

# OGDEN I-15 OFFICE

MW

FOR SALE OR LEASE



## PROPERTY DETAILS

1890 SOUTH 1350 WEST, WEST HAVEN, UTAH 84401

- 33,108 SF – partial or full-building opportunity
- Sale price: \$6,000,000 (inclusive of excess land)
- Lease rate: \$14.00/SF NNN
- Unmatched I-15 visibility and access
- Over 95,000 cars per day
- Two stories; built in 1989 (recently renovated)
- Approx 297 parking stalls (9:1000)
- Approx 4.9 acres
- Approx 1.0 acre of developable land included
- Recently utilized as a fully-operational university
- FF&E potentially available inclusive of educational, nursing, and medical training equipment
- Generator on-site
- Digital I-15 pole sign included

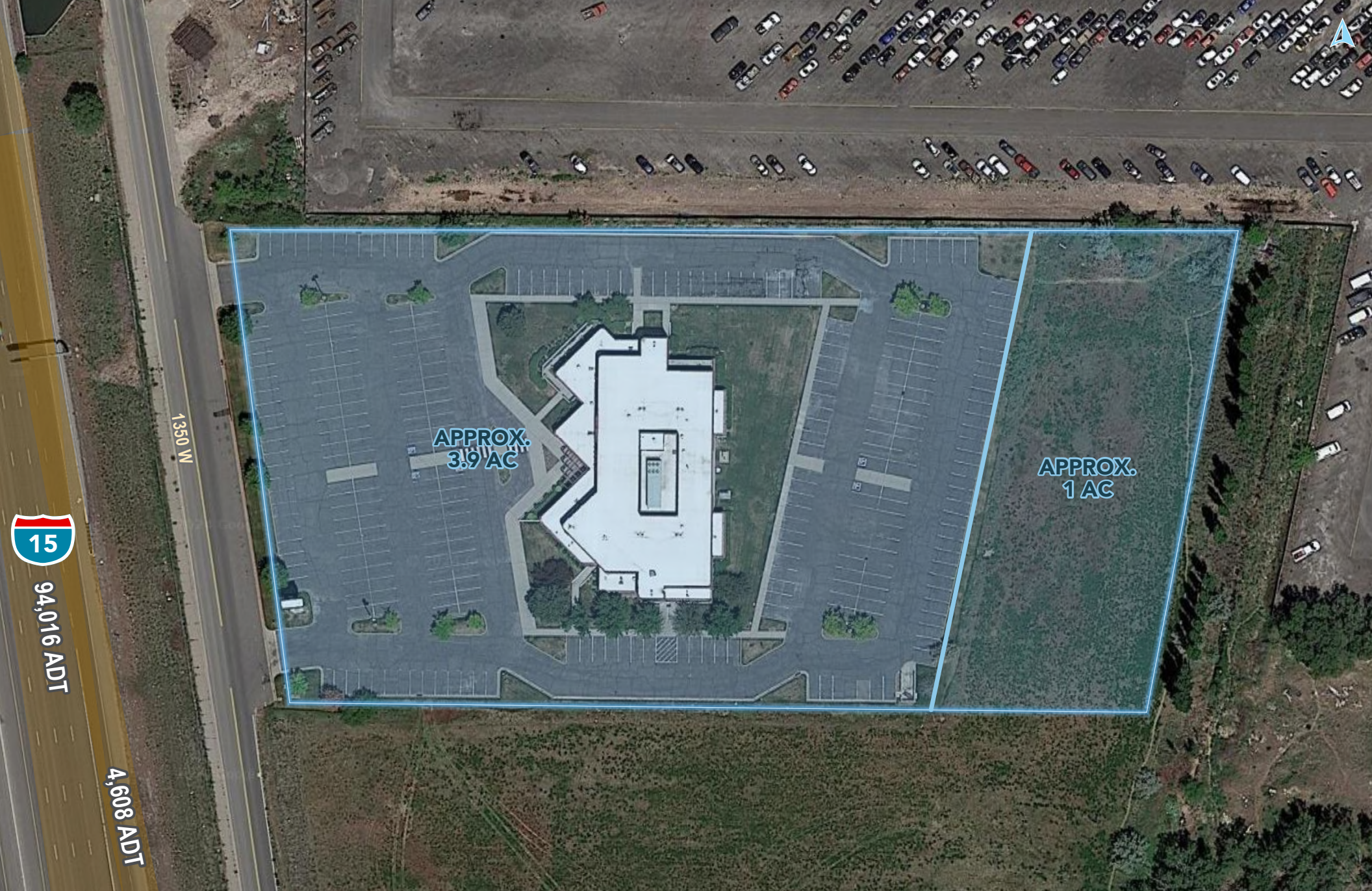


**MOUNTAIN WEST**  
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Office 801.578.5580  
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APPROX.  
3.9 AC

APPROX.  
1 AC

1350 W

4,608 ADT

15

94,016 ADT



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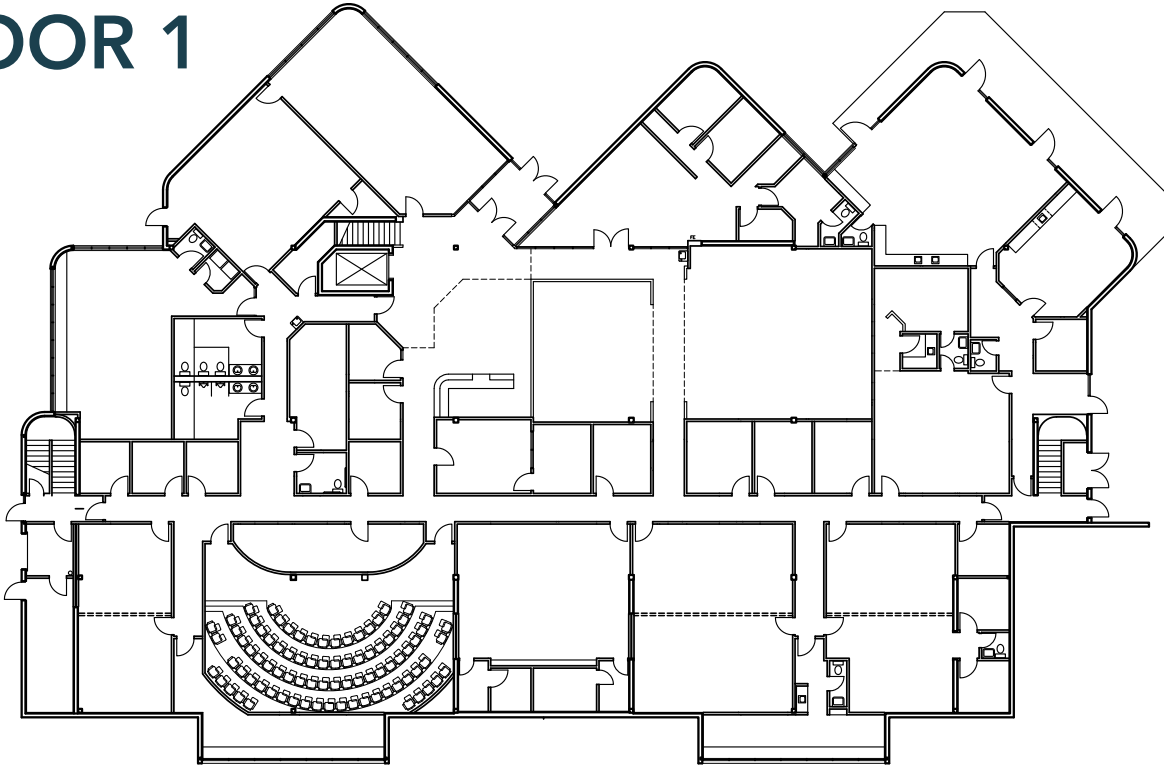
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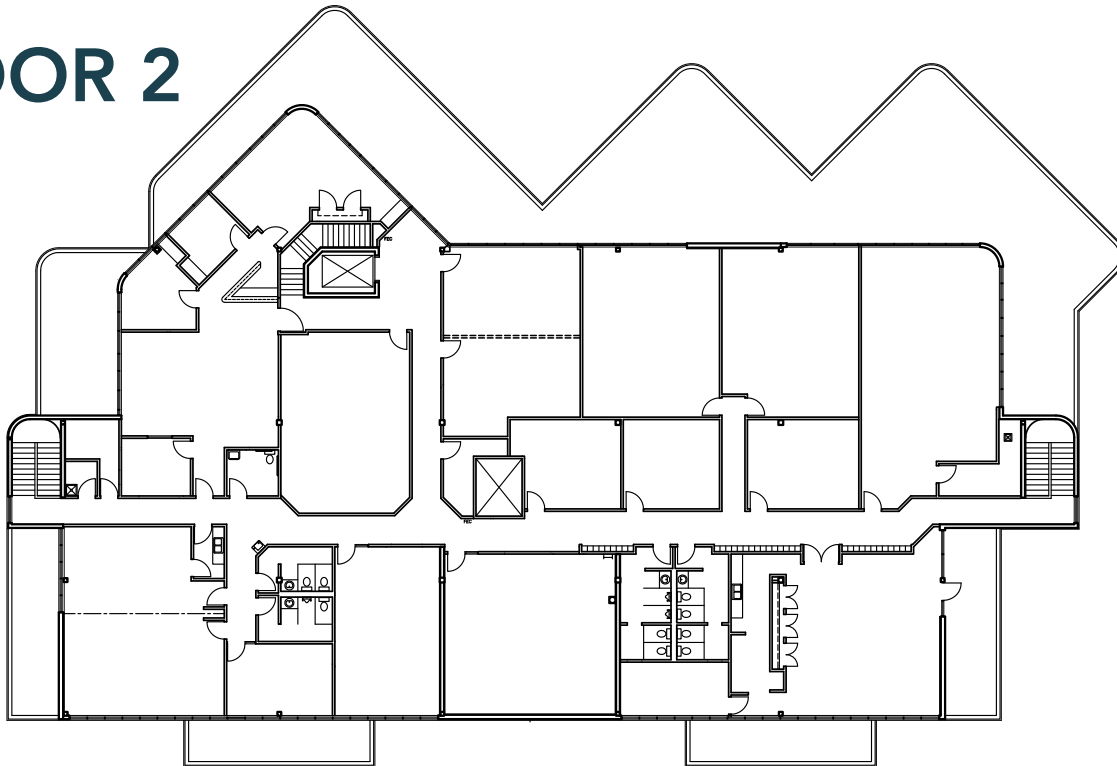
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## FLOOR 1



## FLOOR 2

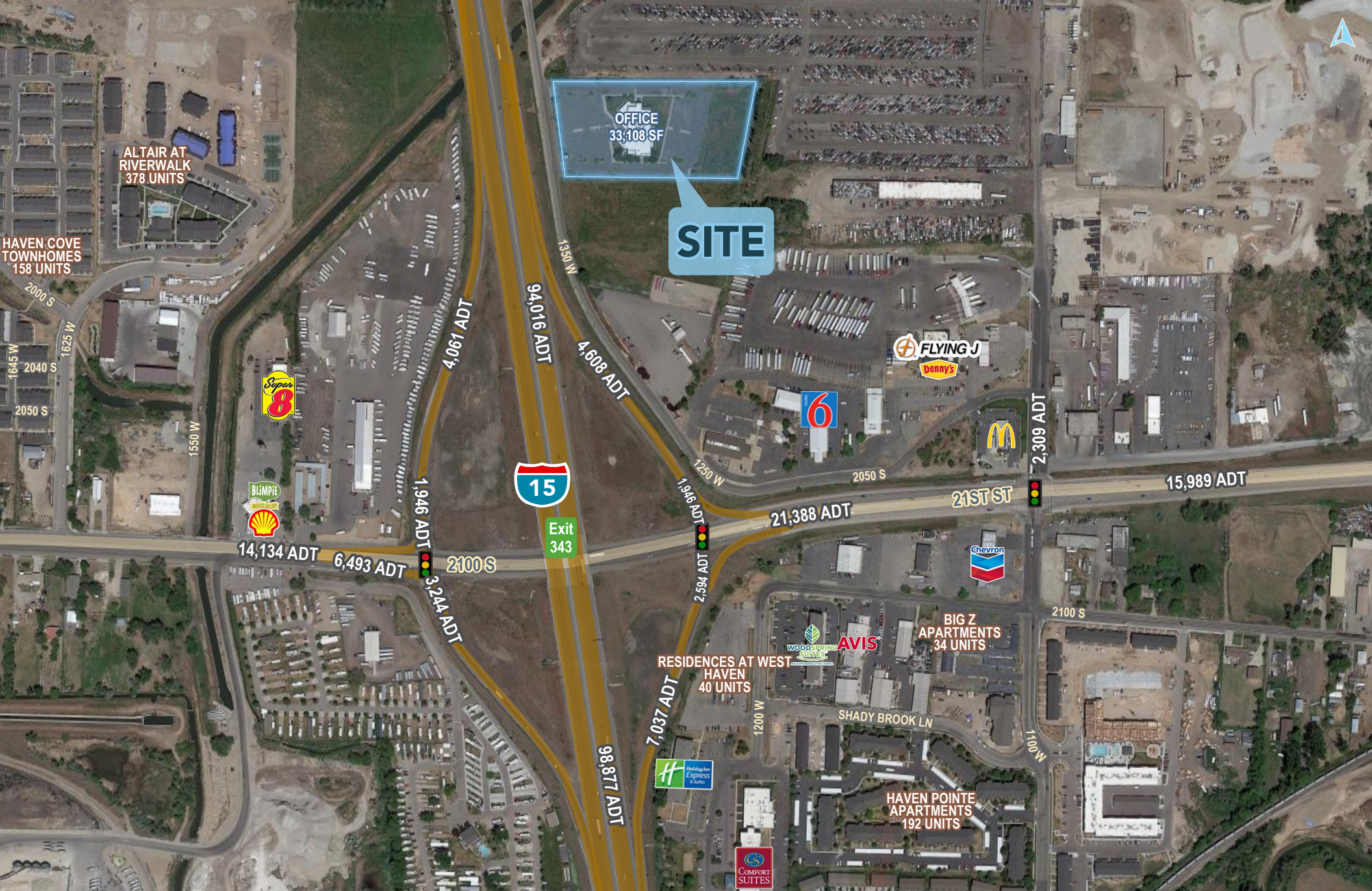


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