



Suite 102

2297 N Hill Field Rd, Layton, UT 84041



Brett Mills

Hill Field Holdings, LLC

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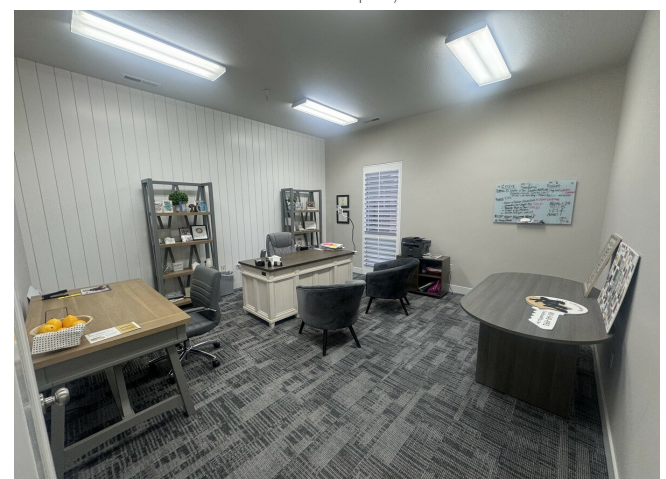


Suite 102

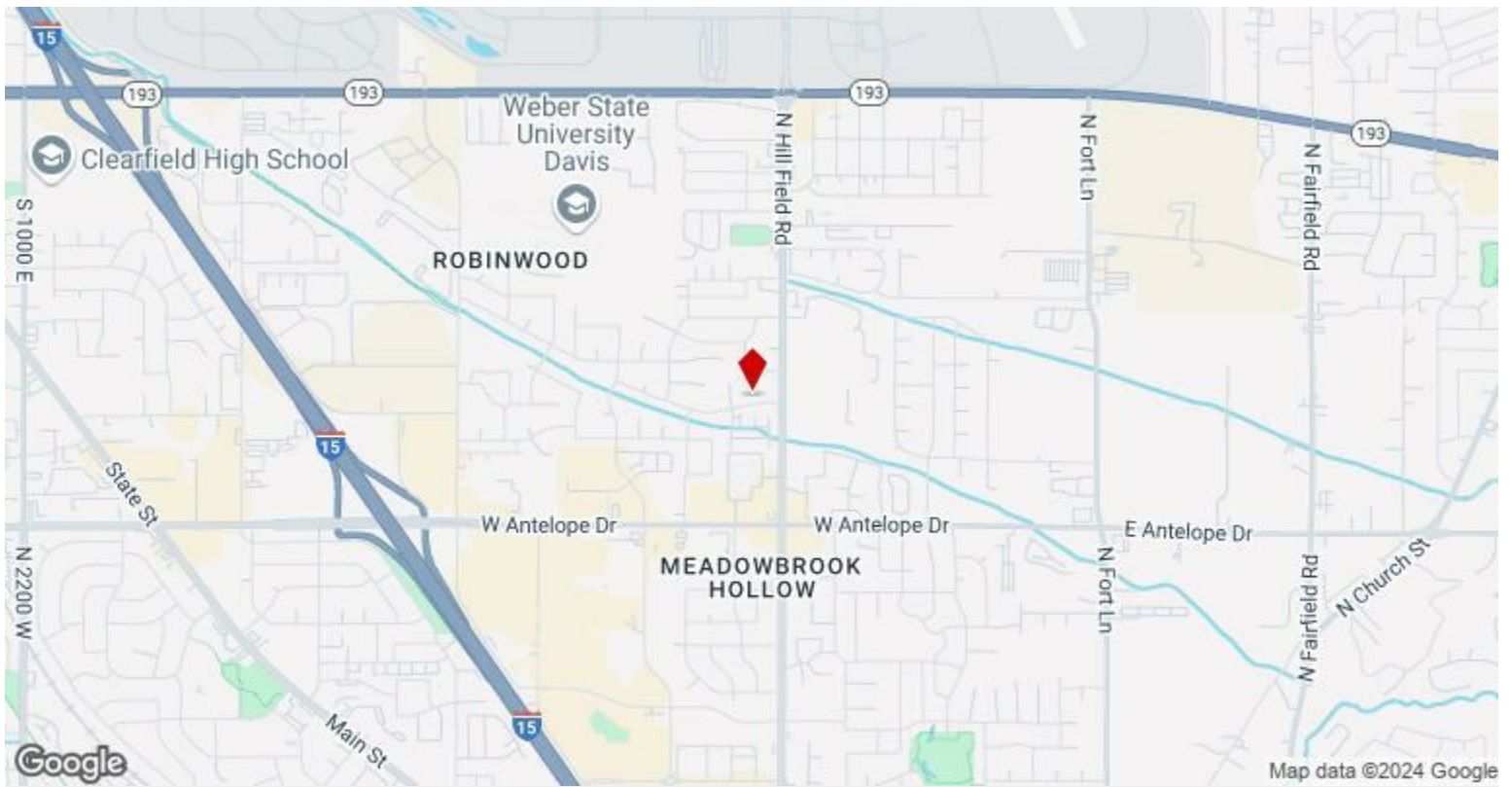
\$485,000

This well-maintained and recently renovated office condo offers a prime opportunity for businesses seeking a strategic location with high-traffic exposure. Spanning 1,510 square feet, the property is conveniently situated with easy access to I-15. It is located off the south gate of Hill Air Force Base. Northridge High School is also just across the street, further enhancing the property's visibility. With ample parking and a history of quick sales and leases.

- Multiple easy access points to I-15 and I-89
- Newly renovated and move in ready
- Located by South Gate of Hill Air Force Base creating high exposure to employees and government contractors
- Ample Parking Available with Street Level Entrance
- Excellent Property Management of Common Area and Well Capitalized Long Term Maintenance Account in Place
- Nearby Landmarks include Northridge High School across street and Layton Hills Mall nearby

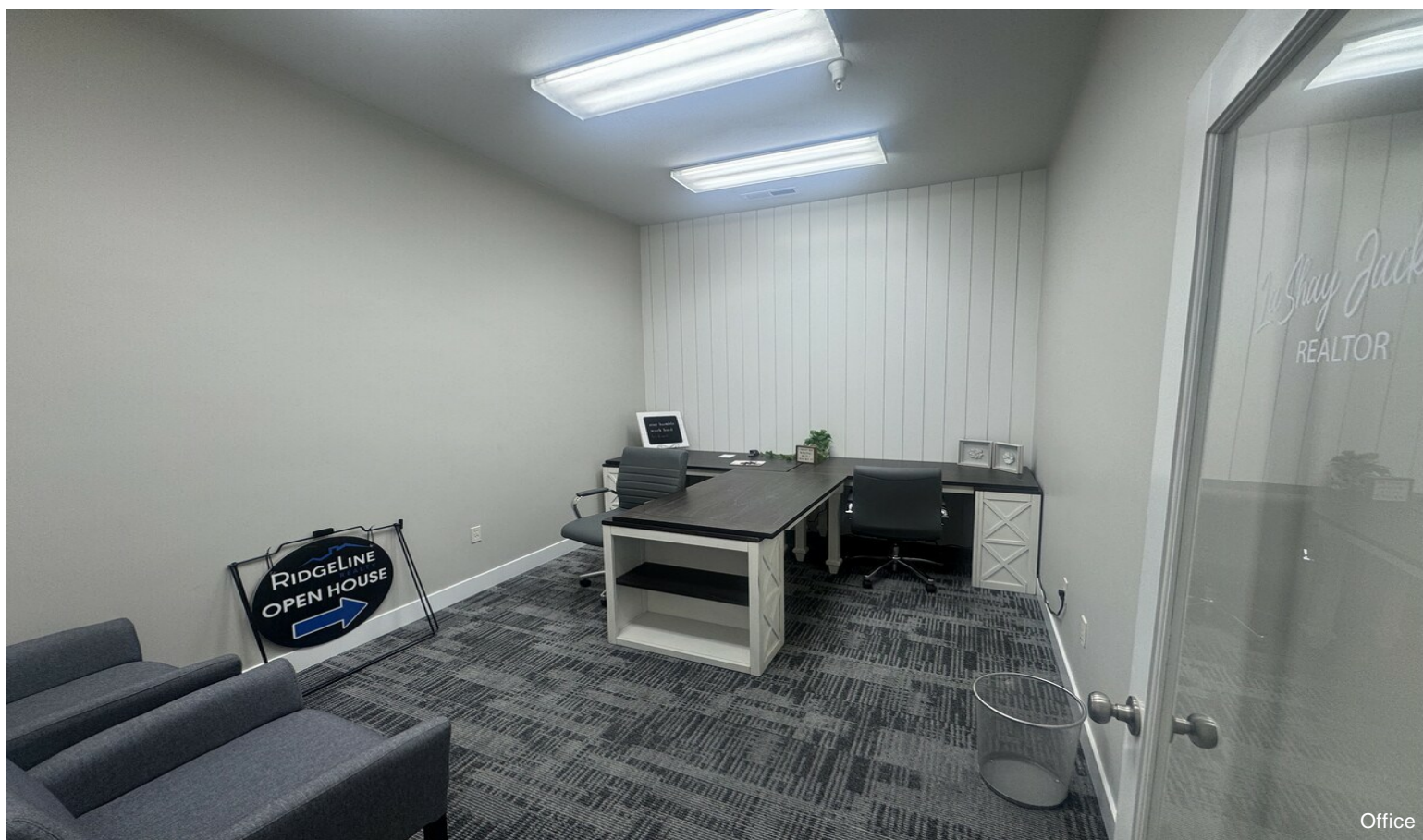
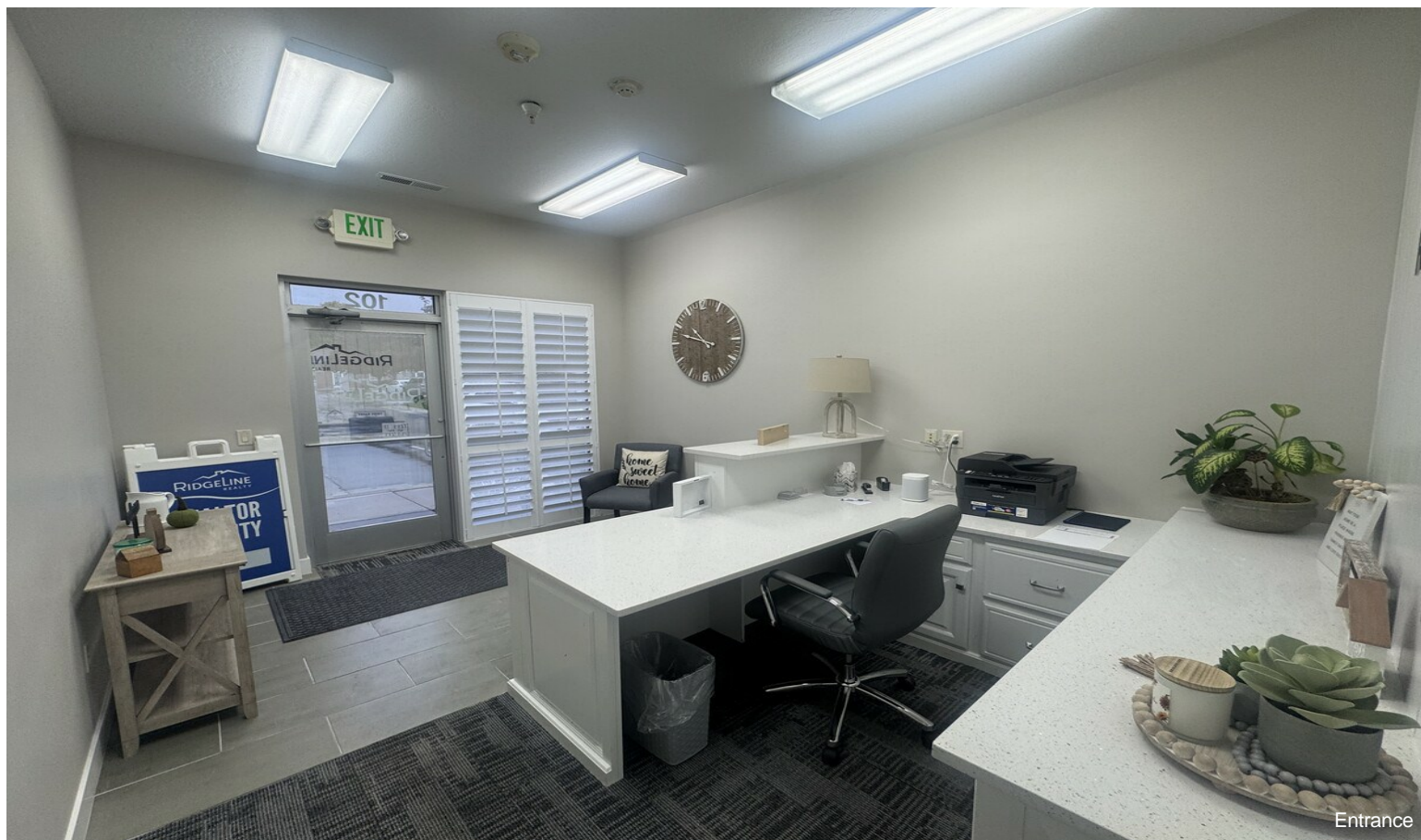


Price:	\$485,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	7.44%
Lot Size:	3.35 AC
Gross Building Area:	14,157 SF
Rentable Building Area:	12,153 SF
No. Stories:	1
Year Built:	2006
Tenancy:	Multiple
Parking Ratio:	3.7/1,000 SF
APN / Parcel ID:	09-349-0102
Walk Score ®:	55 (Somewhat Walkable)
Transit Score ®:	32 (Some Transit)



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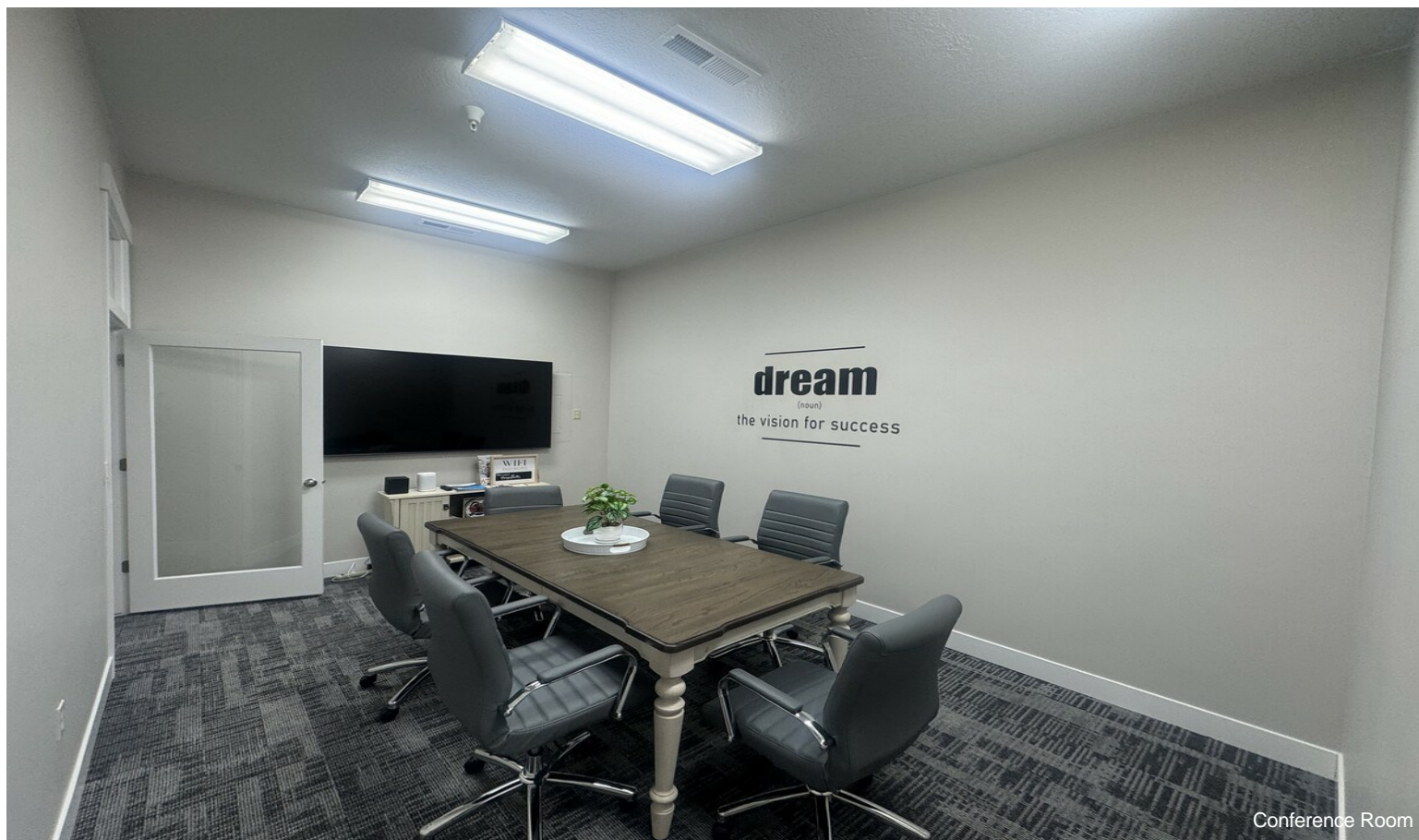
Property Photos



Property Photos



Property Photos



Conference Room

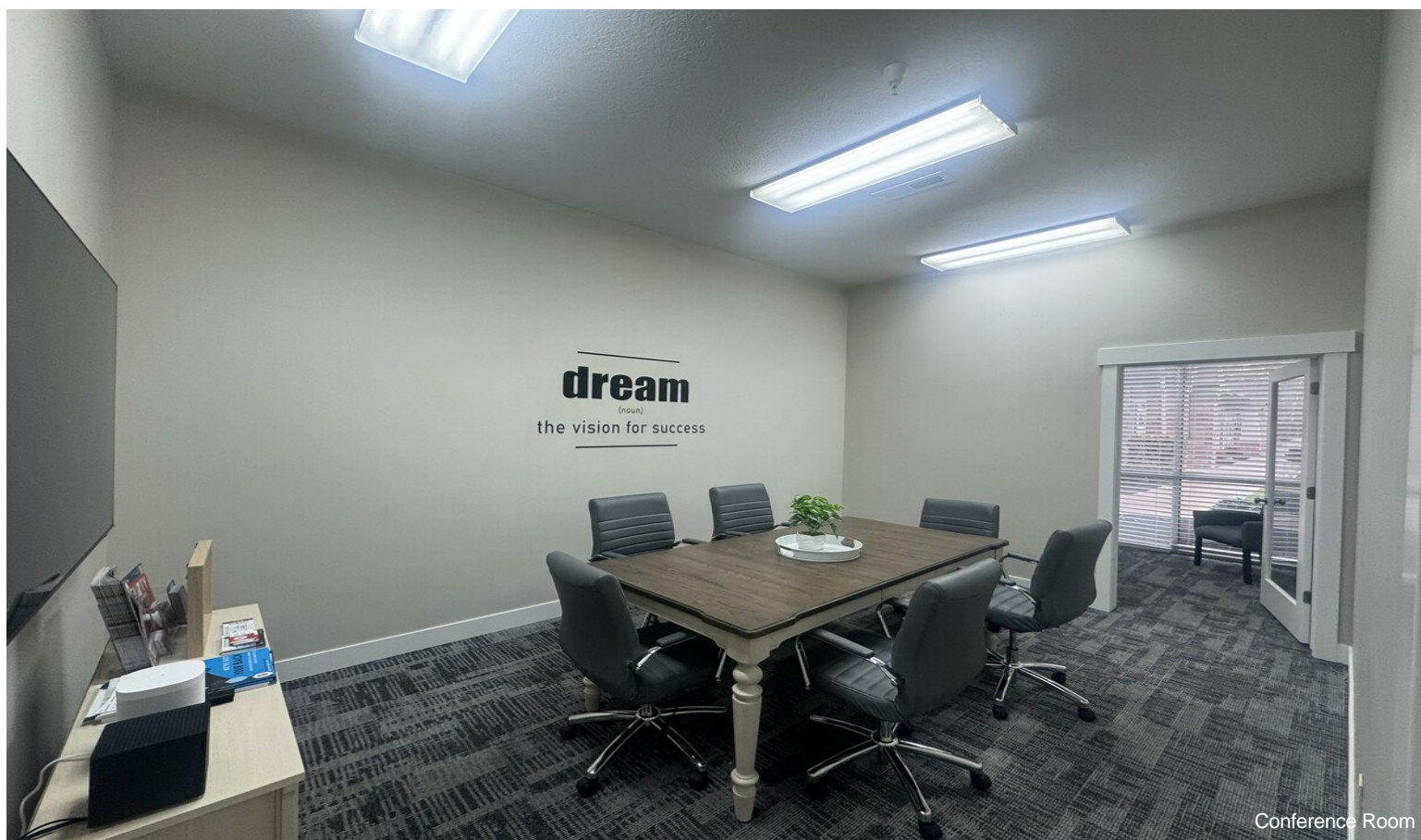


Office

Property Photos

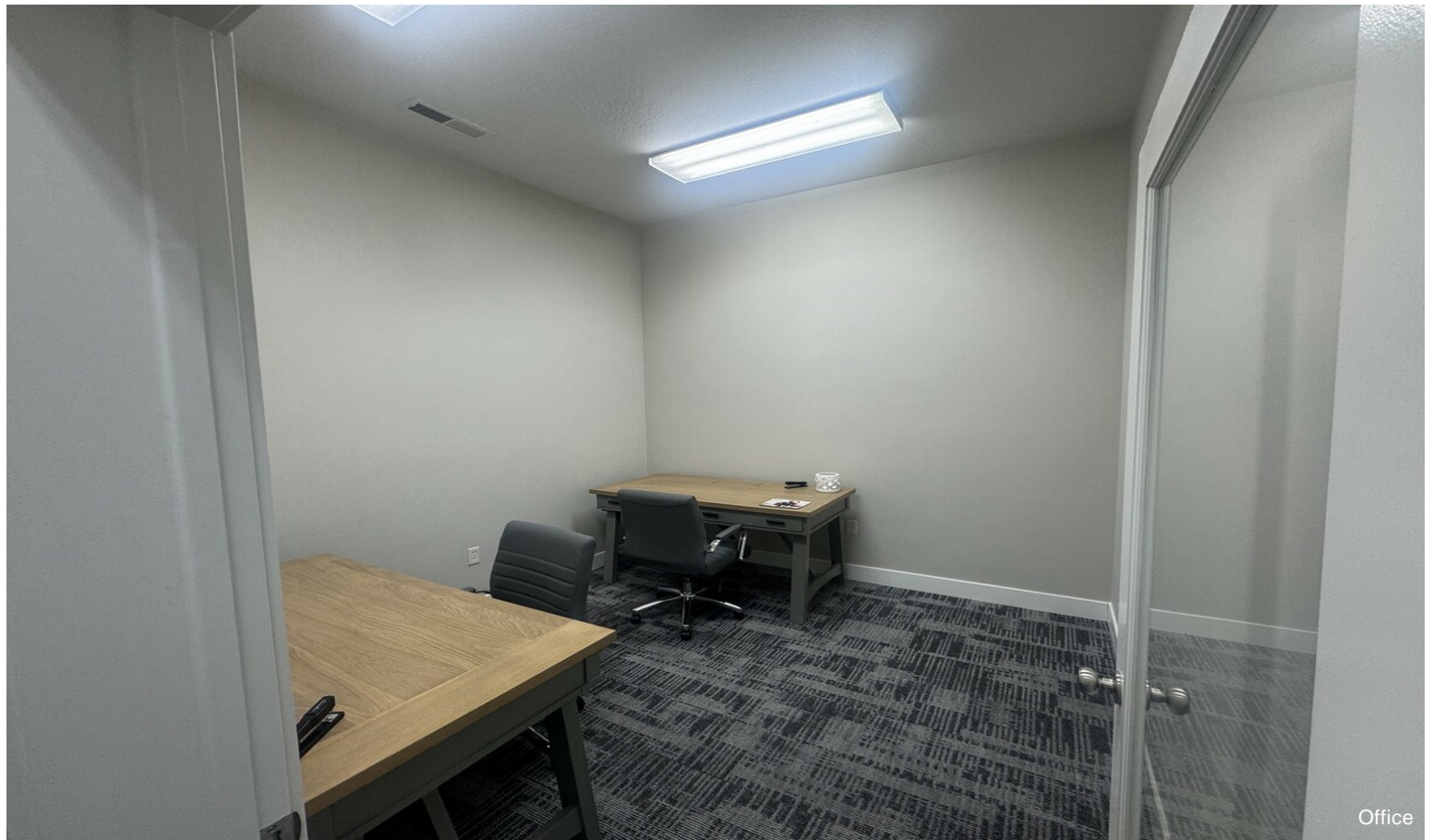


Restroom



Conference Room

Property Photos



Office



Kitchen/Breakroom

Property Photos



Building Photo



Road Signage