

LEGEND HILLS

FOR LEASE



PROPERTY DETAILS

Clearfield, UT 84010

Lease Rate: \$26.00 – \$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

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New to Clearfield/Layton



Nearby Food Options



Haru Ramen

Sushi Ya



Phó Bánh



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Office 801.578.5580
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| SITE PLAN – BUILDING 1346

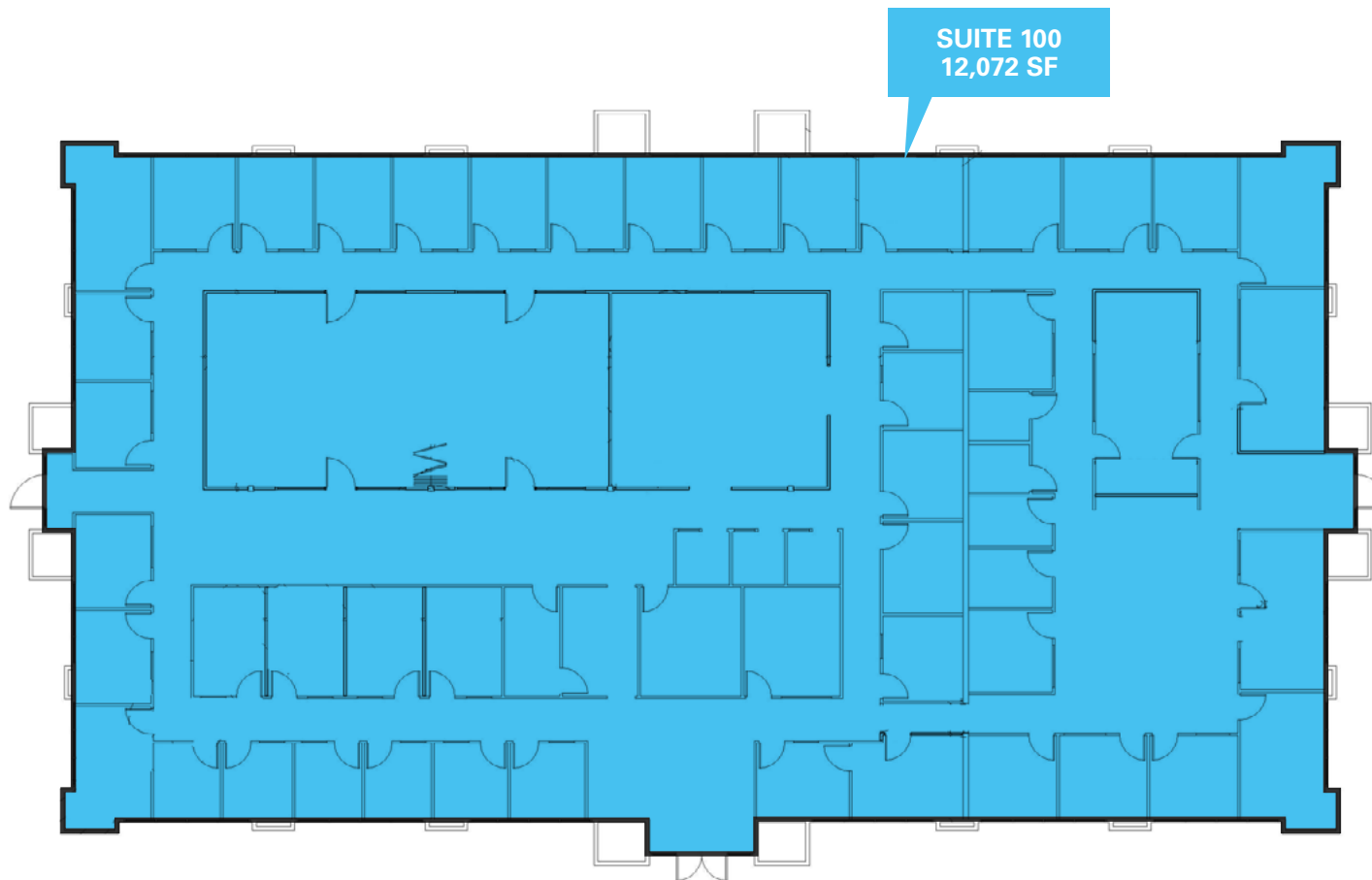
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Contact broker for pricing and timing details

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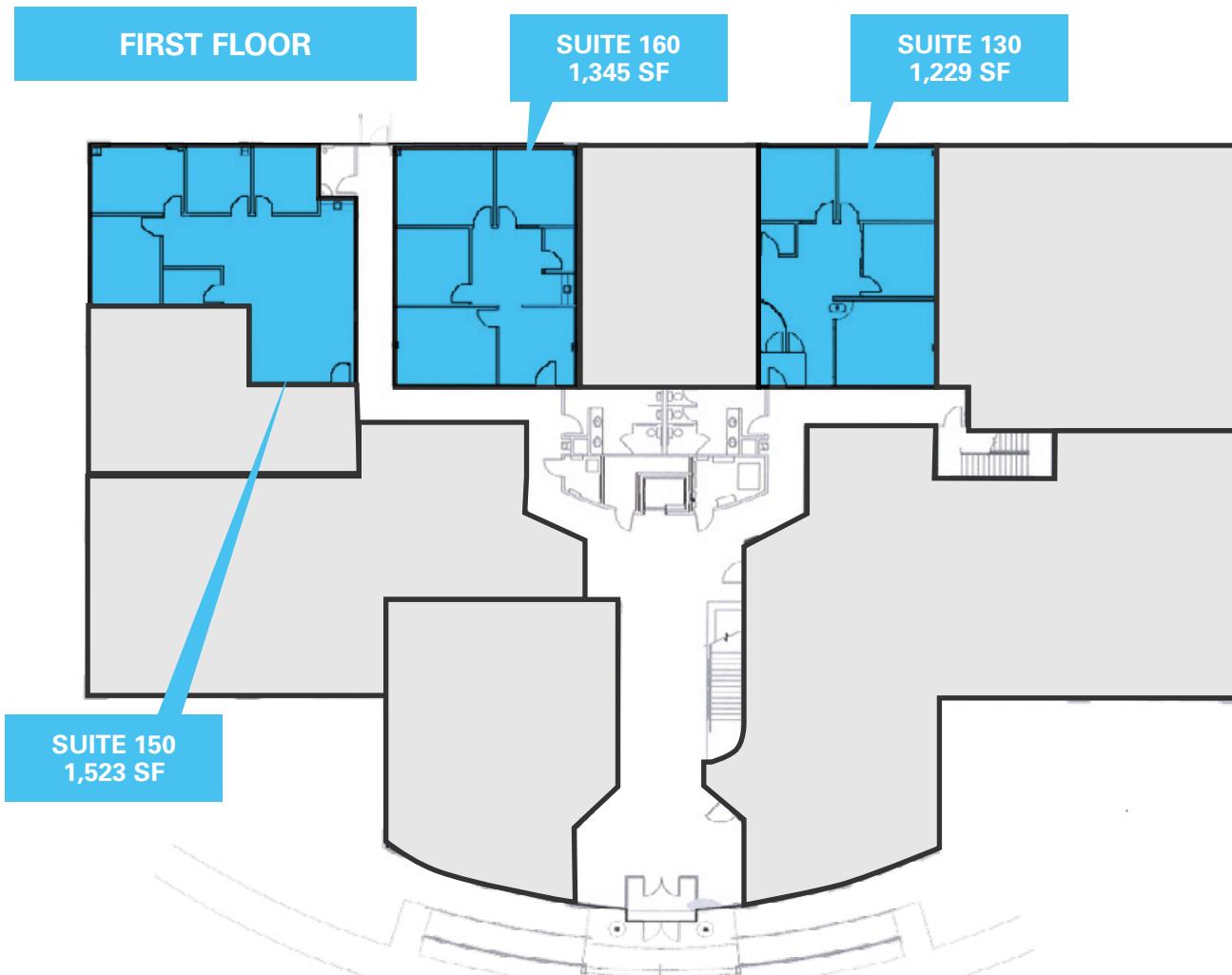
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SITE PLAN – BUILDING 1366

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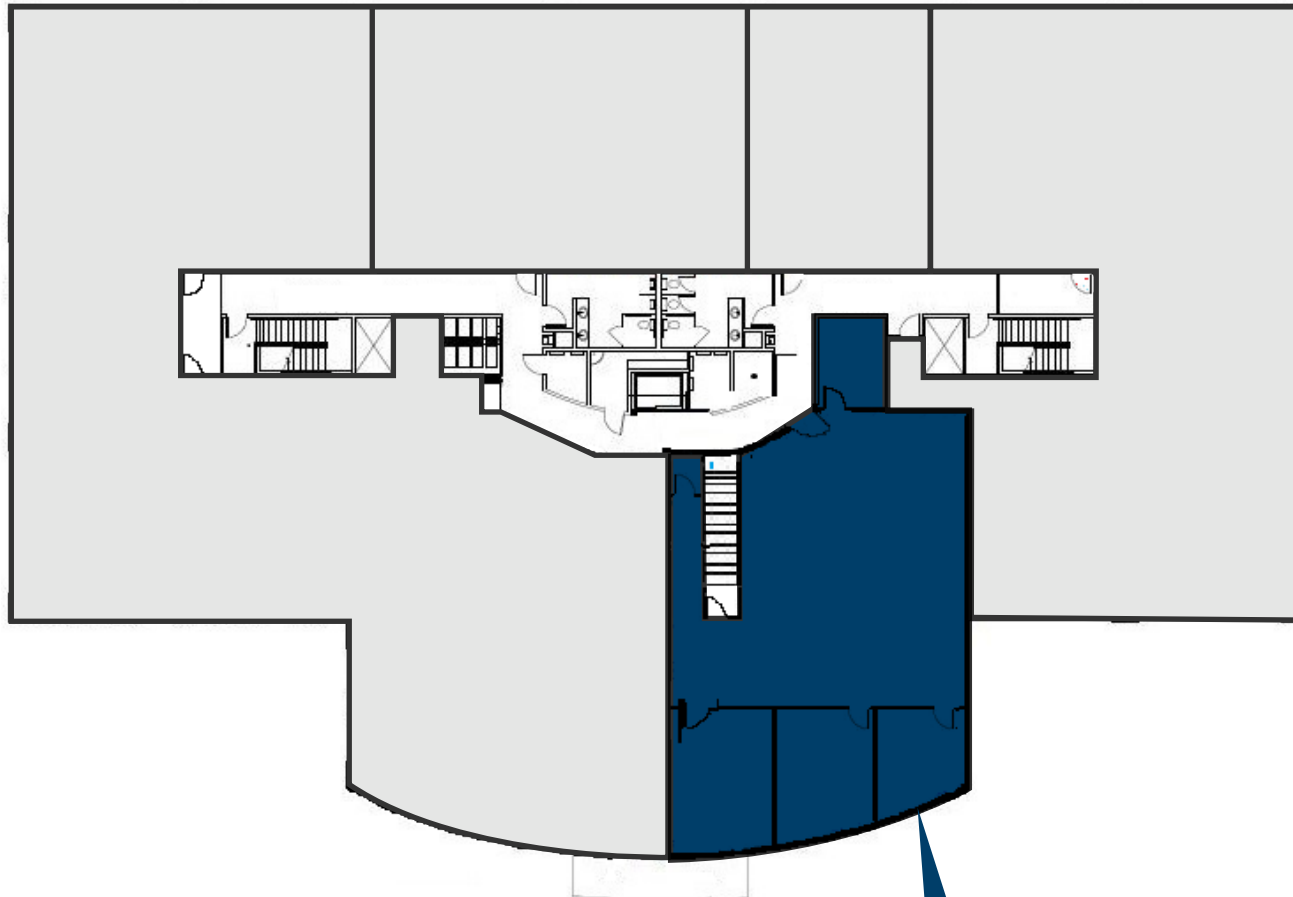
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LEGEND HILLS

SECOND FLOOR

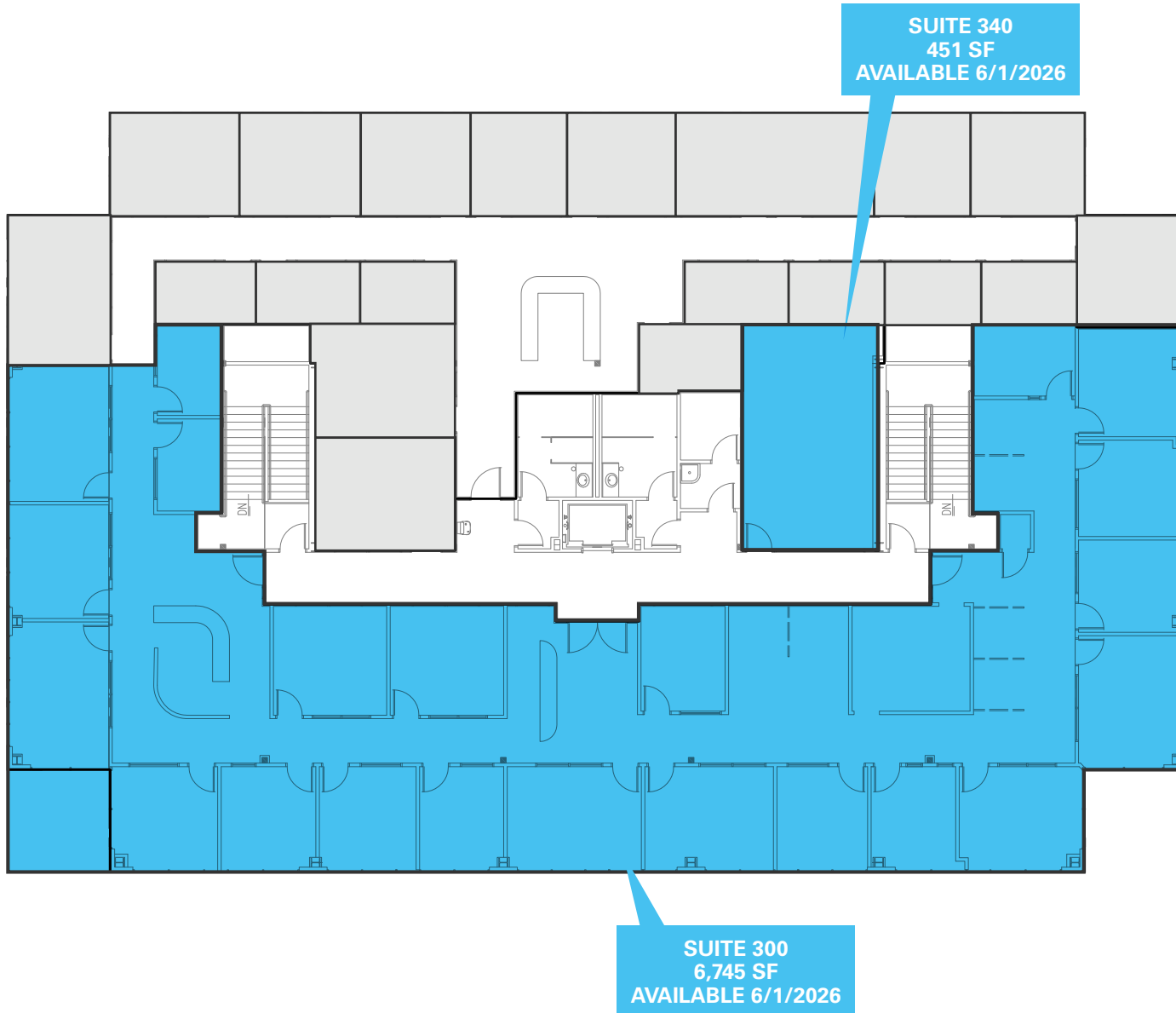


SUITE 220
2,943 SF
LOI PENDING

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SITE PLAN – BUILDING 1412

LEGEND HILLS



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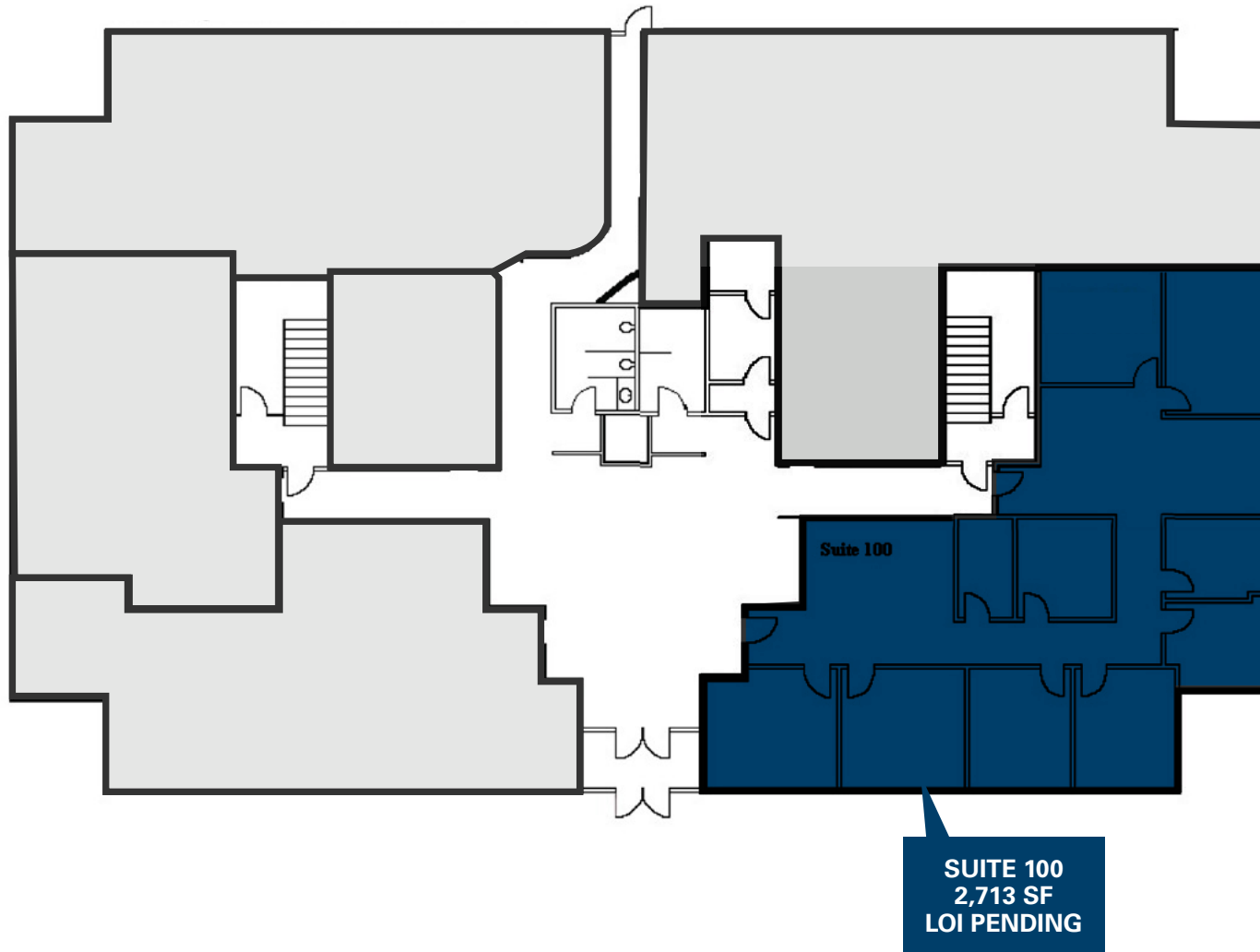
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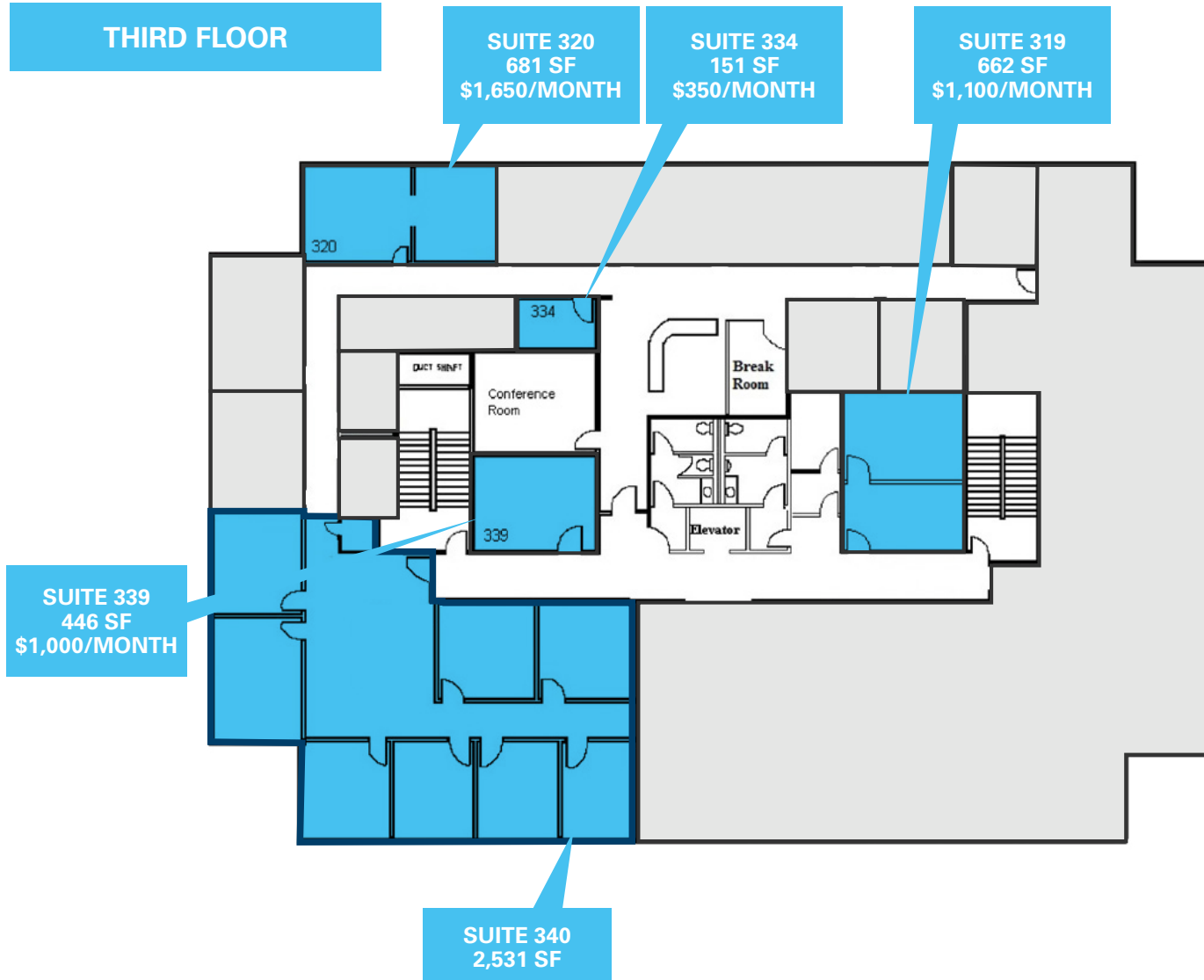
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SITE PLAN – BUILDING 1436

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LEGEND HILLS



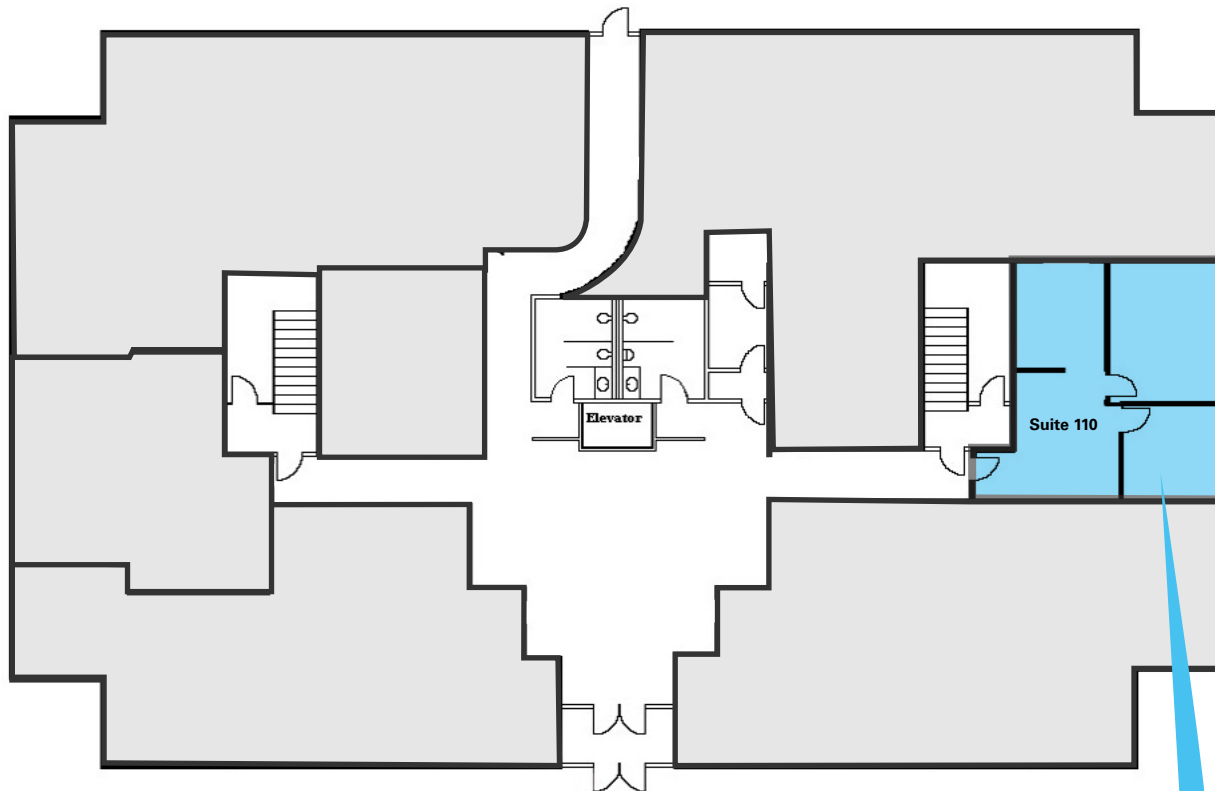
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SUITE 110
816 SF

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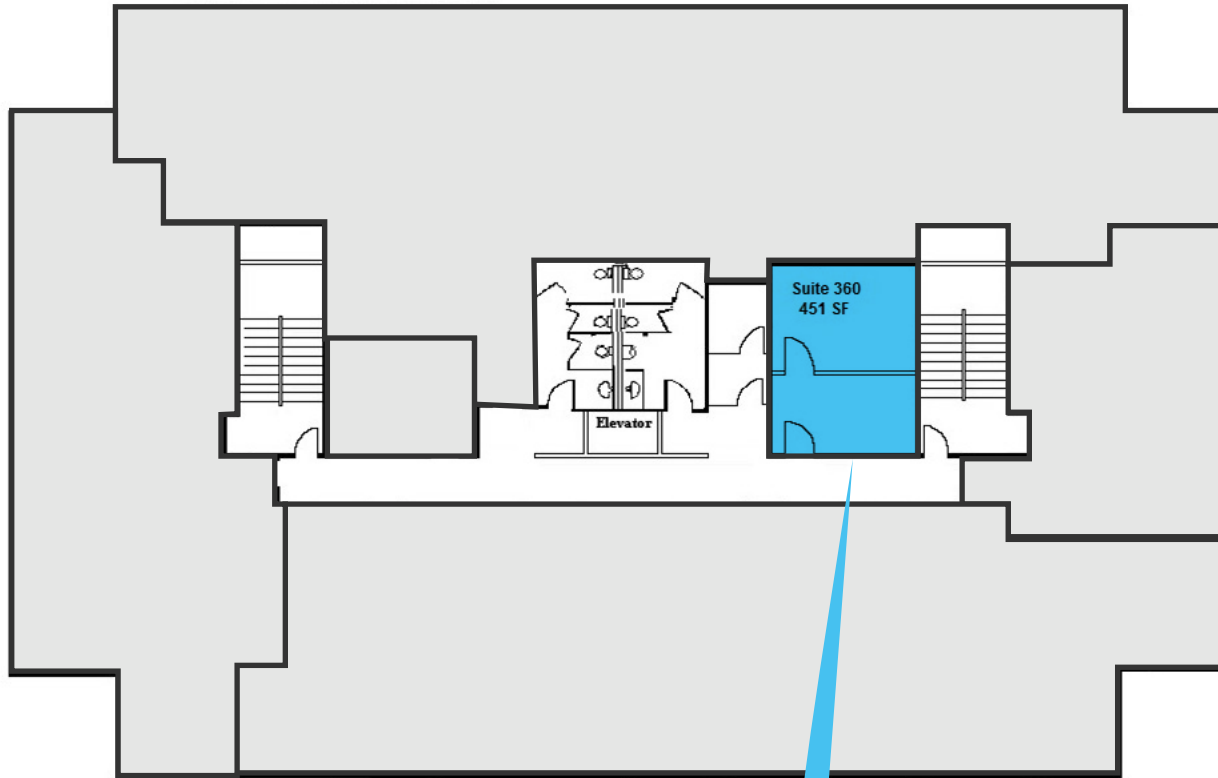
SITE PLAN – BUILDING 1725

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MOUNTAIN WEST

LEGEND HILLS

THIRD FLOOR



SUITE 360
451 SF
\$1,000/MONTH

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SITE PLAN – BUILDING 1785

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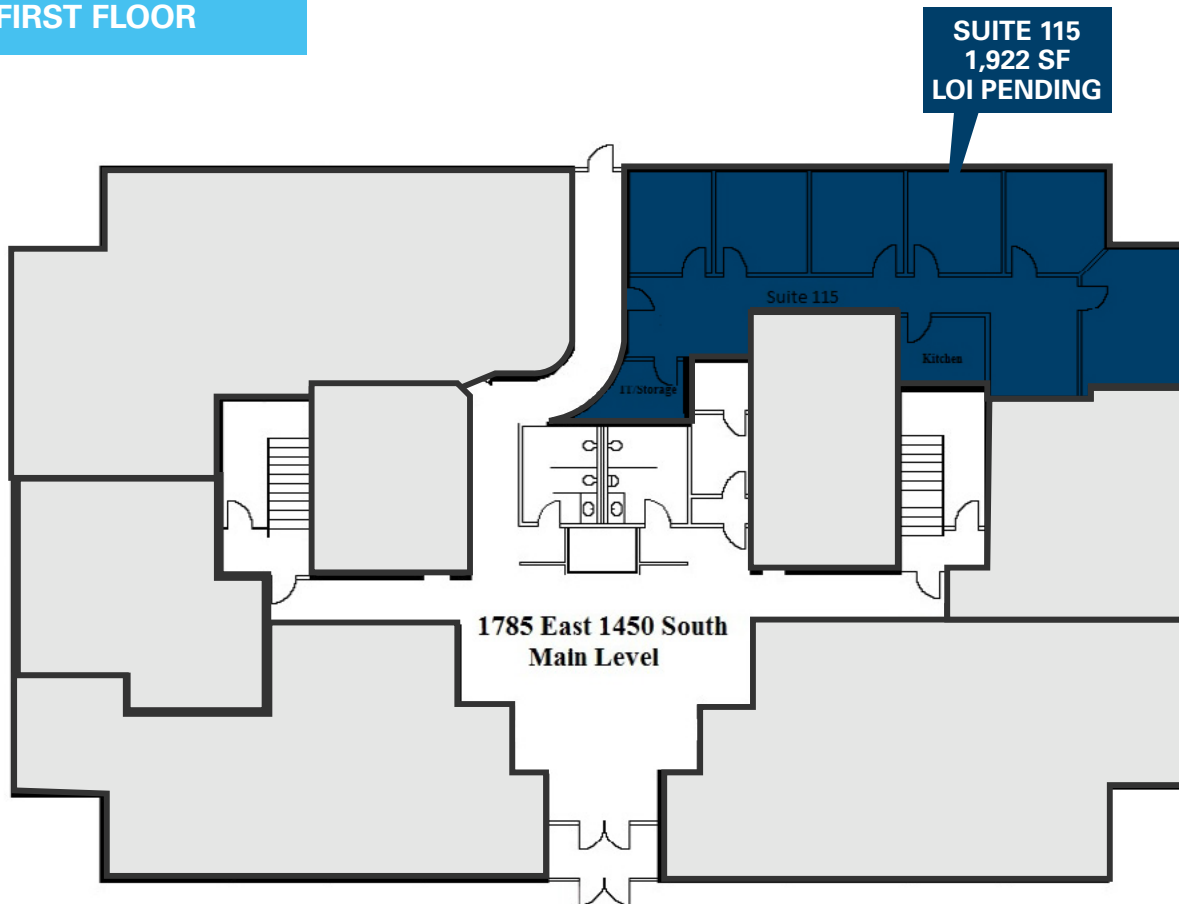
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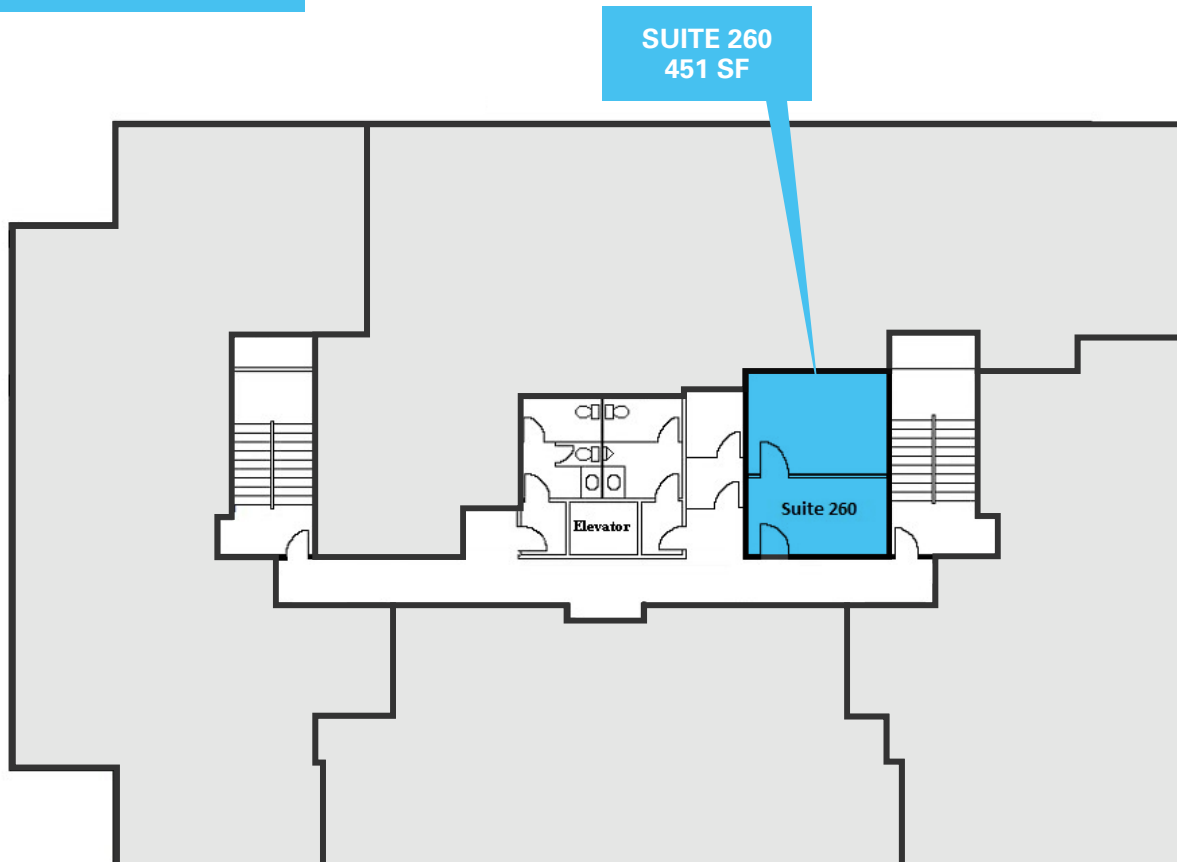
SITE PLAN – BUILDING 1785

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LEGEND HILLS

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SITE PLAN – BUILDING 1785

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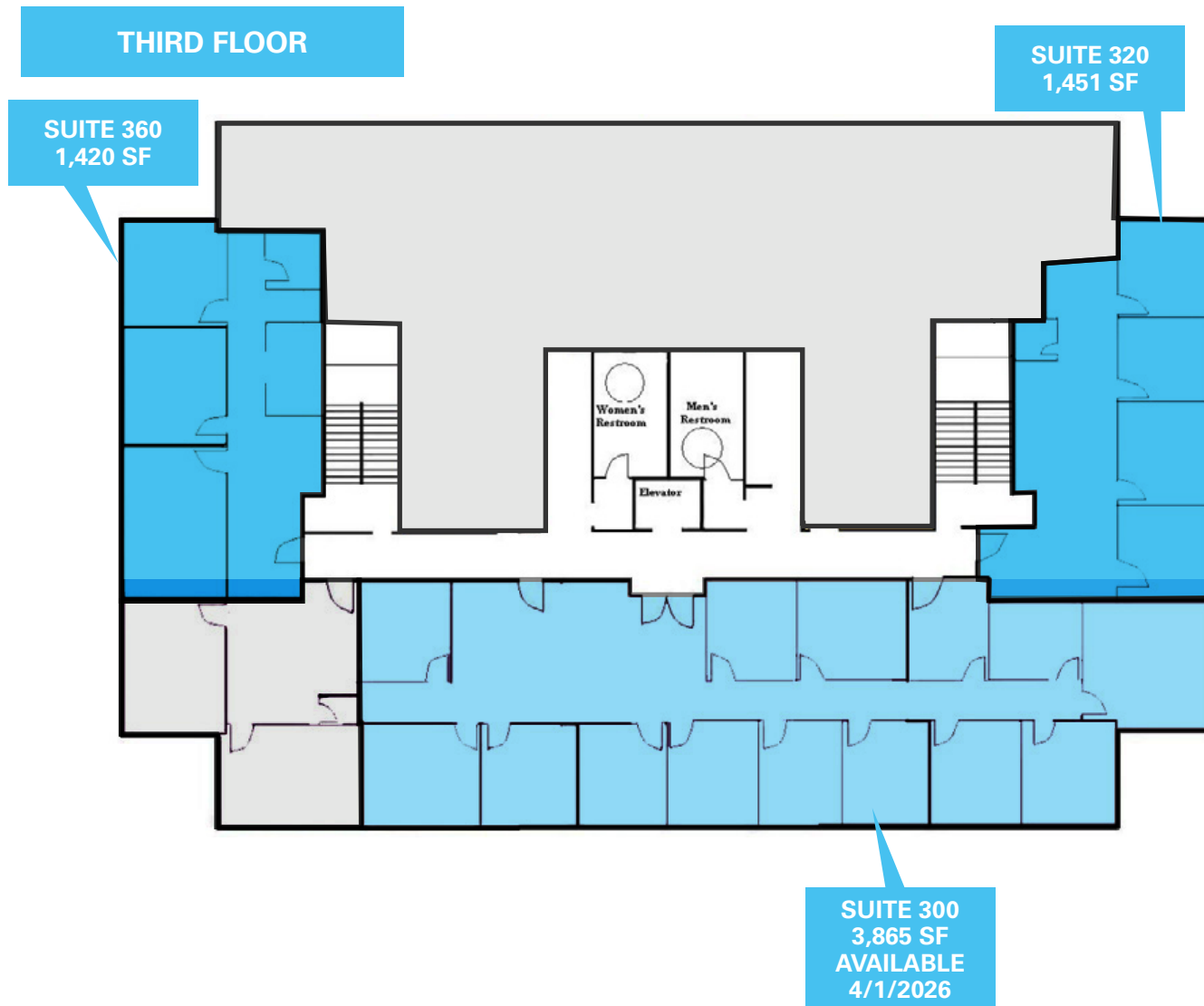
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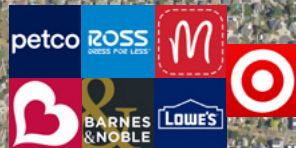
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SITE

Weber State University
Davis Campus

Clearfield Legends Hills



DORIS ACADEMY

Davis Hospital & Medical Center

NORTH LAYTON JR HIGH
1,107 STUDENTS

ANTELOPE DR



Layton Market Center

VAE VIEW SCHOOL
366 STUDENTS

Layton Heritage Park

Davis County Convention Center

Woodland Office Park

Park Place



Layton Hills Business Park

1300 N

FRONT RUNNER

GORDON AVE

Exit 331

GORDON AVE

ELLISON PARK SCHOOL
936 STUDENTS

Layton Industrial Park



HILL FIELD RD



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