

LEGEND HILLS

FOR LEASE



PROPERTY DETAILS

Clearfield, UT 84010

*Lease Rate: \$26.50 - \$27.00/SF Full Service
Building 1346: Contact Broker for Pricing*

Legend Hills is a Class A development located in Clearfield, UT. With adjacent proximity to the state's largest employer, Hill Air Force Base and nestled directly between two major I-15 exits, Legend Hills lends itself to immediate access and geographic desirability. The project consists of 20 acres, 14 buildings, and 250,000 SF of office and retail users. It is a recognizable icon of the area and is locally owned and managed by the Woodbury Corporation.

- Direct freeway visibility
- Adjacent to multiple I-15 exits
- Immediate proximity to SR-193; Highway 89
- Ample parking ratio @ 4.5:1000
- Variety of uses and product
- Modern finishes and floor-to-ceiling glass

NEWMARK



MOUNTAIN WEST

CHRIS FALK, CCIM, SIOR
cfalk@newmarkmw.com
direct 801.499.6514
[View Profile](#)

BRAXTON WILLIE, CCIM
bwillie@newmarkmw.com
direct 801.803.3334
[View Profile](#)

BRANSON WOOD
bwood@newmarkmw.com
direct 801.510.5207
[View Profile](#)

New to Clearfield/Layton



Nearby Food Options



Haru Ramen

Sushi Ya



Phó Bánh



**FULL SERVICE
COMMERCIAL REAL ESTATE**
1410 S University Park Blvd, Ste 120
Clearfield, Utah 84015
Office 801.578.5580
www.newmarkmw.com



NEWMARK

MOUNTAIN WEST

CHRIS FALK, CCIM, SIOR
 cfalk@newmarkmw.com
 direct 801.499.6514
[View Profile](#)

BRAXTON WILLIE, CCIM
 bwillie@newmarkmw.com
 direct 801.803.3334
[View Profile](#)

BRANSON WOOD
 bwood@newmarkmw.com
 direct 801.510.5207
[View Profile](#)



**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 1410 S University Park Blvd, Ste 120
 Clearfield, Utah 84015
 Office 801.578.5580
www.newmarkmw.com

SITE PLAN – BUILDING 1366

NEWMARK



MOUNTAIN WEST

CHRIS FALK, CCIM, SIOR

cfalk@newmarkmw.com

direct 801.499.6514

[View Profile](#)

BRAXTON WILLIE, CCIM

bwillie@newmarkmw.com

direct 801.803.3334

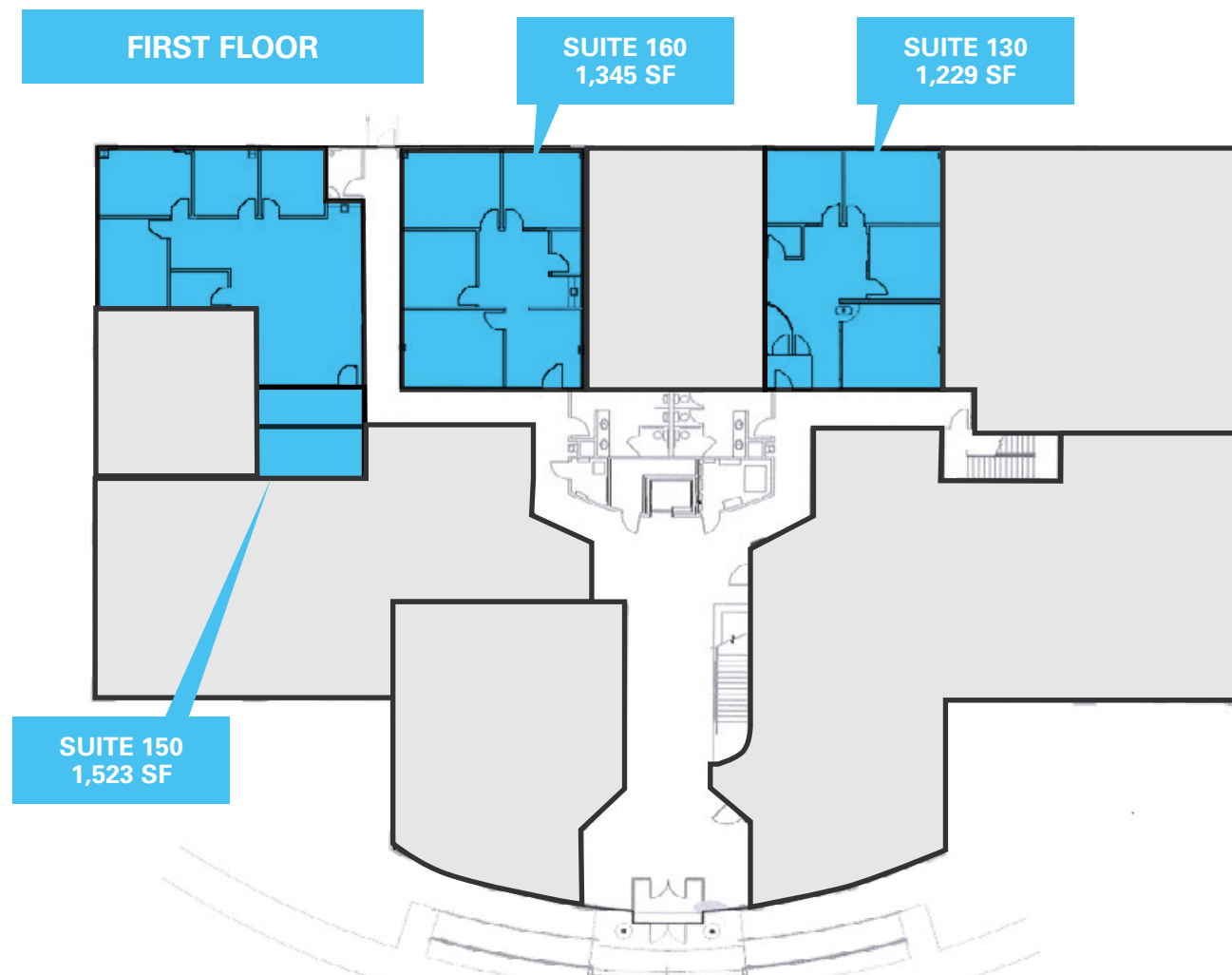
[View Profile](#)

BRANSON WOOD

bwood@newmarkmw.com

direct 801.510.5207

[View Profile](#)



FULL SERVICE

COMMERCIAL REAL ESTATE

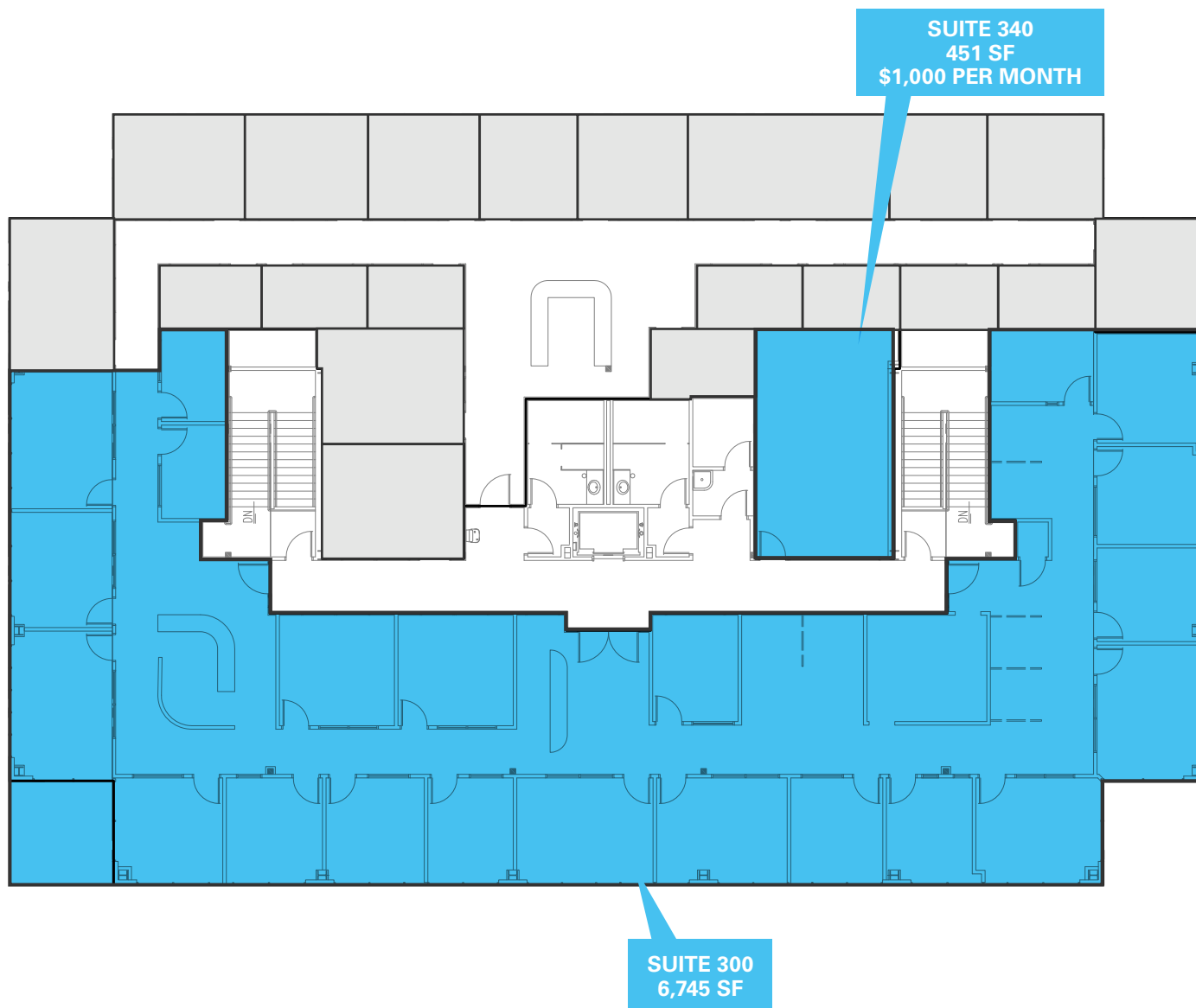
1410 S University Park Blvd, Ste 120

Clearfield, Utah 84015

Office 801.578.5580

www.newmarkmw.com

| SITE PLAN – BUILDING 1412

**NEWMARK****MOUNTAIN WEST****CHRIS FALK, CCIM, SIOR**

cfalk@newmarkmw.com

direct 801.499.6514

[View Profile](#)**BRAXTON WILLIE, CCIM**

bwillie@newmarkmw.com

direct 801.803.3334

[View Profile](#)**BRANSON WOOD**

bwood@newmarkmw.com

direct 801.510.5207

[View Profile](#)**FULL SERVICE****COMMERCIAL REAL ESTATE**

1410 S University Park Blvd, Ste 120

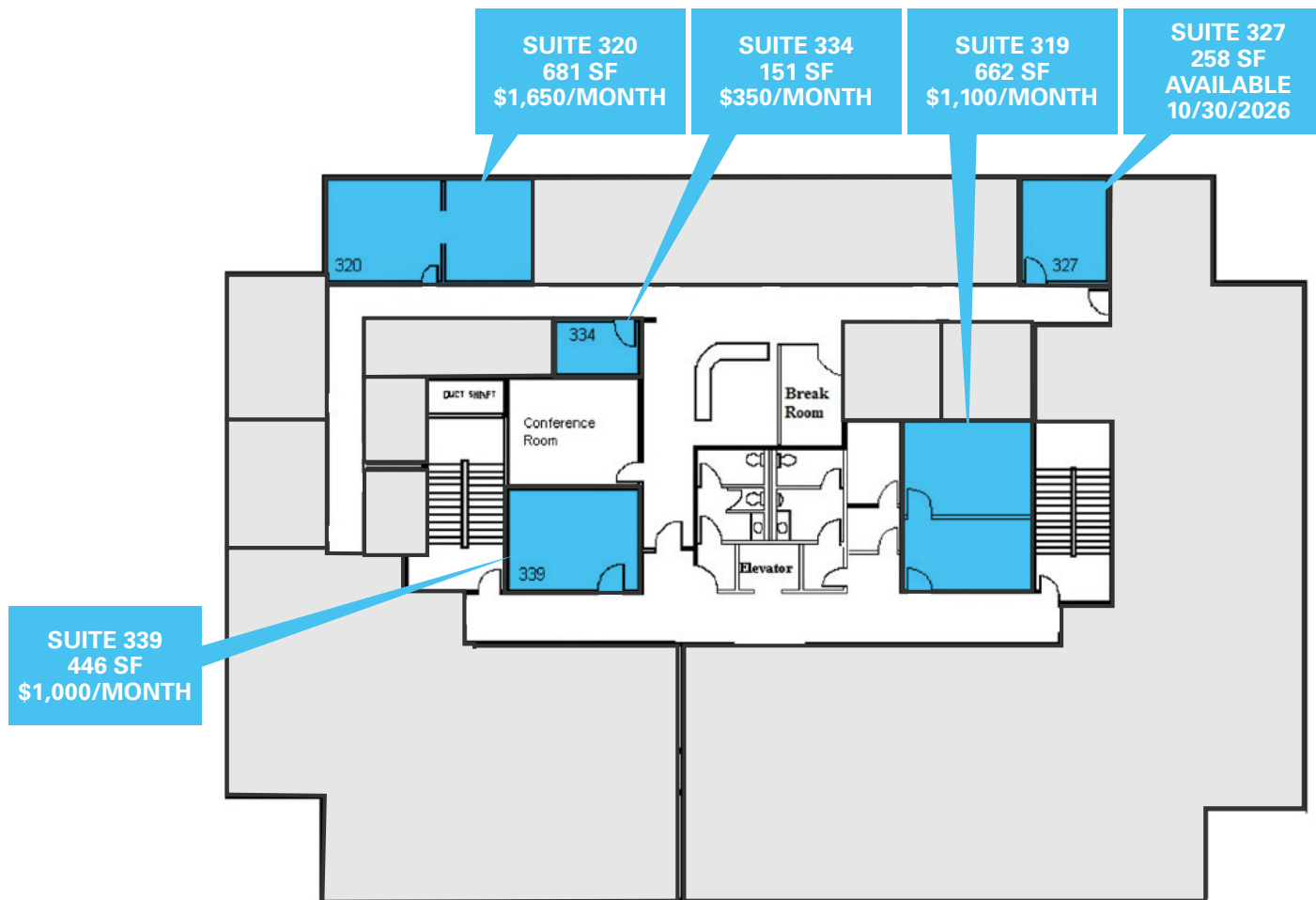
Clearfield, Utah 84015

Office 801.578.5580

www.newmarkmw.com

SITE PLAN – BUILDING 1436

THIRD FLOOR



NEWMARK



MOUNTAIN WEST

CHRIS FALK, CCIM, SIOR

cfalk@newmarkmw.com

direct 801.499.6514

[View Profile](#)

BRAXTON WILLIE, CCIM

bwillie@newmarkmw.com

direct 801.803.3334

[View Profile](#)

BRANSON WOOD

bwood@newmarkmw.com

direct 801.510.5207

[View Profile](#)

FULL SERVICE

COMMERCIAL REAL ESTATE

1410 S University Park Blvd, Ste 120

Clearfield, Utah 84015

Office 801.578.5580

www.newmarkmw.com

| SITE PLAN – BUILDING 1785

NEWMARK



MOUNTAIN WEST

CHRIS FALK, CCIM, SIOR

cfalk@newmarkmw.com

direct 801.499.6514

[View Profile](#)**BRAXTON WILLIE, CCIM**

bwillie@newmarkmw.com

direct 801.803.3334

[View Profile](#)**BRANSON WOOD**

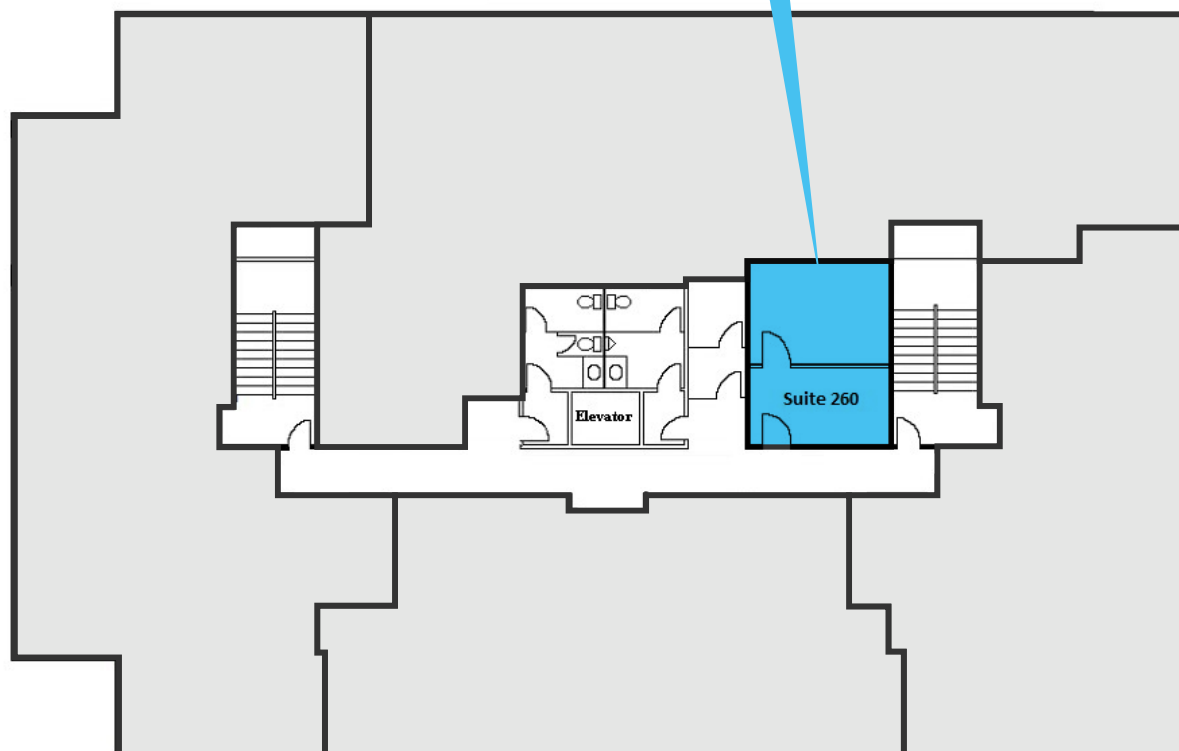
bwood@newmarkmw.com

direct 801.510.5207

[View Profile](#)

SECOND FLOOR

SUITE 260
451 SF
\$1,000 PER MONTH

**FULL SERVICE****COMMERCIAL REAL ESTATE**

1410 S University Park Blvd, Ste 120

Clearfield, Utah 84015

Office 801.578.5580

www.newmarkmw.com

SITE PLAN – BUILDING 1785

NEWMARK



MOUNTAIN WEST

CHRIS FALK, CCIM, SIOR

cfalk@newmarkmw.com

direct 801.499.6514

[View Profile](#)

BRAXTON WILLIE, CCIM

bwillie@newmarkmw.com

direct 801.803.3334

[View Profile](#)

BRANSON WOOD

bwood@newmarkmw.com

direct 801.510.5207

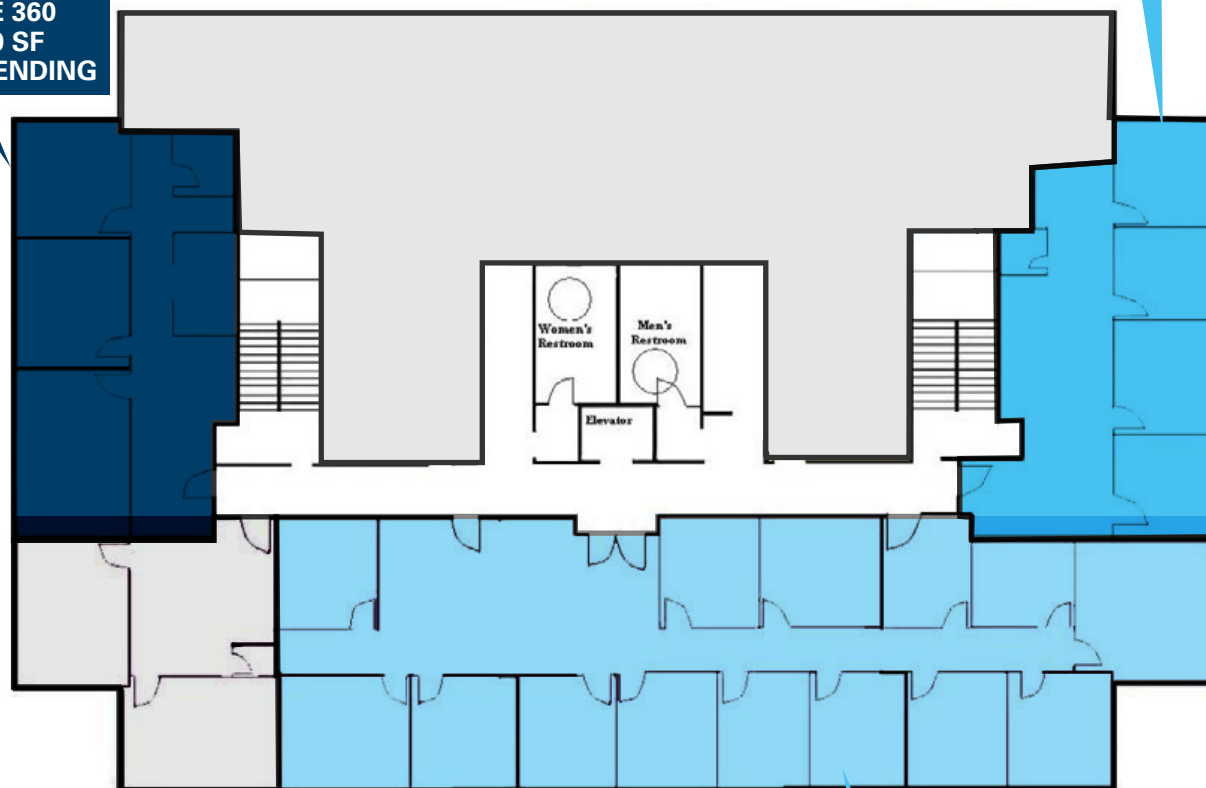
[View Profile](#)

THIRD FLOOR

SUITE 360
1,420 SF
LEASE PENDING

SUITE 320
1,451 SF

SUITE 300
3,865 SF



FULL SERVICE

COMMERCIAL REAL ESTATE

1410 S University Park Blvd, Ste 120

Clearfield, Utah 84015

Office 801.578.5580

www.newmarkmw.com



CHRIS FALK, CCIM, SIOR
cfalk@newmarkmw.com
direct 801.499.6514
[View Profile](#)

BRAXTON WILLIE, CCIM
bwillie@newmarkmw.com
direct 801.803.3334
[View Profile](#)

BRANSON WOOD
bwood@newmarkmw.com
direct 801.510.5207
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
1410 S University Park Blvd, Ste 120
Clearfield, Utah 84015
Office 801.578.5580
www.newmarkmw.com

SITE

Weber State University
Davis Campus

Clearfield Legends Hills

CRUSH

RCW

Davis Hospital & Medical Center

NORTH LAYTON JR HIGH
1,107 STUDENTS

ANTELOPE DR

15

Exit 332

petco ROSS
BARNES & NOBLE LOWE'S
Target

DORIS ACADEMY

STATE ST

VAE VIEW SCHOOL
366 STUDENTS

Layton Market Center

Layton Heritage Park

Davis County Convention Center

Woodland Office Park

Park Place

LAYTON HILLS MALL
CBL Properties
JCP DICK'S Dillard's

1425 N

HOBBY LOBBY

KOHL'S BIG 5 SPORTING GOODS B!

1300 N

FRONT RUNNER

Layton Hills Business Park

GORDON AVE

sam's club

ELLISON PARK SCHOOL
936 STUDENTS

Layton Industrial Park

HILL FIELD RD

Exit 331

Office DEPOT PETS MART

GORDON AVE

NEWMARK
MOUNTAIN WEST

CHRIS FALK, CCIM, SIOR
cfalk@newmarkmw.com
direct 801.499.6514
[View Profile](#)

BRAXTON WILLIE, CCIM
bwillie@newmarkmw.com
direct 801.803.3334
[View Profile](#)

BRANSON WOOD
bwood@newmarkmw.com
direct 801.510.5207
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
1410 S University Park Blvd, Ste 120
Clearfield, Utah 84015
Office 801.578.5580
www.newmarkmw.com