



PROPERTY SUMMARY

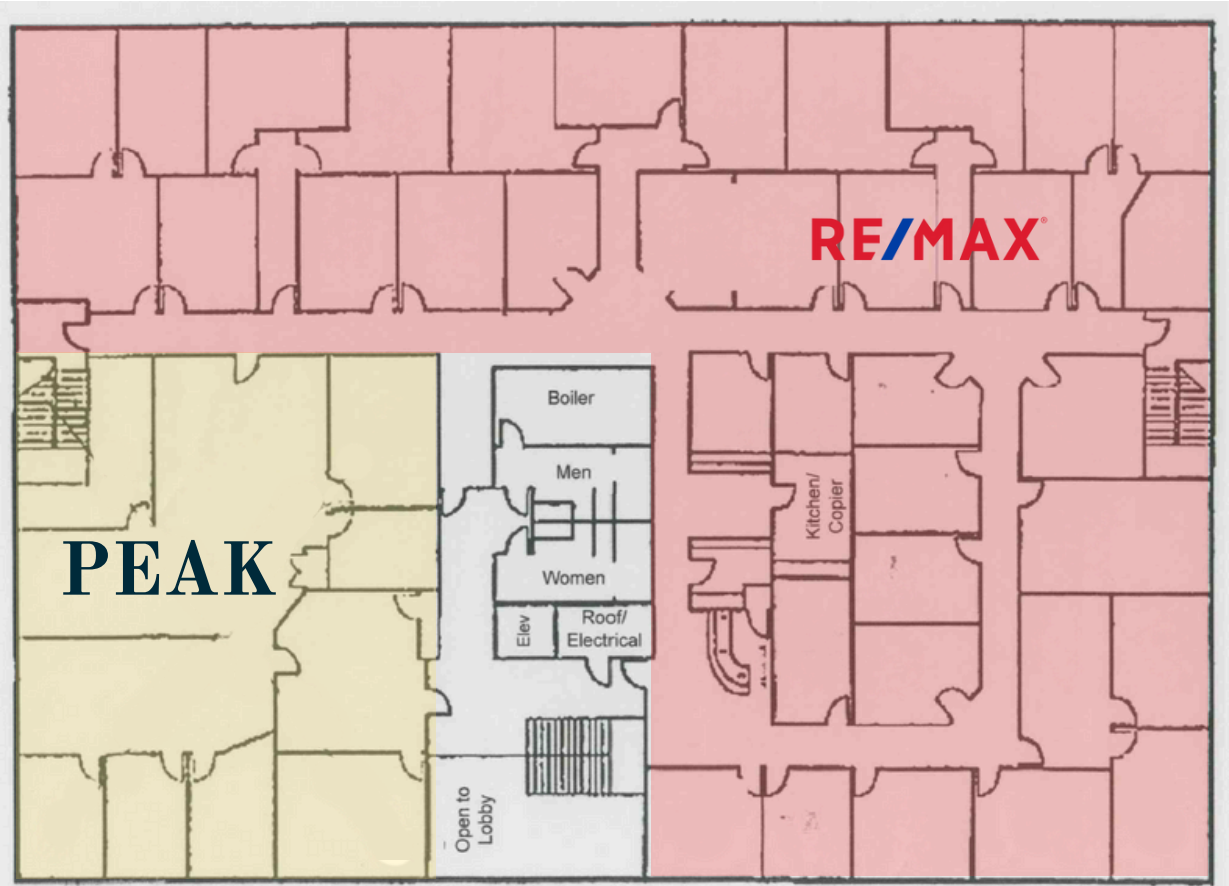
Located in the heart of Layton's commercial corridor, this multi-tenant office building serves as a professional hub for northern Utah. Its proximity to Hill Air Force Base (HAFB)—the state's largest employer—makes it a high-demand location for government contractors, professional services, and real estate firms. The Layton office market remains resilient compared to national averages. With the 2026 Davis County industrial and aerospace boom, secondary office markets like Heritage Park are seeing a flight to value.

*Existing Tenancy: Existing tenants are on short term leases creating opportunities for owner users or investors

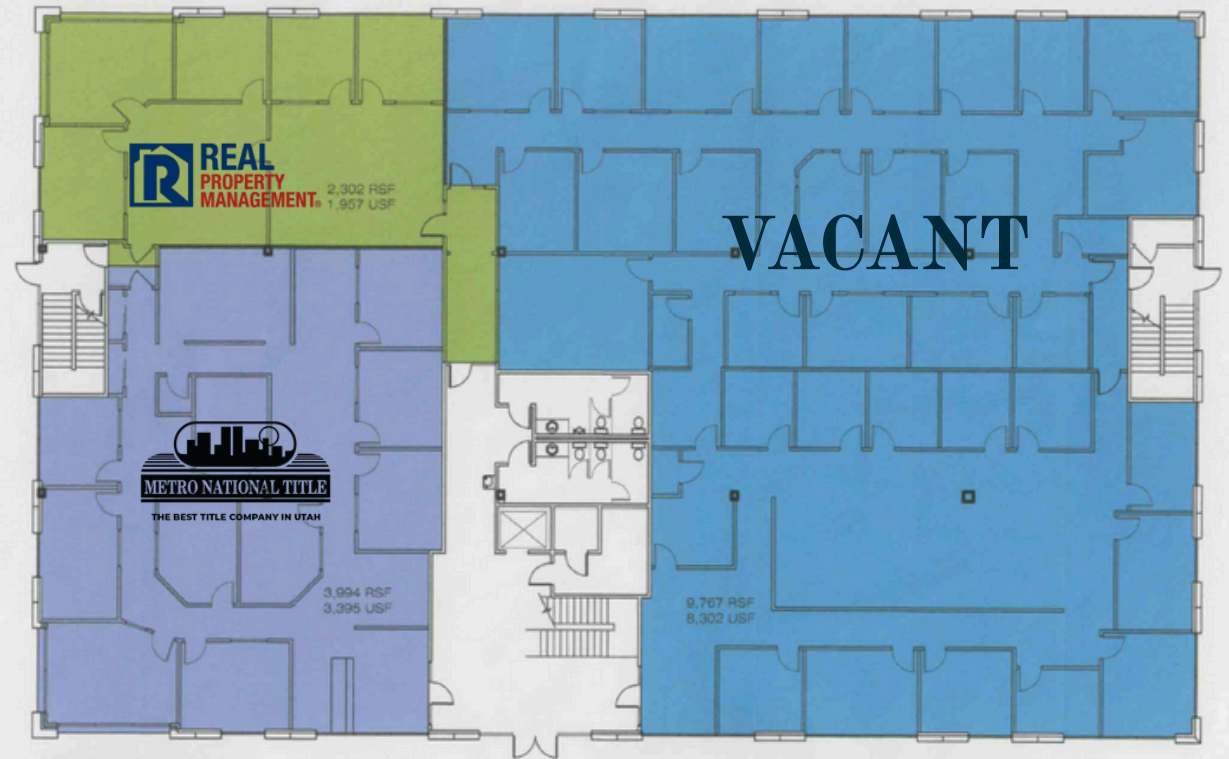
BUILDING SPECS

Sale Price:	\$6,720,000 \$210 /sqf
Office:	
2 nd Level:	16,000 sqf
1 st Level:	16,000 sqf
Total Square Feet:	32,000 sqf
Year Built:	1998
Land:	1.95 Acres
2025 Taxes:	\$40,894.65
Parking Stalls:	~113
Parcel ID:	10-166-0008
Zoning:	B-RP

FLOOR PLAN

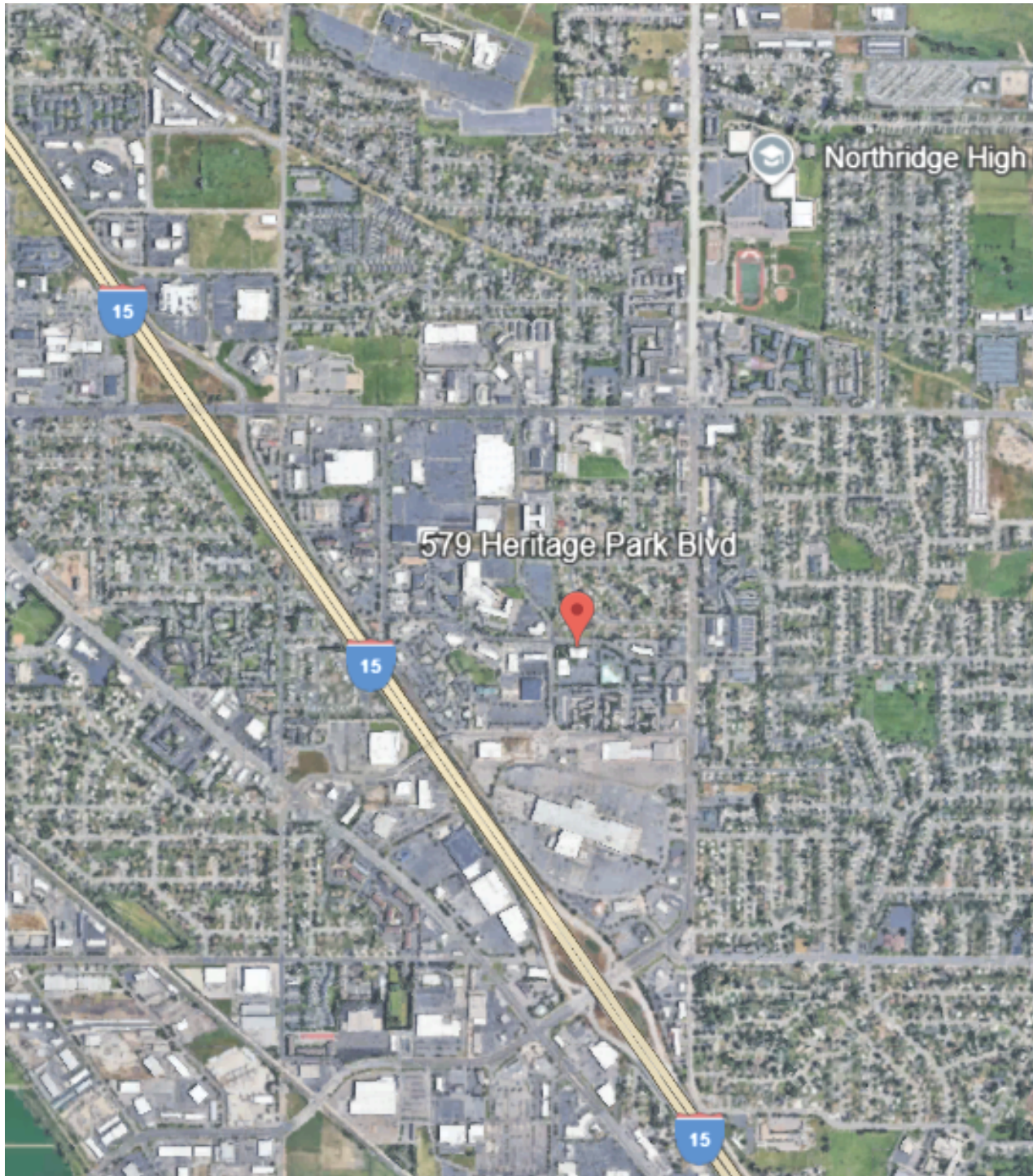


Floor 2



Floor 1

AERIAL VIEW



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