Colliers

Accelerating Success.

# Park Terrace

## MEDICAL OFFICE SPACE FOR LEASE

650 E. 4500 S. | MURRAY, UTAH




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# Property *Highlights*

- **27,863 RSF Available | Existing Clinical Space**
  First Floor: **13,964 SF**
  Second Floor: **Suite 210 | 5,472 SF**
  Third Floor: **8,447 SF**
- Accredited Operating Room
- Nearly 40 Inpatient Rooms
- Dedicated Pre-Op & Post-Anesthesia Units
- Existing Urology Suite + Two Dental Suites
- Two-Story Atrium
- Third-Floor Outdoor Patios
- Abundant Covered Parking
- ADA Accessible
- Mid-Valley Location
- Lease Rate: $23.00/SF NNN

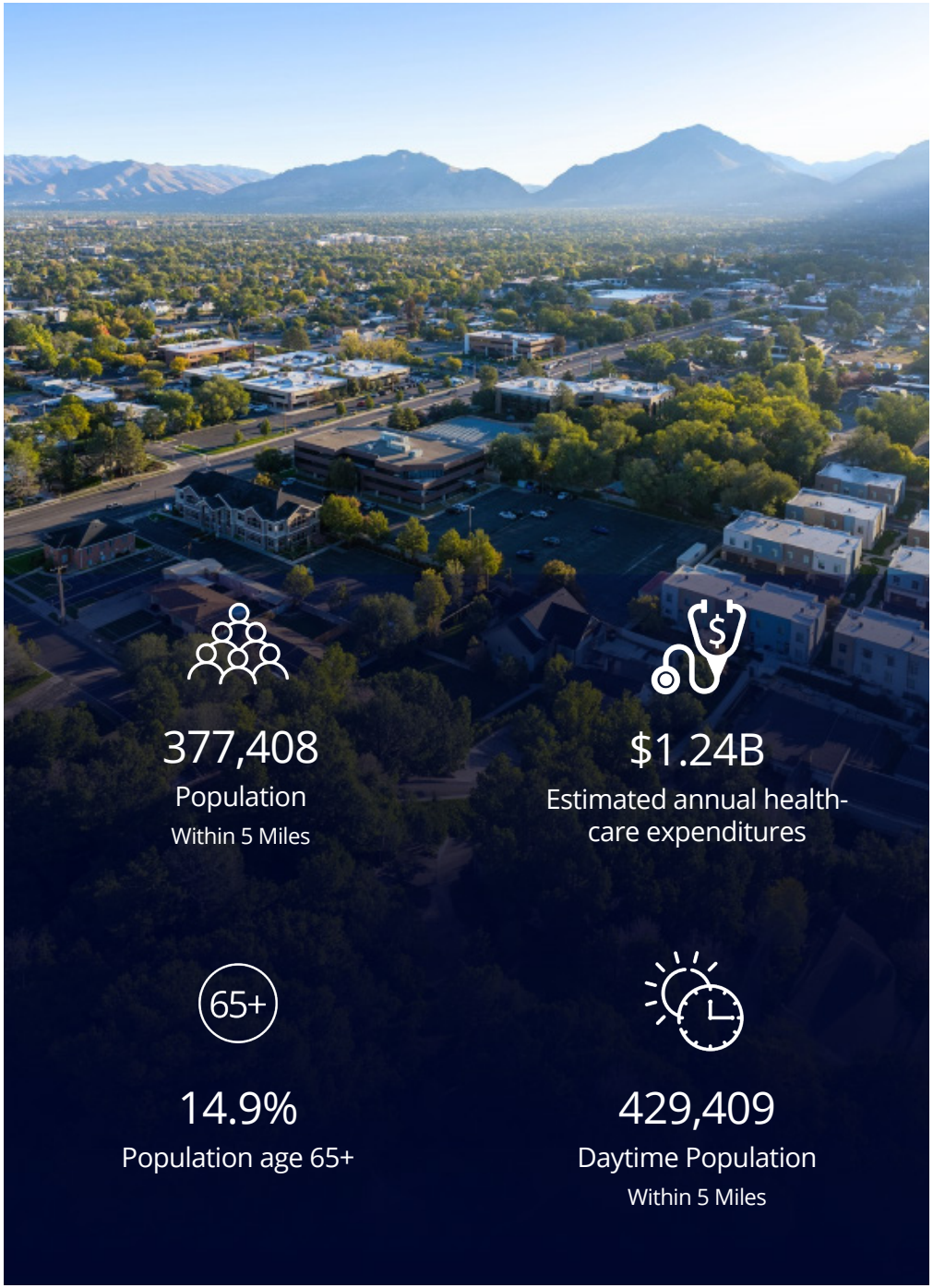




# A Growing Healthcare *Community*

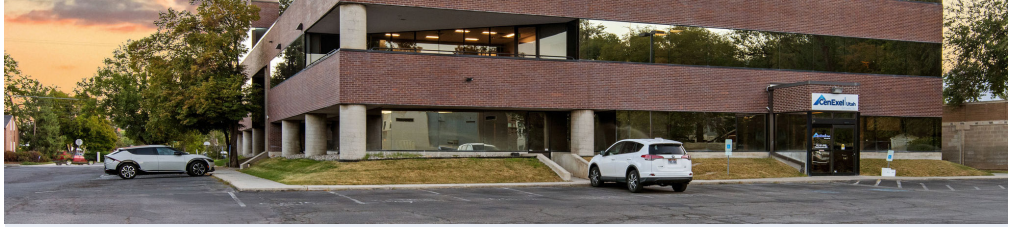
Position your practice in the heart of Murray's established healthcare corridor, surrounded by major hospitals, specialty providers, and a growing patient population.

Within five miles of Park Terrace, more than 377,000 residents generate an estimated $1.24 billion in annual healthcare expenditures. With continued population growth and an increasing share of residents age 65 and older, Park Terrace offers a strategic location for providers looking to establish, expand, and serve the community for years to come.




*Esri, 2026 estimates and 2031 projections. Five-mile radius from 650 E. 4500 S., Murray, Utah.*

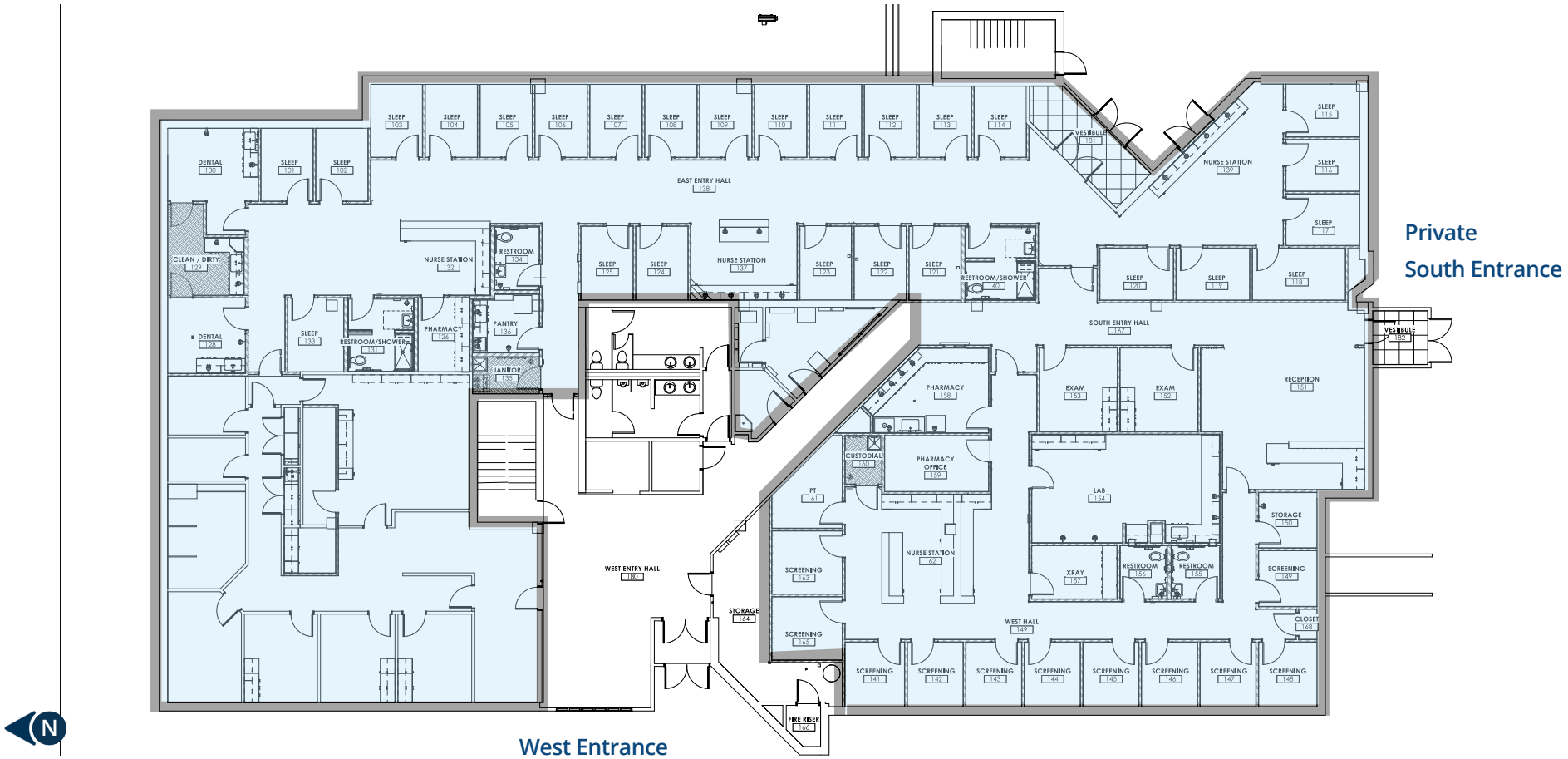
# Available Suites



## EXISTING FIRST-FLOOR MEDICAL IMPROVEMENTS

- Emergency / Treatment Rooms
- Lobby & Reception Areas
- Dental Treatment Rooms
- Patient Care / Exam Rooms

## *First Floor* 13,964 SF Available



# First Floor
## *Interior Photos*



PATIENT WAITING AREA



DENTAL OPERATORY





# *Interior Photos*





PATIENT CARE & CLINICAL STAFF STATION





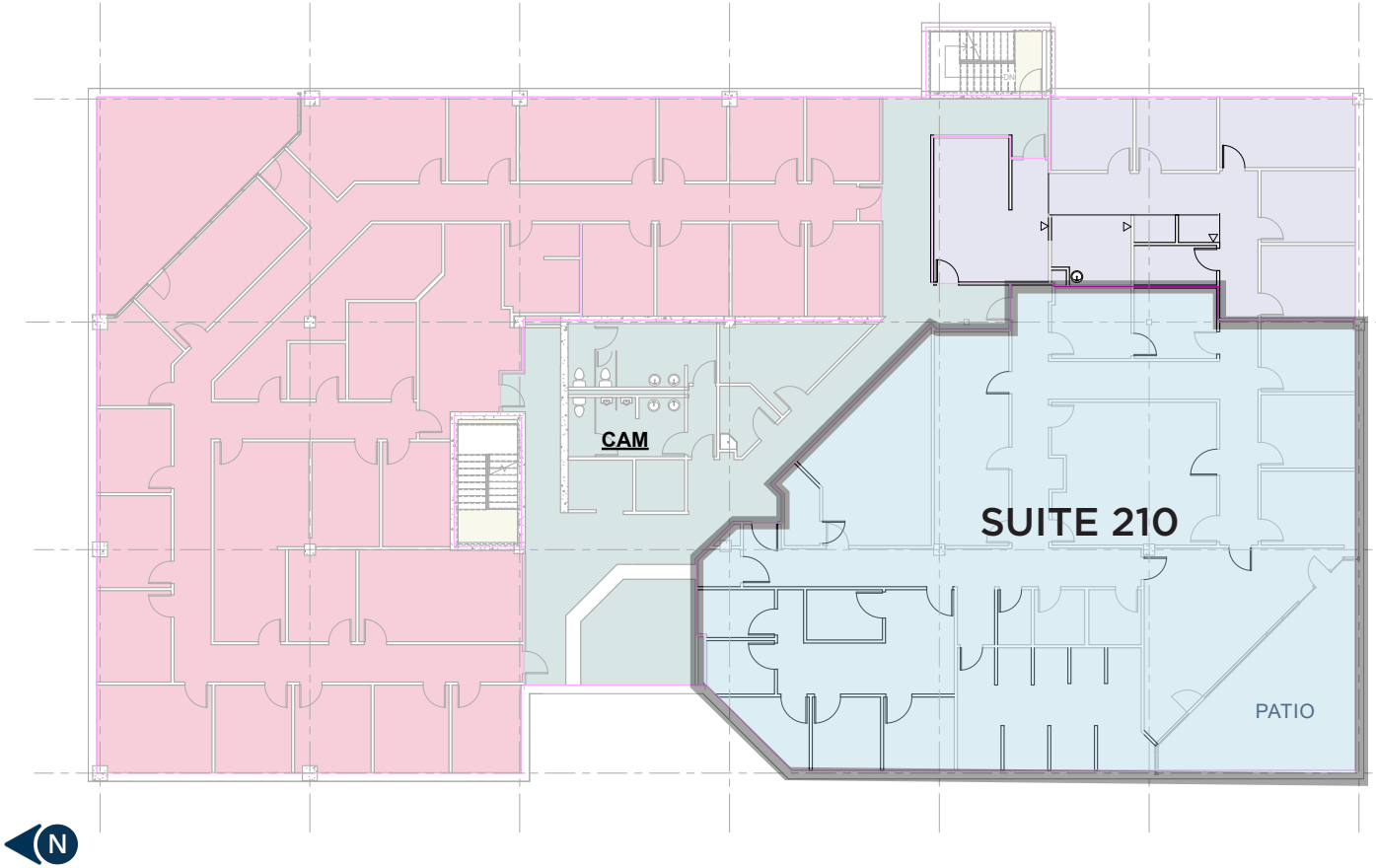


SURGICAL OPERATING ROOM

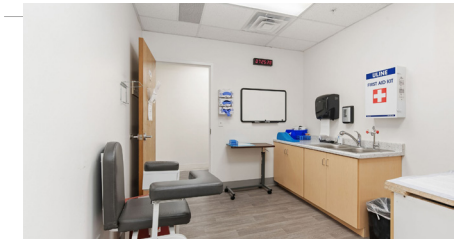
# Available Suites



## *Second Floor* 5,472 SF Available





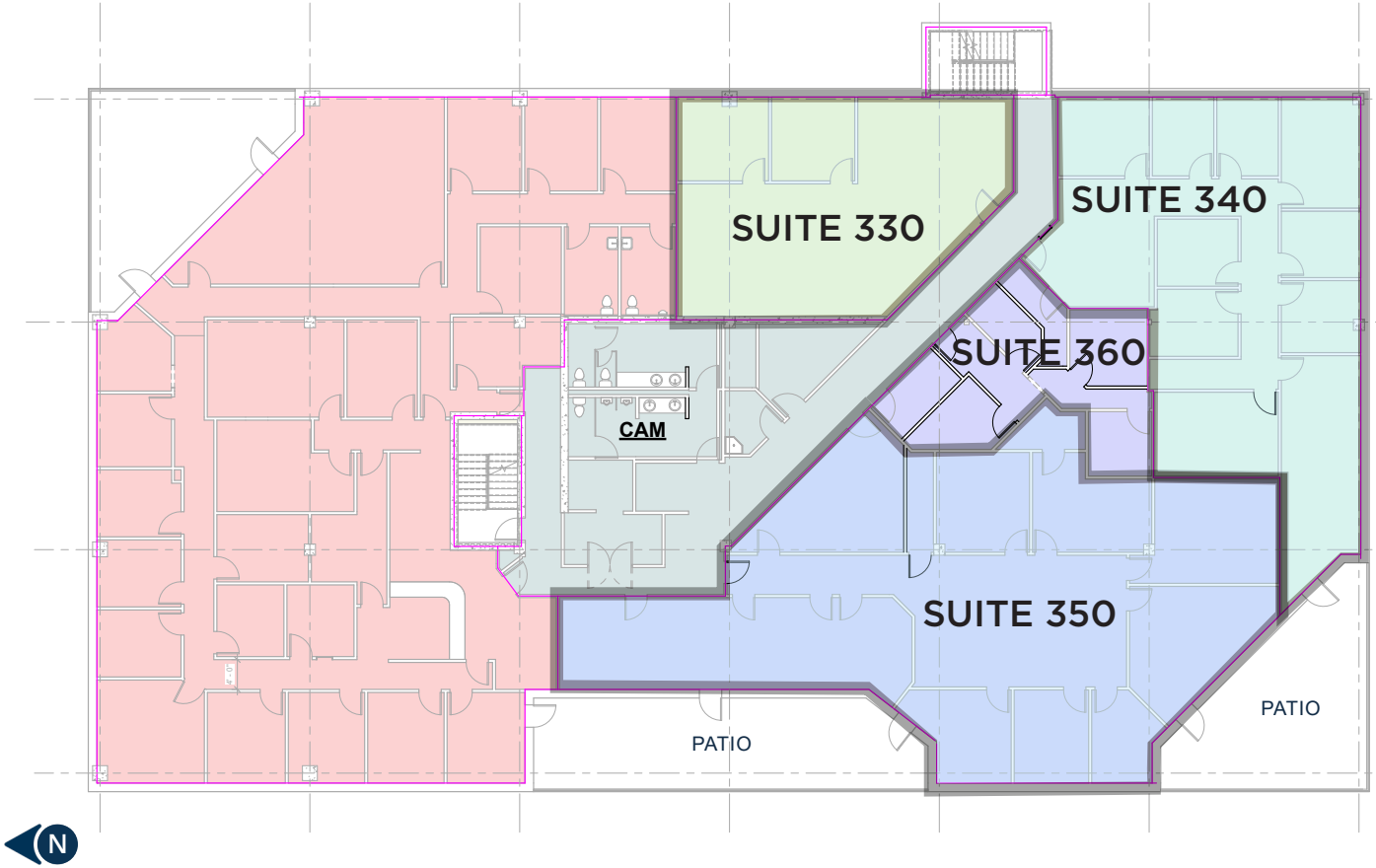


# Available Suites

- SUITE 350: 3,664 SF
- SUITE 360: 755 SF
- SUITE 340: 2,541 SF
- SUITE 330: 1,487 SF



## *Third Floor* 8,447 SF Available










# Third Floor
## *Interior Photos*





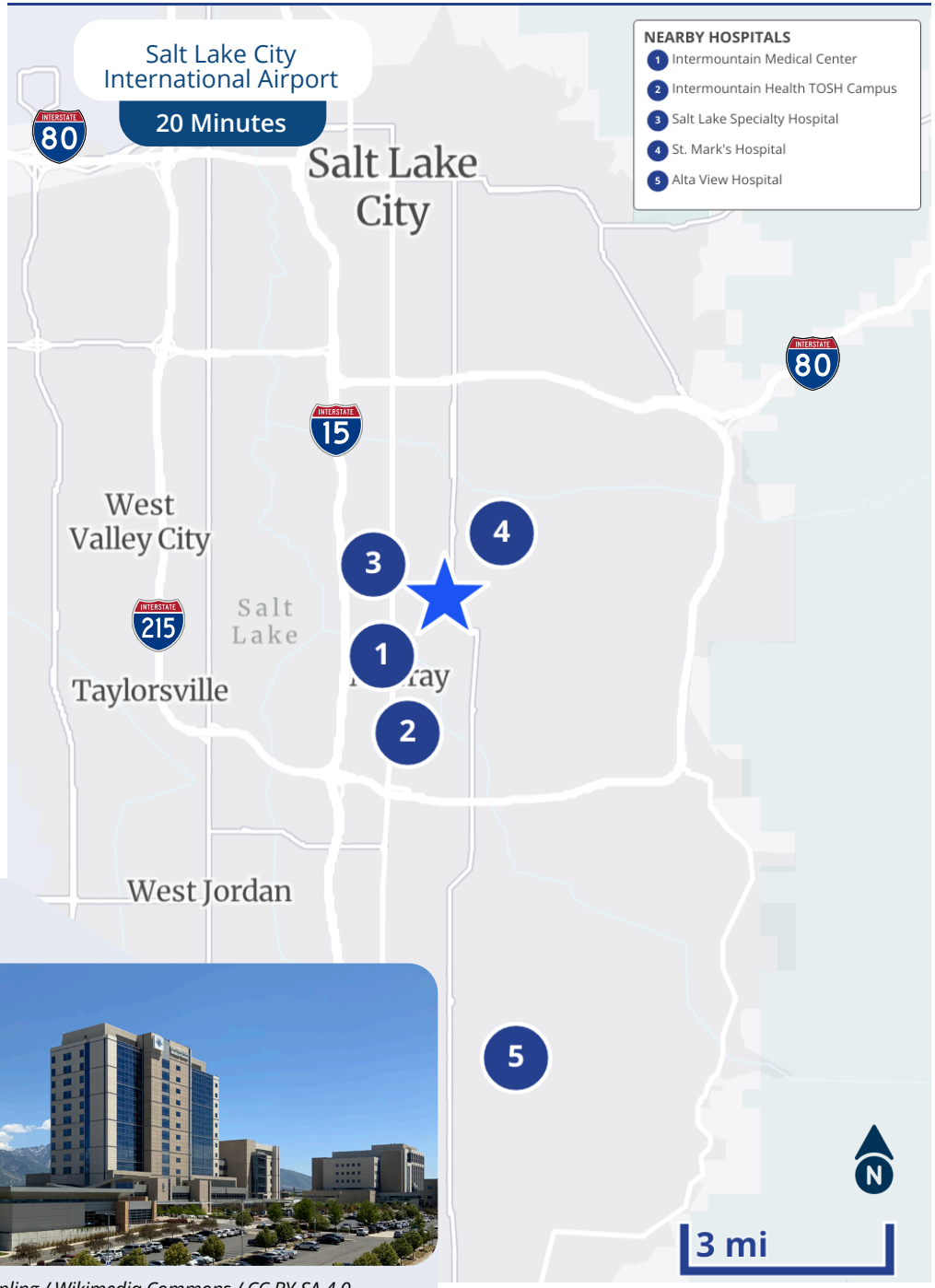






# A Strategic Location for *Greater Access*

Ideally positioned in Murray's established healthcare corridor, Park Terrace offers convenient access to I-15, I-215, and major arterial routes connecting patients, staff, and providers throughout the Salt Lake Valley. Its central location places tenants near Intermountain Medical Center, St. Mark's Hospital, and a network of specialty healthcare providers, creating an accessible and well-connected setting for medical practices.




## NEARBY HOSPITALS

1. **Intermountain Medical Center**
   5121 S. Cottonwood St., Murray, UT
2. **Intermountain Health TOSH Campus**
   5848 S. Fashion Boulevard, Murray, UT
3. **Salt Lake Specialty Hospital**
   4252 S. Birkhill Blvd, Murray, UT
4. **St. Mark's Hospital**
   1200 E. 3900 S., Salt Lake City, UT
5. **Alta View Hospital**
   9660 S. 1300 E., Sandy, UT



*Photo: GyozaDumpling / Wikimedia Commons / CC BY-SA 4.0*





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*Your next chapter in healthcare starts here.*


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