



THE OLD POST OFFICE BUILDING

Multi-Tenant Office Investment Opportunity

Cushman & Wakefield, as the exclusive advisor, is pleased to present the opportunity to acquire the Old Post Office Building (the "Property"), a 50,892-sf historic landmark located in the heart of Downtown Ogden, Utah.

The Property currently operates as a multi-tenant office building, offering flexible office suites ranging in size from 106 to 3,864 sf. This range accommodates a diverse tenant base and supports a dynamic leasing environment, which has allowed the Property to consistently demonstrate strong leasing performance. It also provides short-term lease options to enhance flexibility for tenants. Despite this, many tenants choose to stay long-term, reflecting the building's lasting appeal and tenant satisfaction.

During its ownership, the seller has invested in significant capital improvements to the Property, including a majority roof replacement completed in June 2025, with some original copper roof remaining. Additionally, approximately 10 years ago, solar panels and LED lighting were installed, resulting in an estimated 35% reduction in electricity costs at the time.



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ASSET SUMMARY

Name:	Old Post Office Building
Address:	298 24th Street Ogden, Utah
Property Type:	Historic office building
Building Size:	42,989 sf (Usable)* 50,892 sf (Rentable) 65,409 sf (Gross)
Parcel Details:	010290001: 1.38 acres
Zoning:	Regional Commercial
Age:	1909 / 1972 / 2012
Parking:	2.50/1,000 sf ratio

*assumes 15% load factor; buyer to verify square footages

INVESTMENT HIGHLIGHTS

Sales Price:	\$4,250,000
Price PSF:	Usable - \$98.86 psf Rentable - \$83.51 psf Gross - \$64.98 psf
Cap Rate:	4.62% (In-Place); 7.97% (Pro Forma)
In-Place Rent:	\$14.83 psf, FS (Usable SF)
Occupancy:	80%
WALT:	1.06 years

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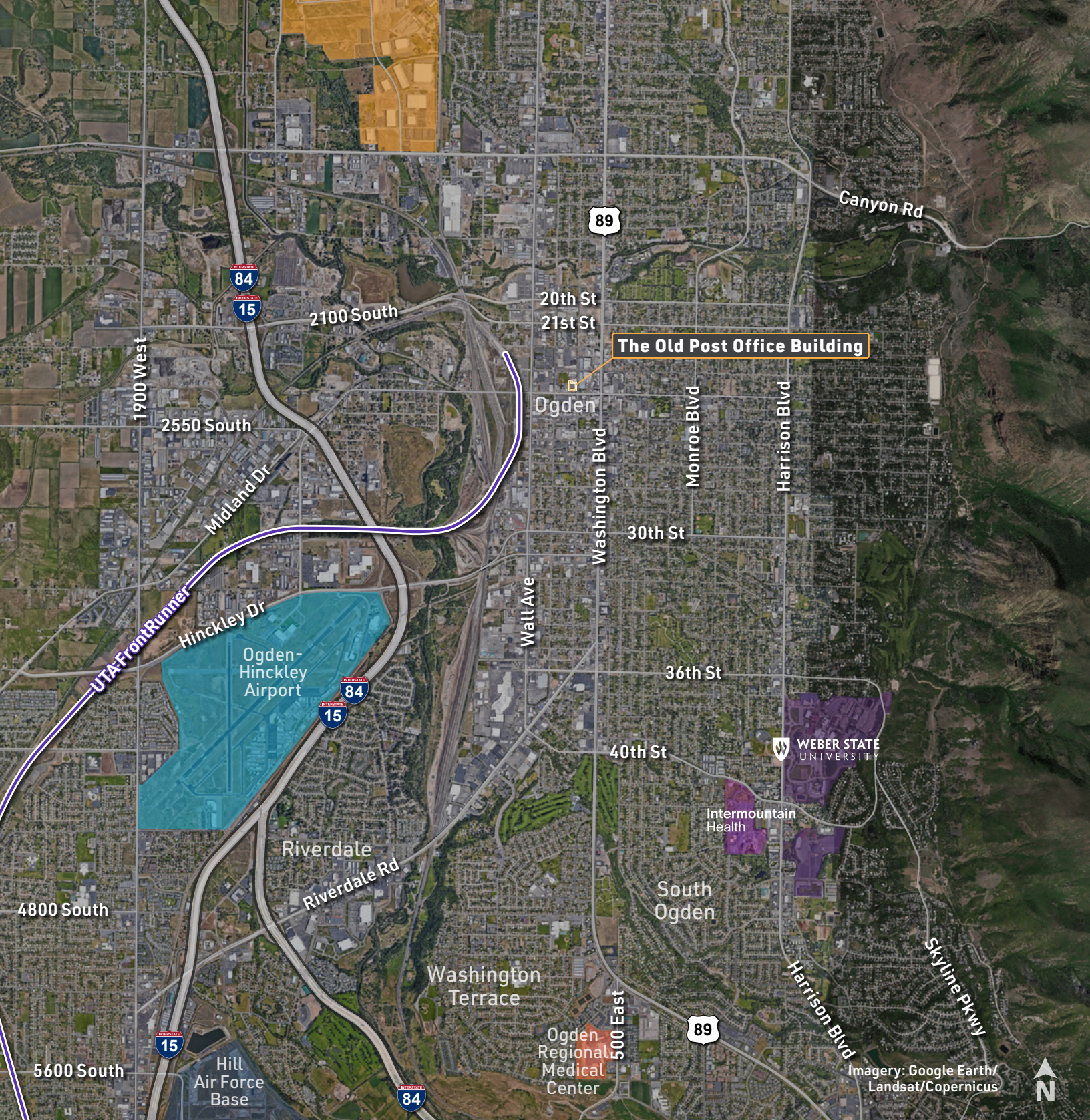
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