

LEGEND HILLS

FOR LEASE



PROPERTY DETAILS

CLEARFIELD, UT 84010

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.

- Lease rate: \$26.00/SF full service
- 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



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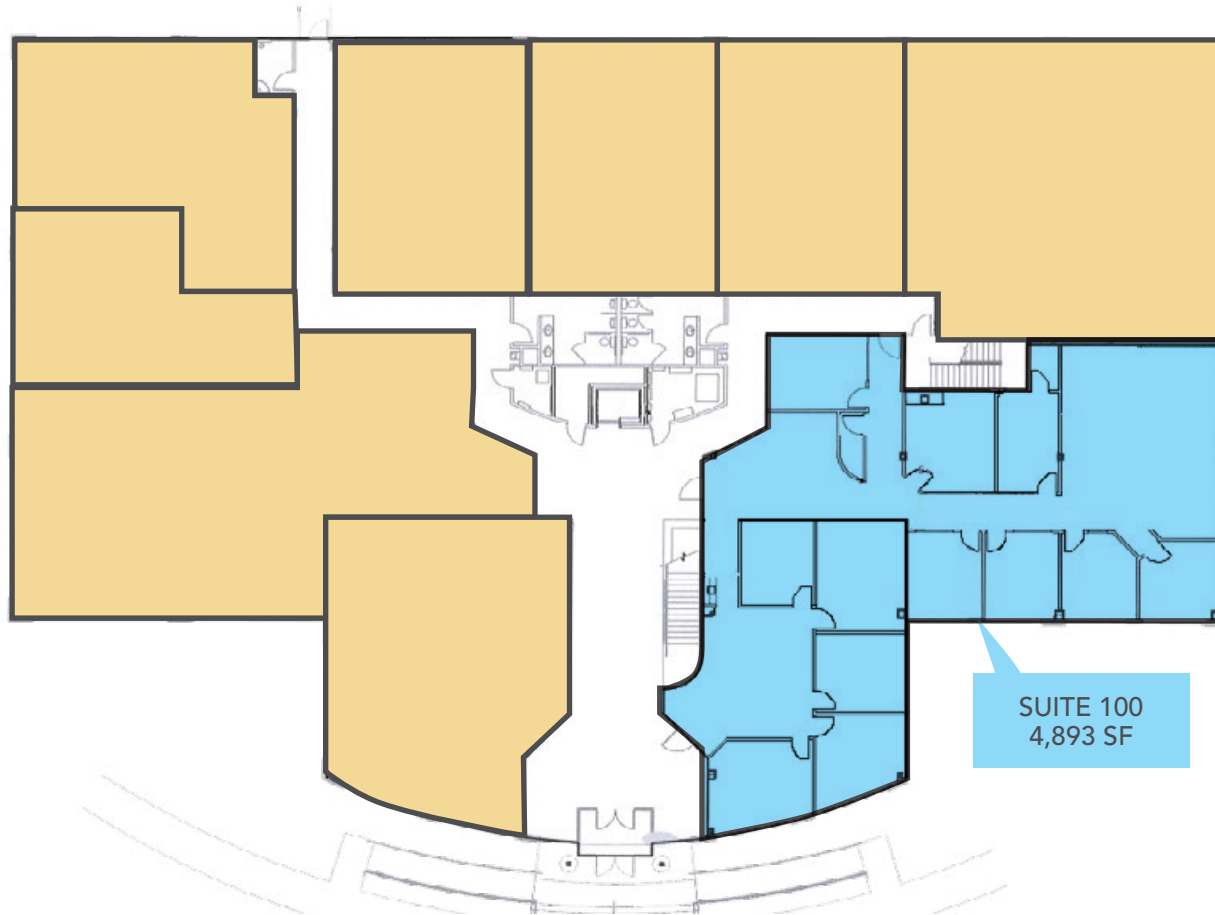
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SITE PLAN - BLDG 1366



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FIRST FLOOR



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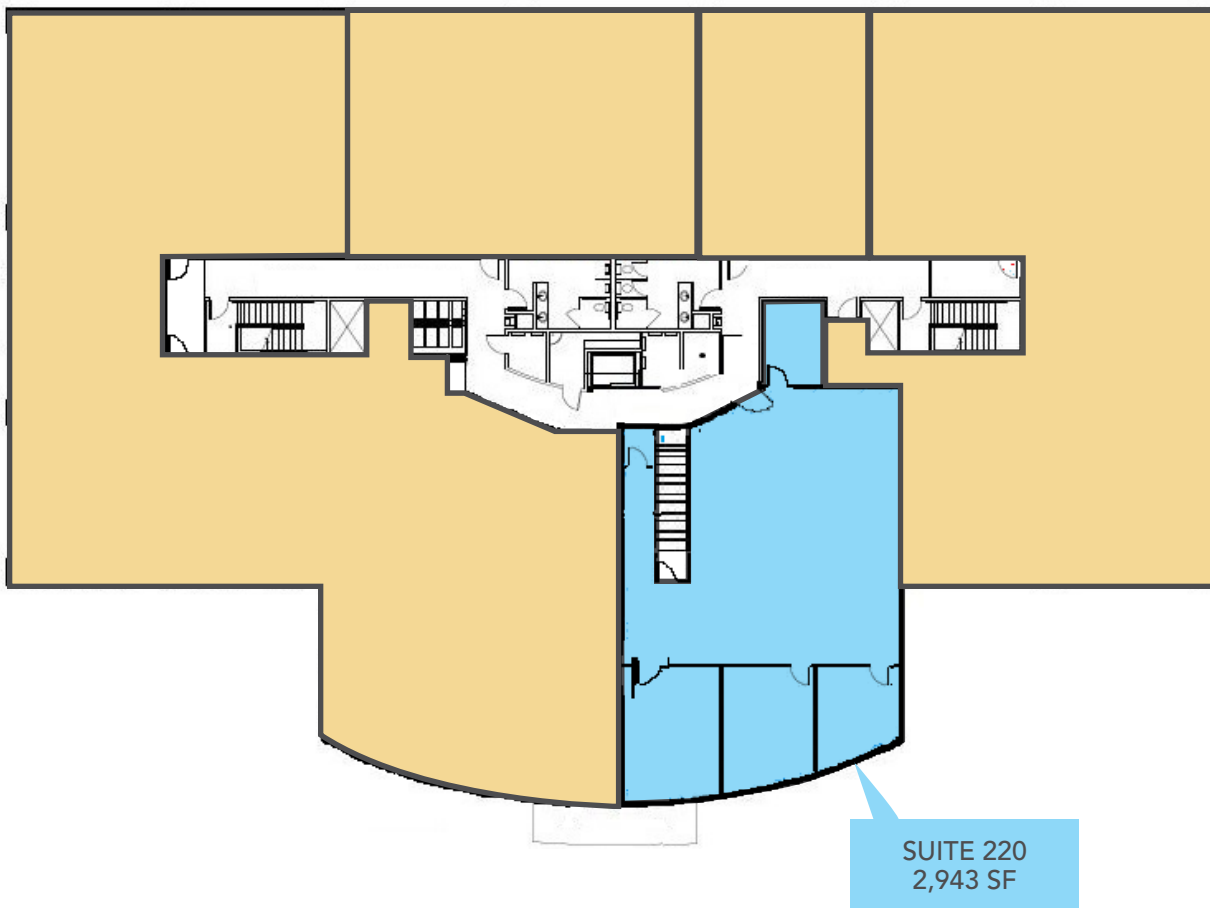
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SECOND FLOOR



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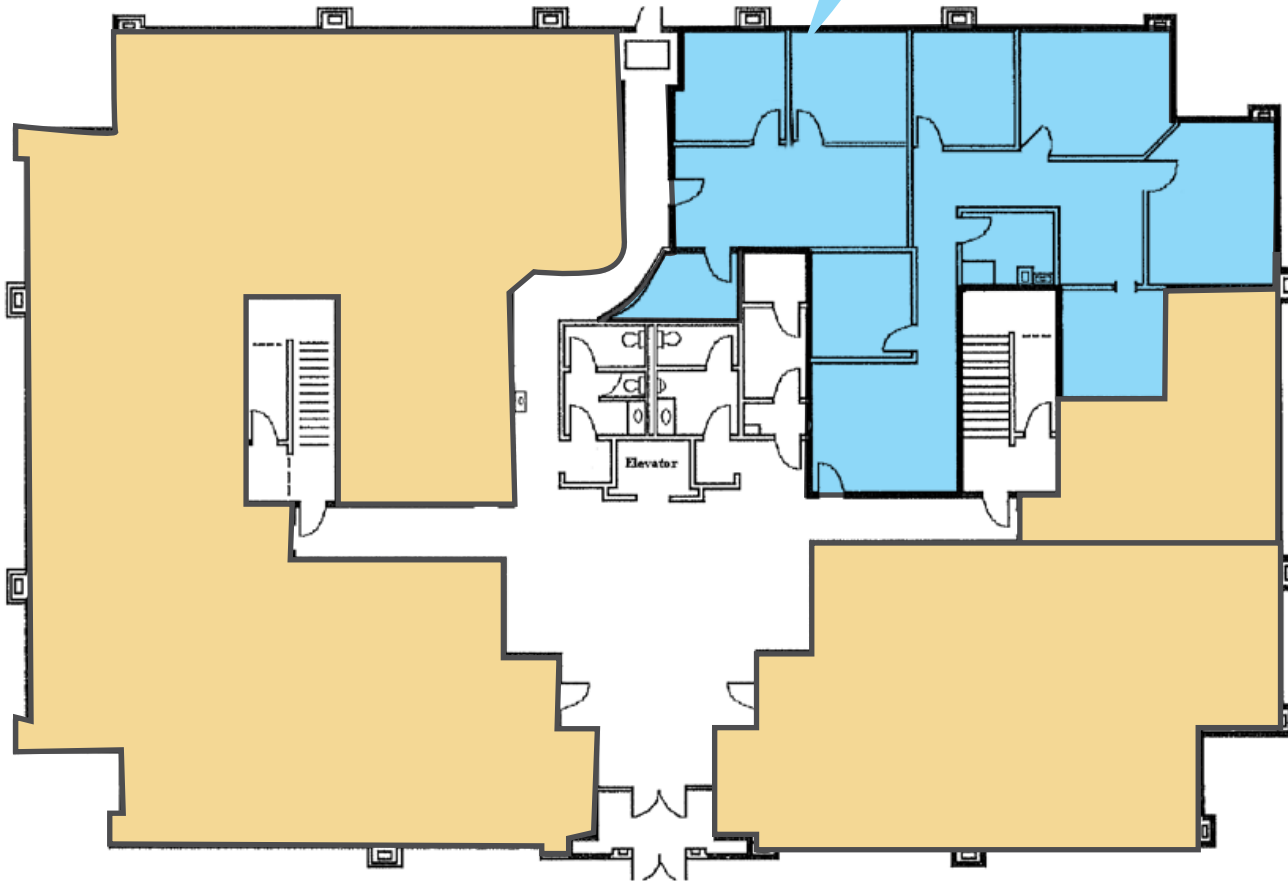
SITE PLAN - BLDG 1412



MOUNTAIN WEST
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FIRST FLOOR

SUITE 110
2,700 SF



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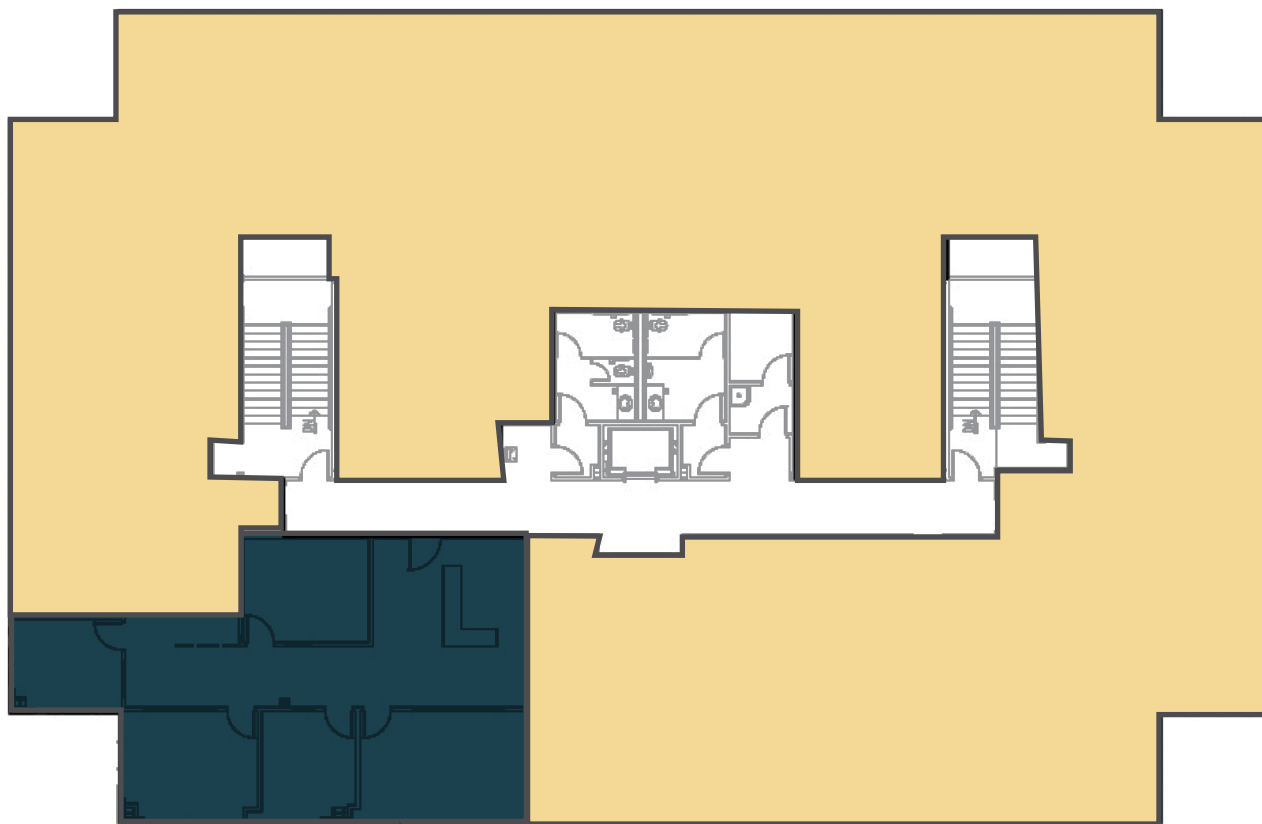
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SITE PLAN - BLDG 1412



MOUNTAIN WEST
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SECOND FLOOR



LEASE PENDING
SUITE 220
1,762 SF

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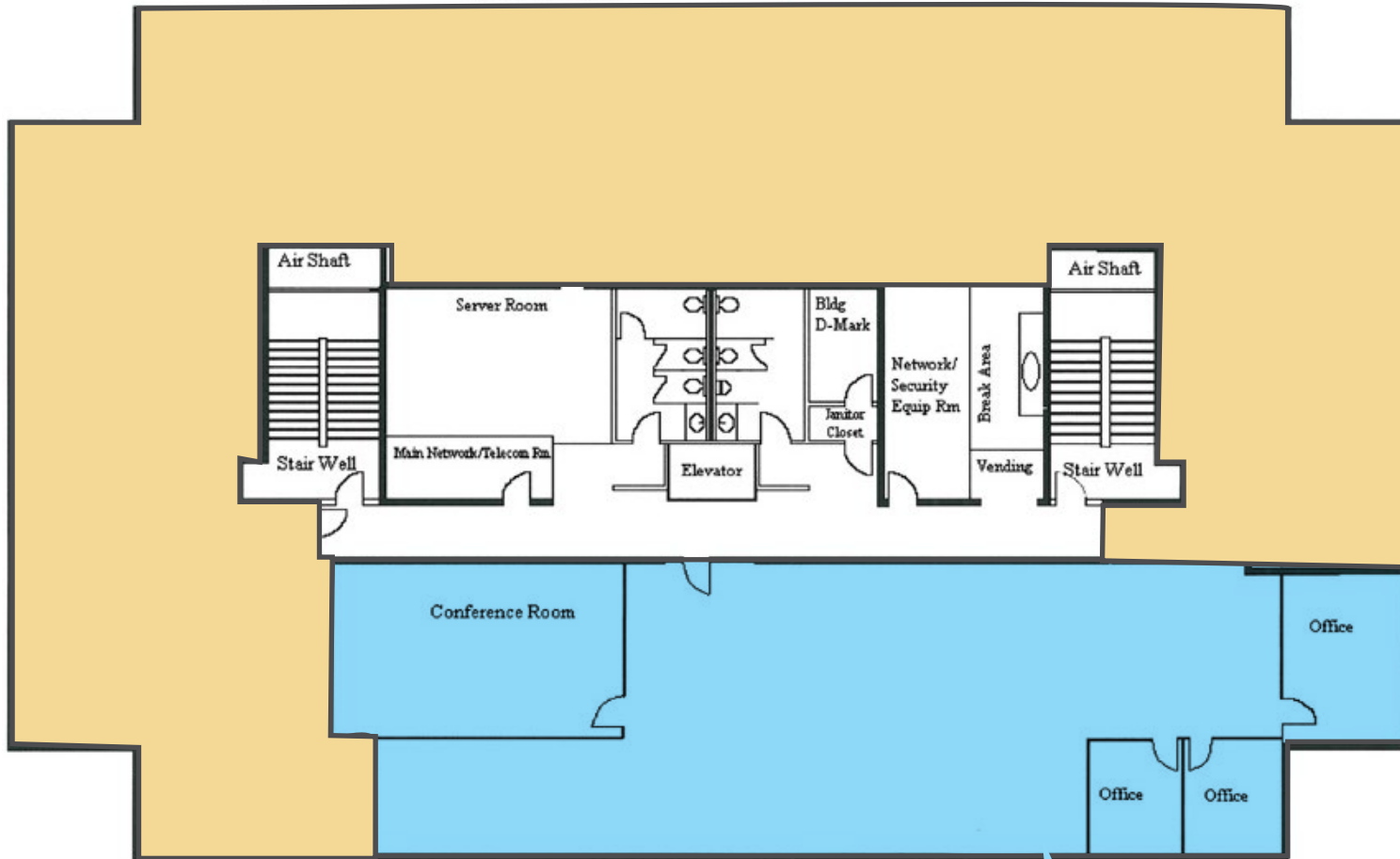
SITE PLAN - BLDG 1436



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LEGEND HILLS

SECOND FLOOR



SUITE 220
3,712 SF

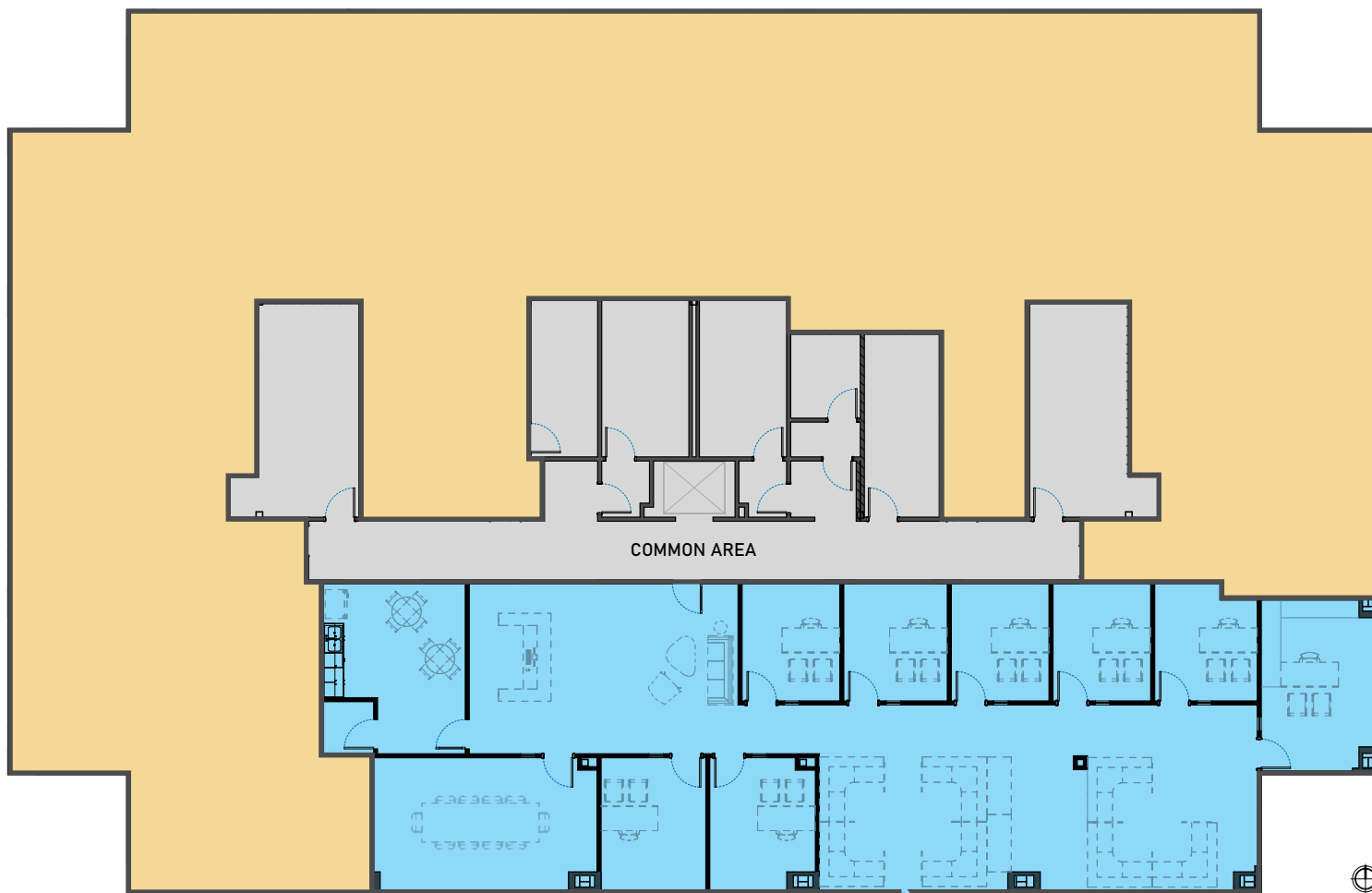
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CONCEPTUAL LAYOUT

SECOND FLOOR



3,712 SF



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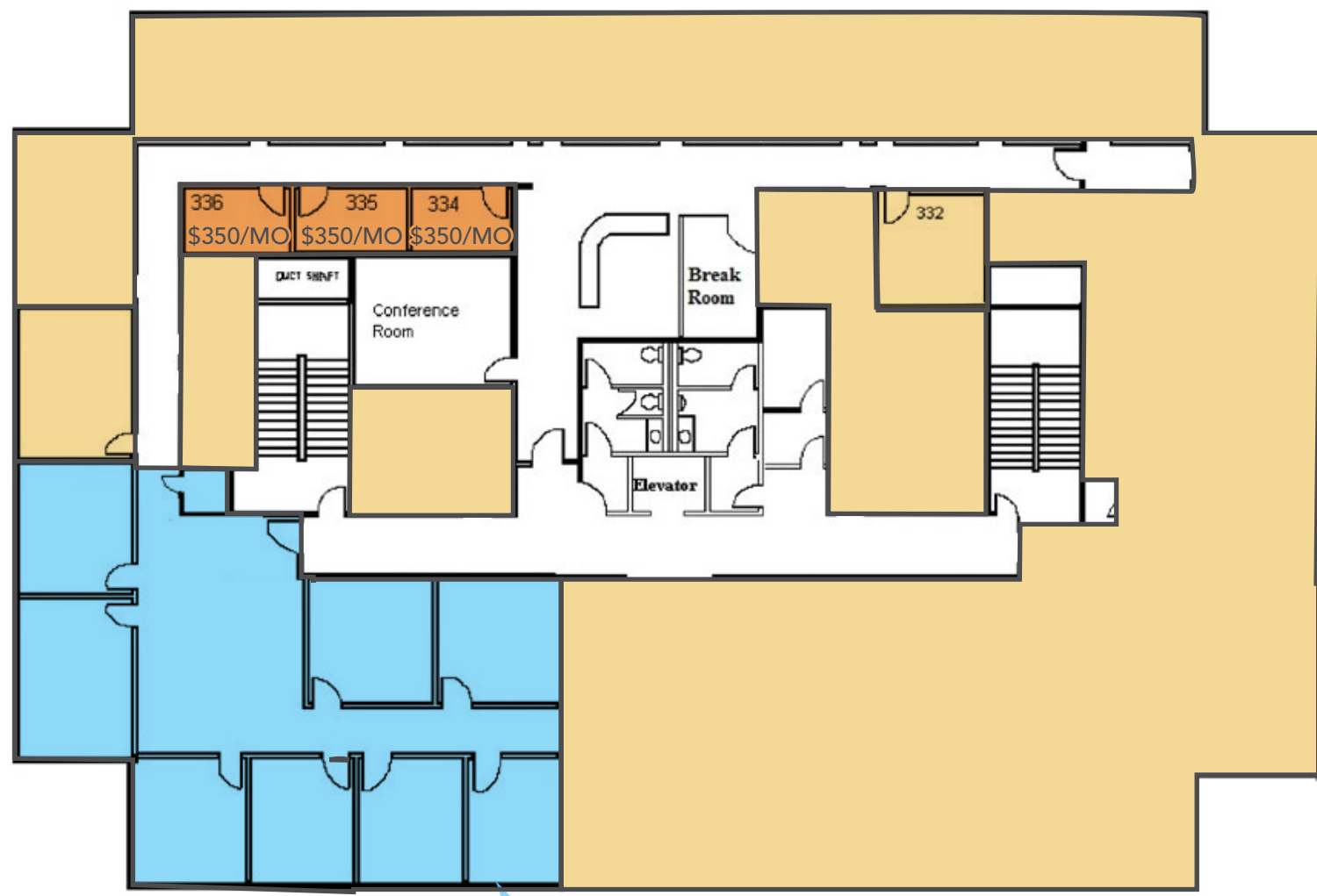
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SITE PLAN - BLDG 1436



MOUNTAIN WEST
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THIRD FLOOR



SUITE 340
2,543 SF

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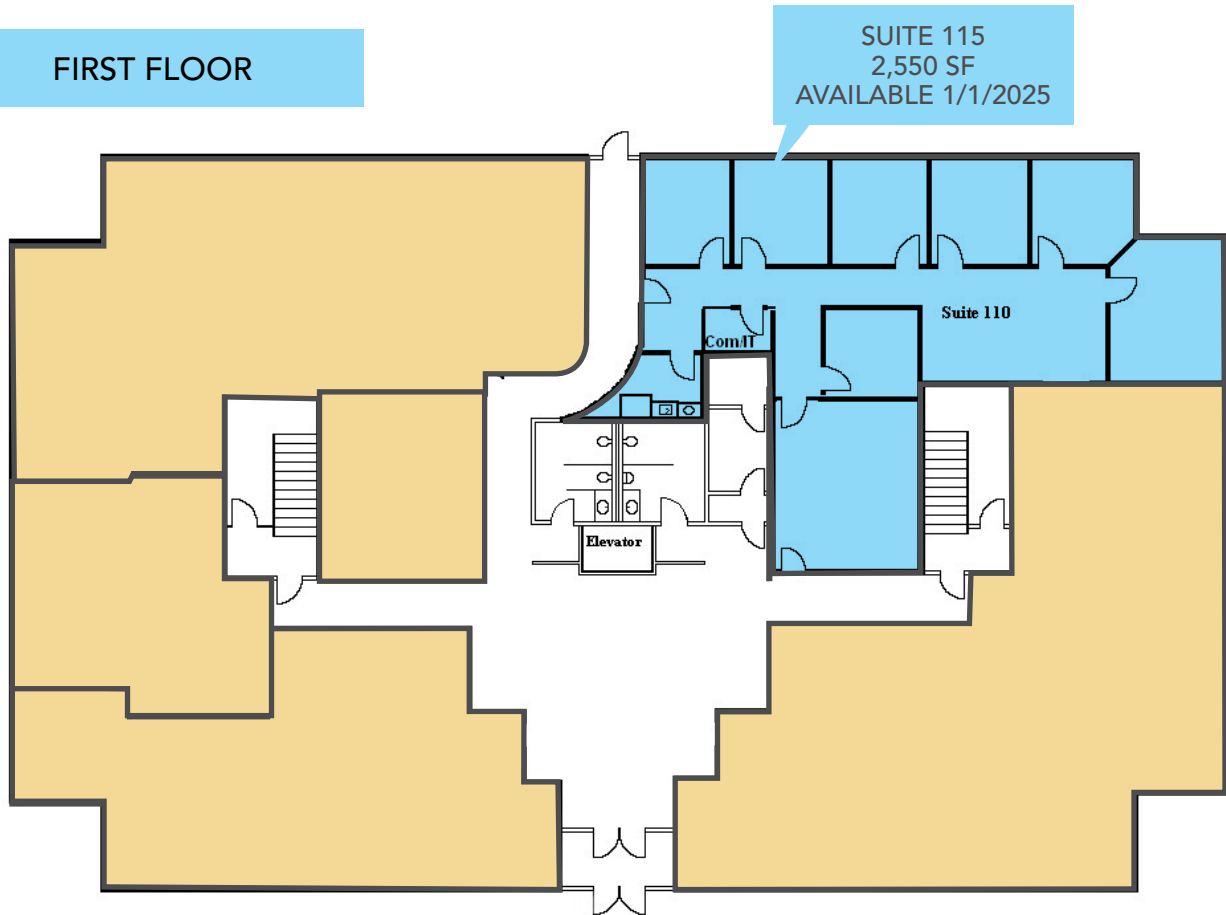
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SITE PLAN - BLDG 1725



MOUNTAIN WEST
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FIRST FLOOR



SUITE 115
2,550 SF
AVAILABLE 1/1/2025

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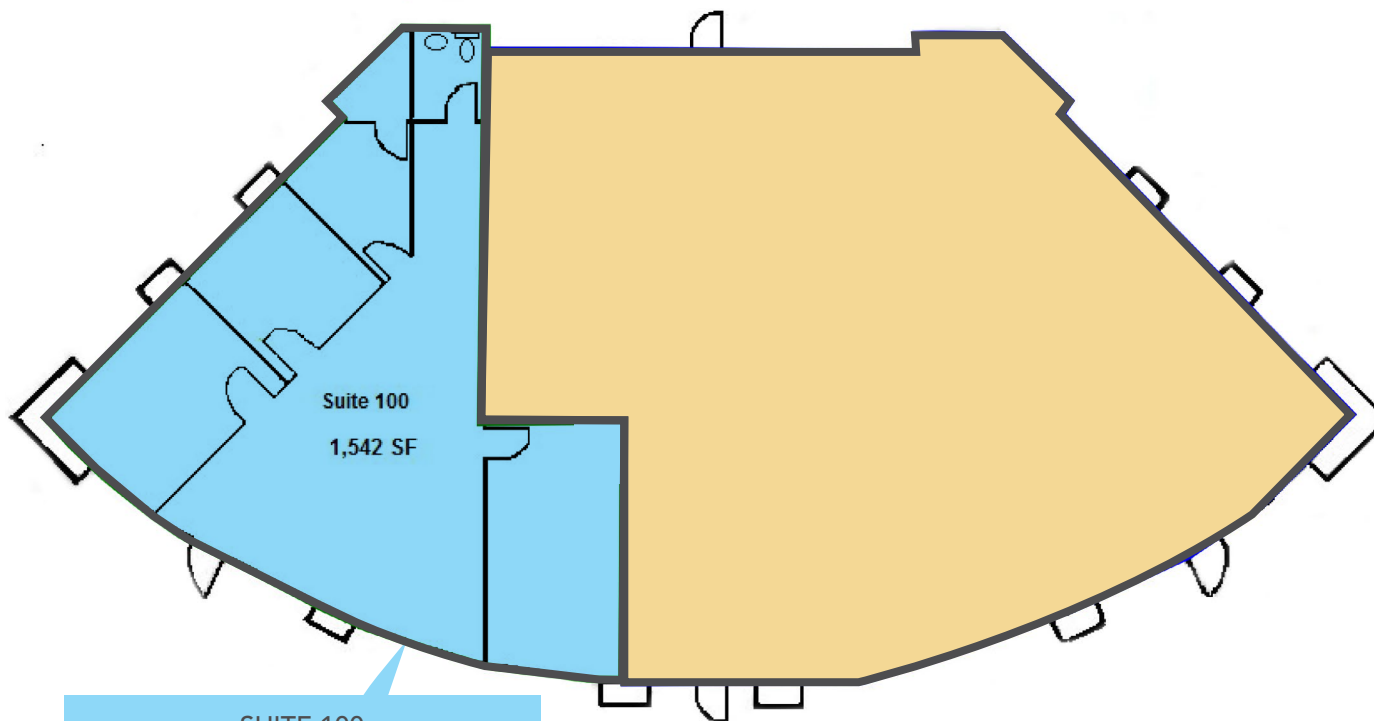
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SITE PLAN - BLDG 1755



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FIRST FLOOR



SUITE 100
1,542 SF
\$17.00/SF NNN
NNN \$7.13
TENANT PAYS ITS OWN UTILITIES &
IN-SUITE CLEANING

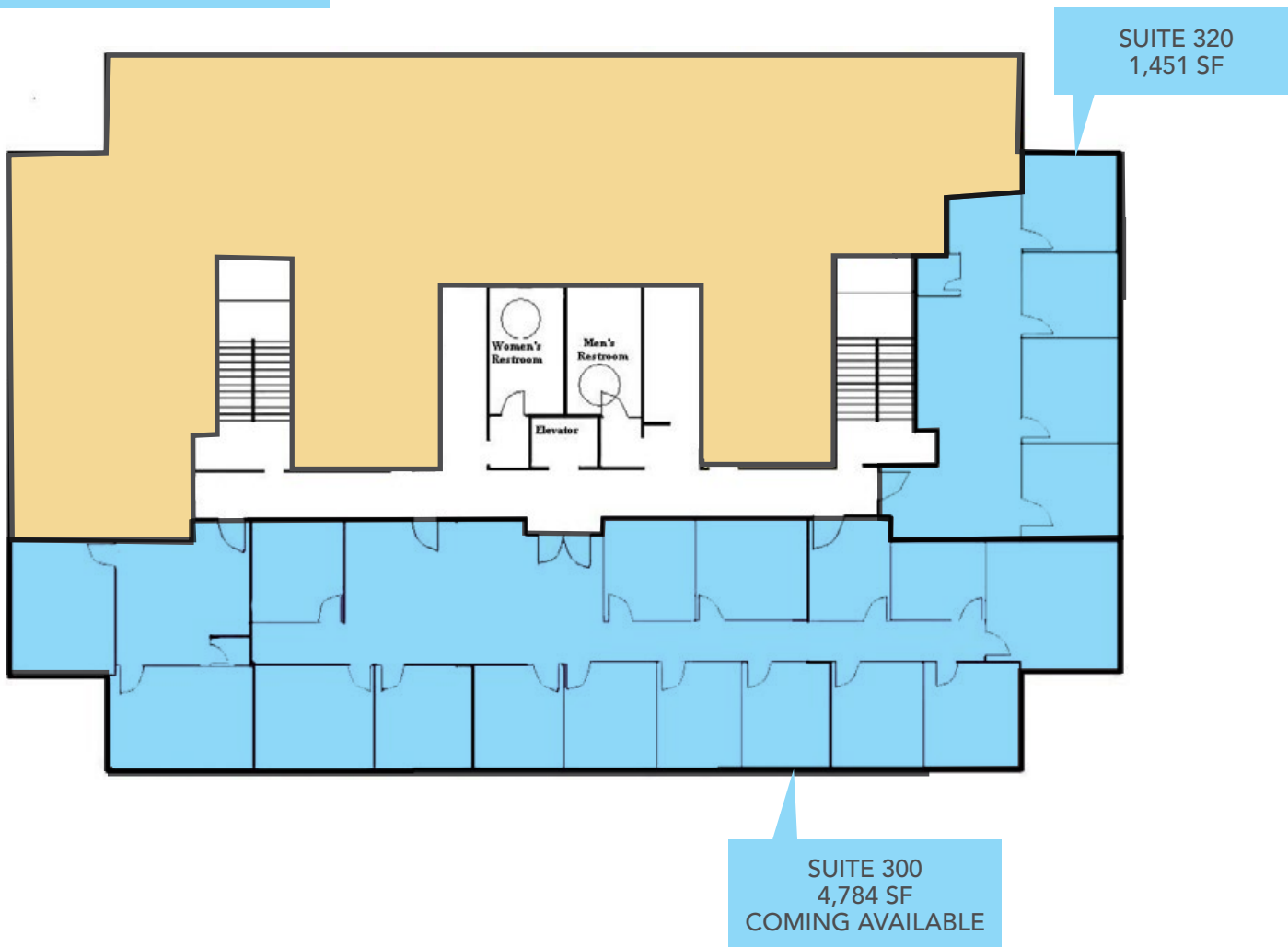
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SITE PLAN - BLDG 1785

THIRD FLOOR



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CONCEPTUAL LAYOUT

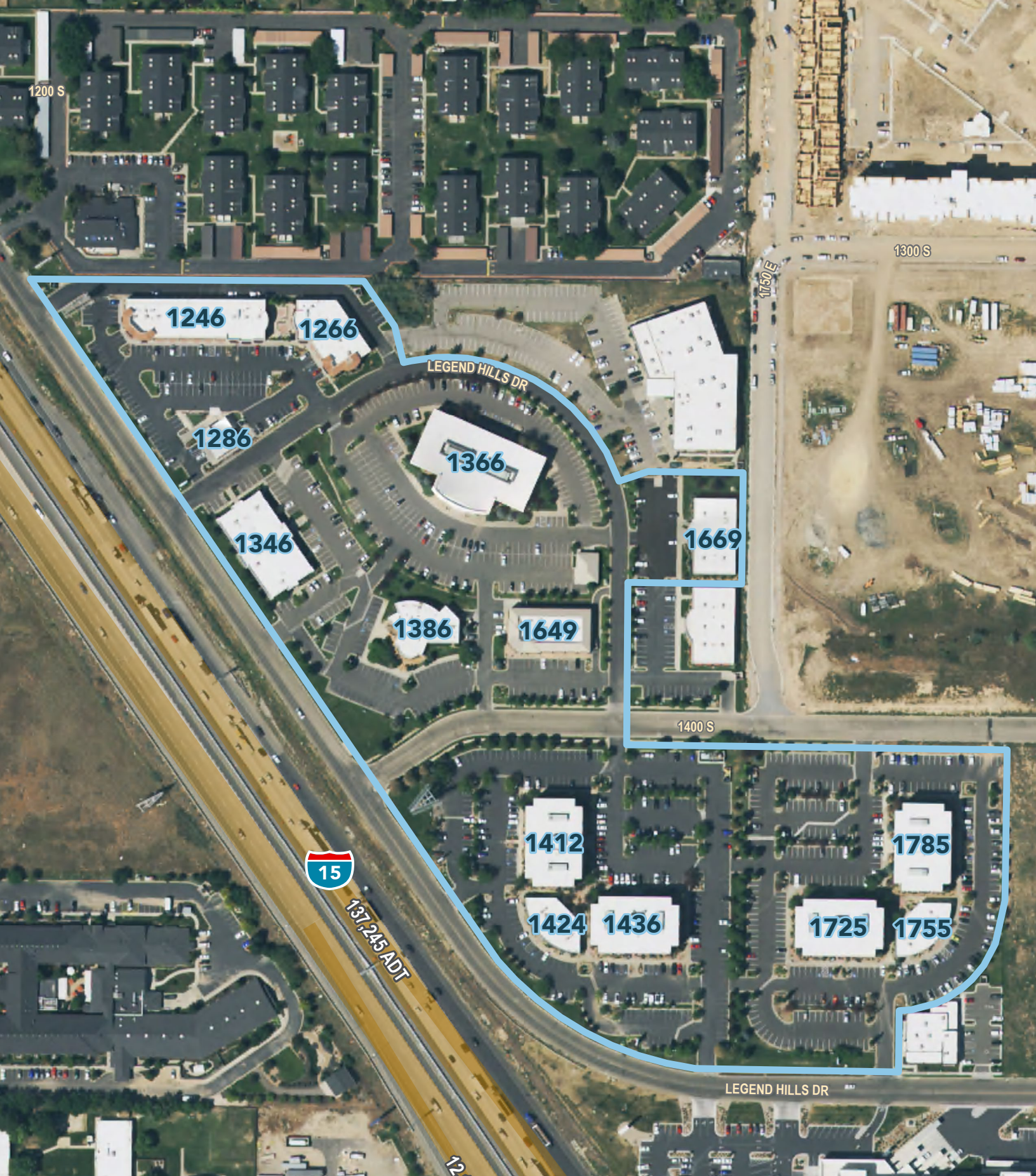
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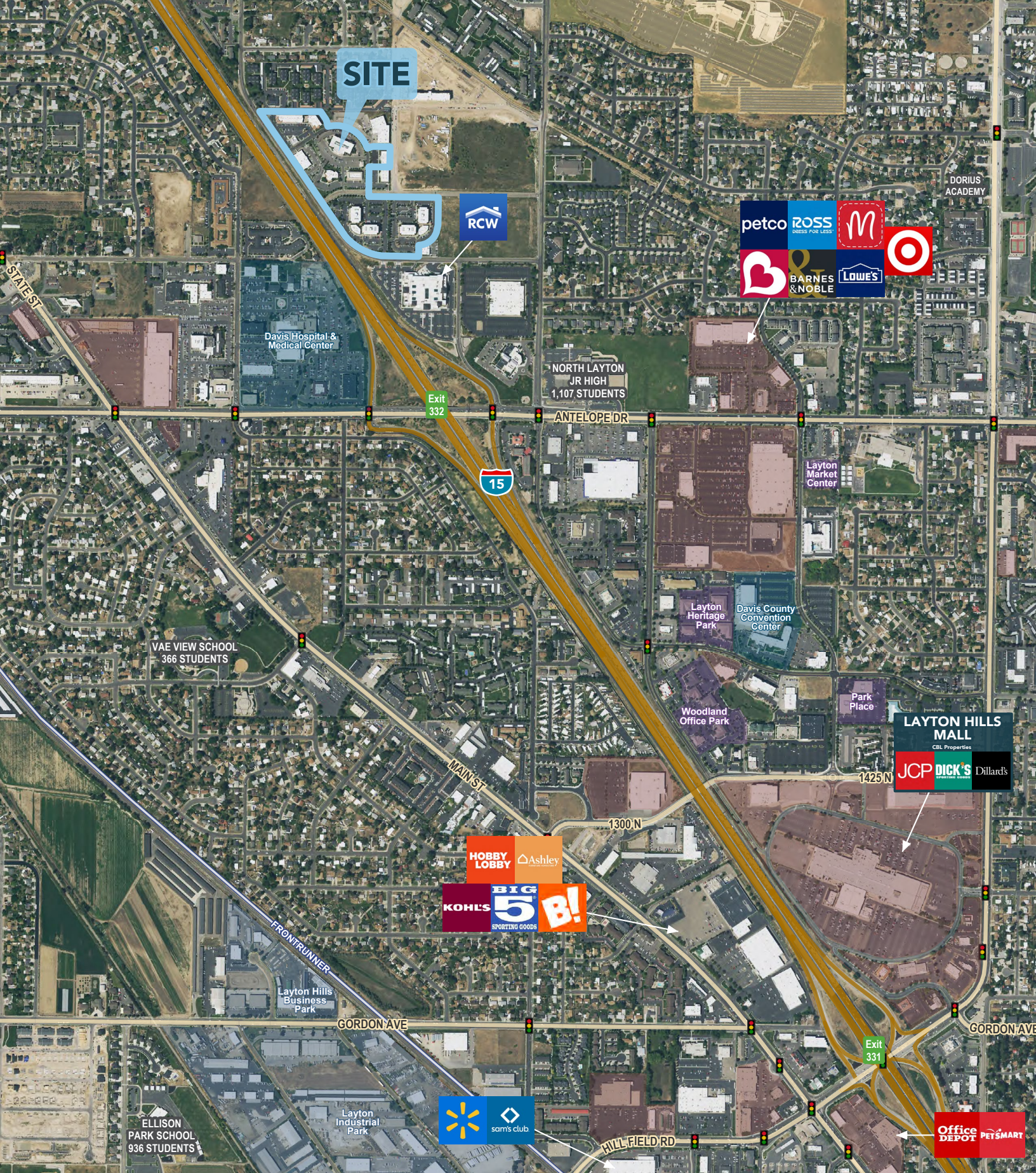


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