



Heber City's Newest Class A High Efficient Energy Office Building

Property Highlights

- Available for Lease or Purchase
- First Floor: Space Suite 102
Approx. 4,133 NRSF
- Second Floor: Space Suite 201
Approx. 4,170 NRSF
- Lease Rate: \$22.00 NNN
- Great vistas from the second floor!
- Lots of Natural Light throughout building!
- 3rd fastest growing county
in the United States!
- Located in the Heber City Gateway Plaza

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2017 Estimated Population	7,131	20,663	27,259
2022 Projected Population	8,407	24,114	32,323
Households			
2017 Estimated Households	2,029	5,956	8,045
2022 Projected Households	2,350	6,835	9,384
2017 Est. Median HH Income	\$62,995	\$71,517	\$75,410
2017 Est. Average HH Income	\$75,584	\$88,631	\$96,062
2017 Est. Per Capita HH Income	\$22,216	\$26,105	\$29,015

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2017 and 2022.

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**CUSHMAN &
WAKEFIELD**

FOR LEASE OR SALE

Gateway Plaza

376 Gateway Drive / Heber City, Utah 84032

Available Space



ARTIST RENDERING



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