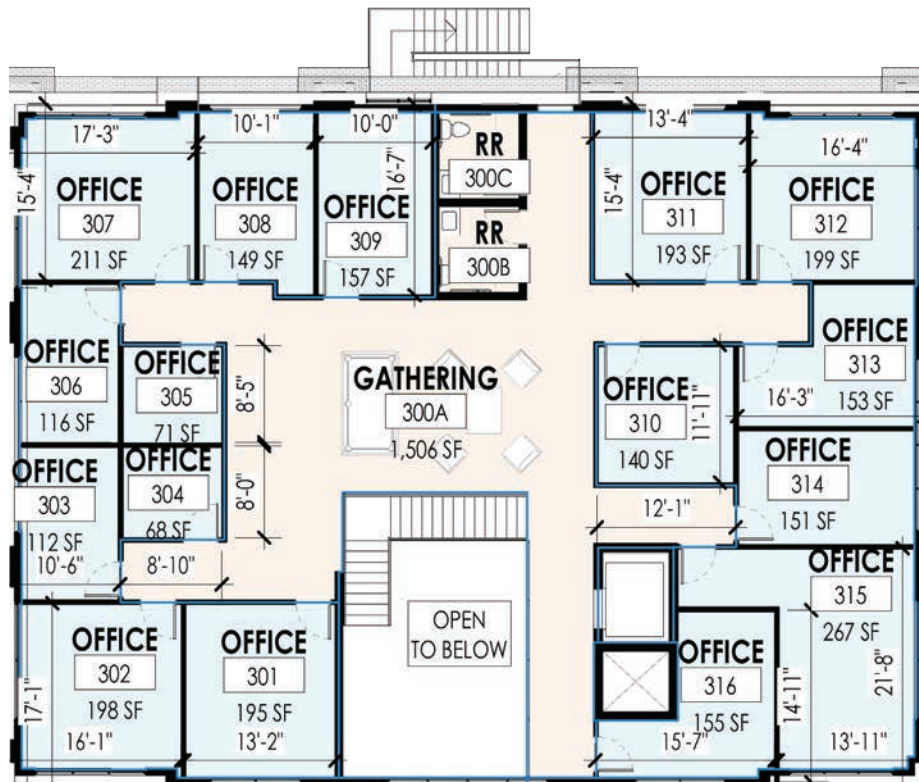


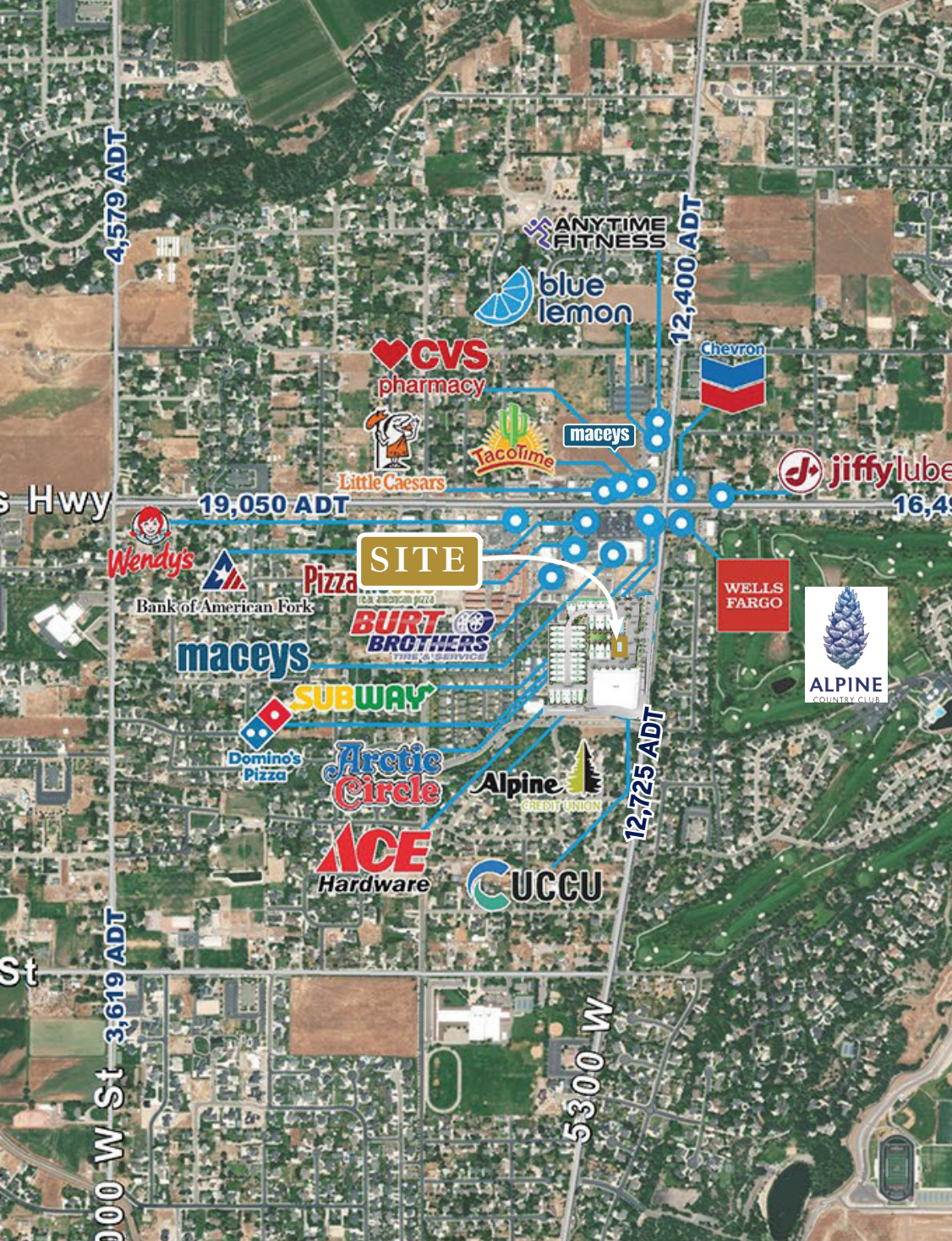
## Floor Plans

Level  
2



Level  
3





## Demographics



### Population

|         |         |
|---------|---------|
| 1 Mile  | 8,520   |
| 3 Miles | 63,851  |
| 5 Miles | 149,538 |



### 2028 Projected Pop

|         |         |
|---------|---------|
| 1 Mile  | 9,527   |
| 3 Miles | 65,747  |
| 5 Miles | 155,618 |



### Median Household Income

|         |           |
|---------|-----------|
| 1 Mile  | \$162,690 |
| 3 Miles | \$153,678 |
| 5 Miles | \$123,316 |



### Avg Household Income

|         |           |
|---------|-----------|
| 1 Mile  | \$197,785 |
| 3 Miles | \$188,800 |
| 5 Miles | \$158,529 |



### Median Age

|         |      |
|---------|------|
| 1 Mile  | 33.0 |
| 3 Miles | 30.8 |
| 5 Miles | 29.9 |

## Presented By:

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