

PRICE REDUCED

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.



Exclusive Advisors

Kip Paul
Vice Chairman
Investment Sales
801-303-5555
kip.paul@cushwake.com

Michael King
Senior Director
Investment Sales
801-303-5421
michael.king@cushwake.com

JT Redd
Director
Investment Sales
801-303-5569
jt.redd@cushwake.com

James Hunsinger
Associate
Investment Sales
801-303-5449
james.hunsinger@cushwake.com





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:	\$3,950,000
Price PSF:	Usable - \$91.88 psf Rentable - \$77.62 psf Gross - \$60.39 psf
Cap Rate:	5.09% (In-Place); 8.57% (Pro Forma)
In-Place Rent:	\$14.97 psf, FS (Usable SF)
Occupancy:	80%
WALT:	0.95 years

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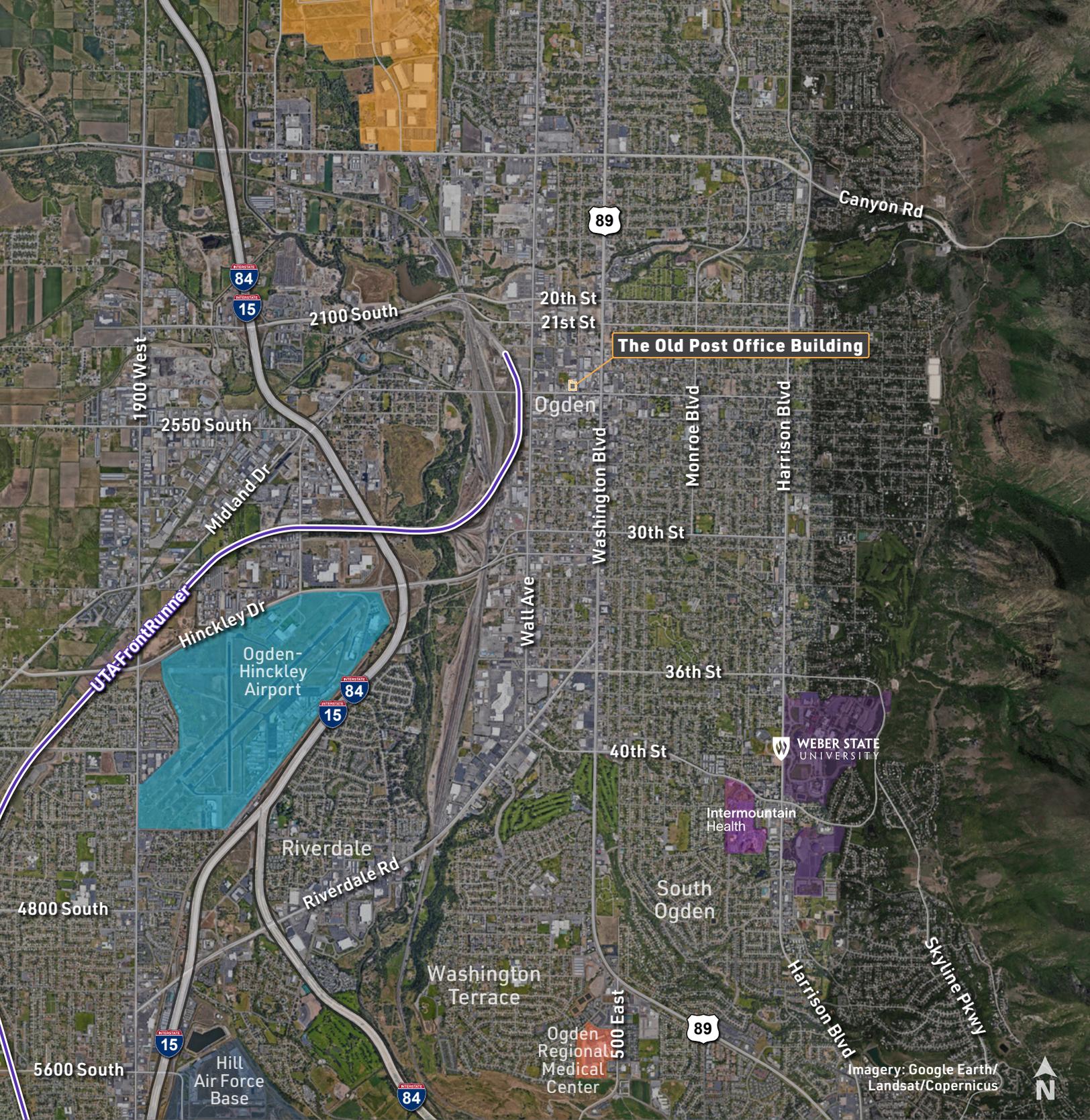
Associate - Investment Sales
801-303-5449
james.hunsinger@cushwake.com

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170 South Main Street, Suite 1600, Salt Lake City, Utah 84101
801-322-2000 www.cushmanwakefield.com



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