

CONTEMPORARY OFFICE



2250 SOUTH 800 WEST

Woods Cross, UT 84087

FOR SALE

Sale Price:
\$4,550,000 (\$150/SF)

Property Details

30,355 SF available

1.35 acres

89 parking stalls (4/1,000 ratio)

Recently renovated; built in 1980

Immediate I-15 access

Indoor court/fitness area

Men's and women's locker rooms including saunas, steam room and showers finished

CenturyLink and Comcast fiber available

Partially finished/framed Suites

Main level common areas finished



CHRIS FALK, CCIM, SIOR
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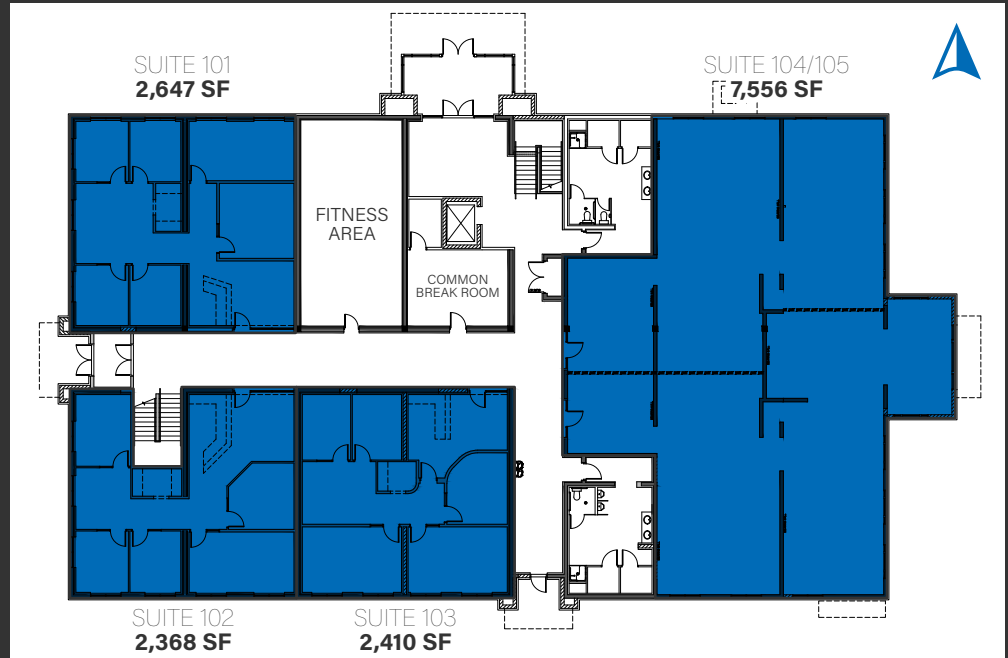
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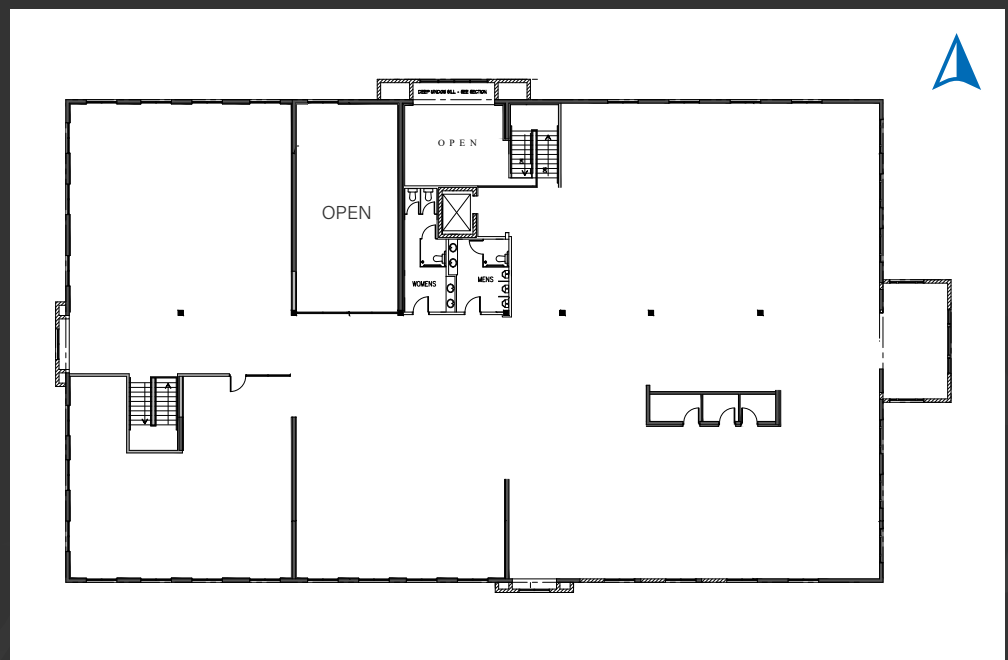
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Clearfield, Utah 84015
Office 801.578.5580
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FLOOR PLAN

1st Floor **14,981 SF**



2nd Floor **15,374 SF**



PROPERTY PHOTOS



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Demographics

Population (2025)

1 Mile	13,973
3 Mile	79,963
5 Mile	106,041

Households

1 Mile	5,060
3 Mile	27,771
5 Mile	36,672

Ave. HH Income

1 Mile	\$109,790
3 Mile	\$142,294
5 Mile	\$141,578

Daytime Population

1 Mile	7,120
3 Mile	48,729
5 Mile	68,066

SURROUNDING RETAIL MAP

