

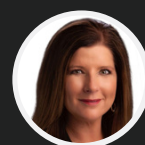
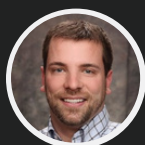


Building Features

- ✓ ± 2,879 SF Available
- ✓ Ideal Restaurant / Retail / Flex
- ✓ To be Built Simultaneously With New 100+ Unit Residential Community
- ✓ Interacts with Ogden River Parkway Trail
- ✓ Frontage on Busy Washington Blvd
- ✓ Ample Off-Street Parking
- ✓ Zoned Ogden City CP-3
- ✓ Tenant Build-Out Negotiable
- ✓ MLS # 2005965



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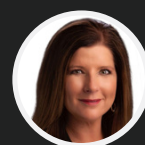
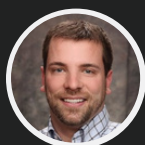
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WHY OGDEN?

- **Top 100 Best Places to Live:** Ranked by Livability in 2019 for affordability and quality of life.
- **6th Best Small City in America:** Ranked by WalletHub in 2019 based on economic health and quality of life.
- **Top Tech Growth Area:** Leading the state in tech sector expansion.
- **Strong GDP Growth:** Ogden-Clearfield GDP growth 25% from 2019 to 2022 vs. 19% national average.
- **Outdoor Rec Hub:** Easy access to Olympic skiing, mountain trails, and scenic waterways.

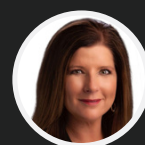
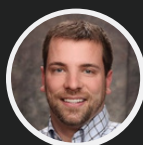
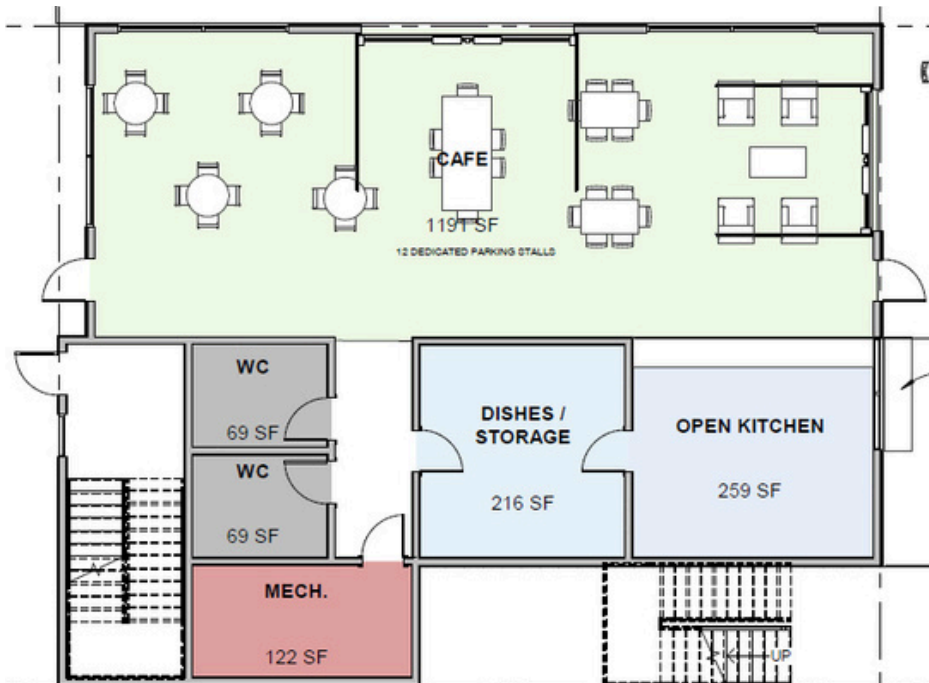
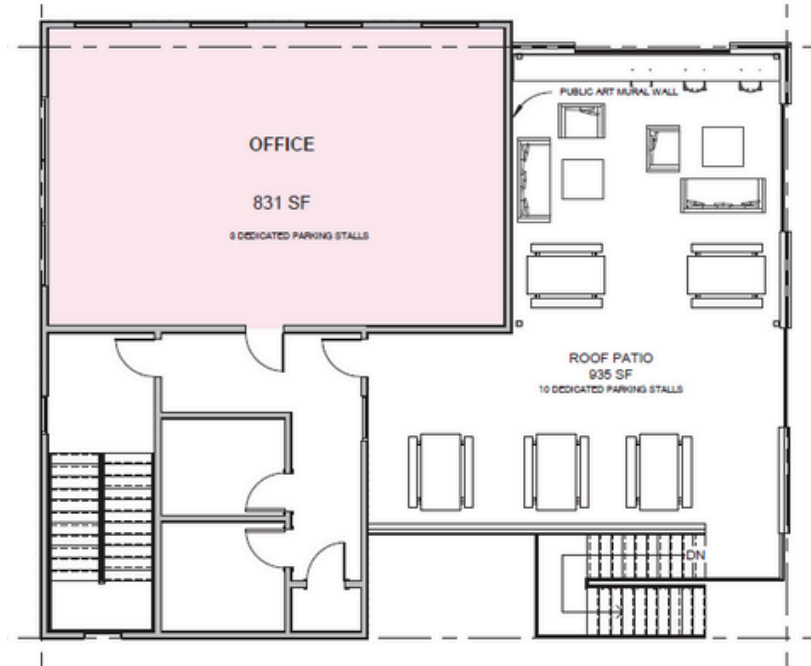
Prominently located at the intersection of Washington Blvd and the Ogden River Parkway, this commercial building will be the focal point of a new mixed use development featuring 100+ Class-A residential units. The site is located a few hundred feet from the iconic Ogden Arch, and the building will be designed and oriented to interact with the adjacent Ogden River Parkway trail. Roll-up garage doors, ample patio seating, a river-facing roof deck, bike amenities, and a walk-up window will make this new build Ogden's most trail-centric commercial space. Its substantial parking lot and location on busy Washington Blvd will ensure that it is also highly visible & accessible to cars. Across the street, the new Ogden Bend neighborhood is teeming with new residential development, and the downtown core lies only a few blocks south.



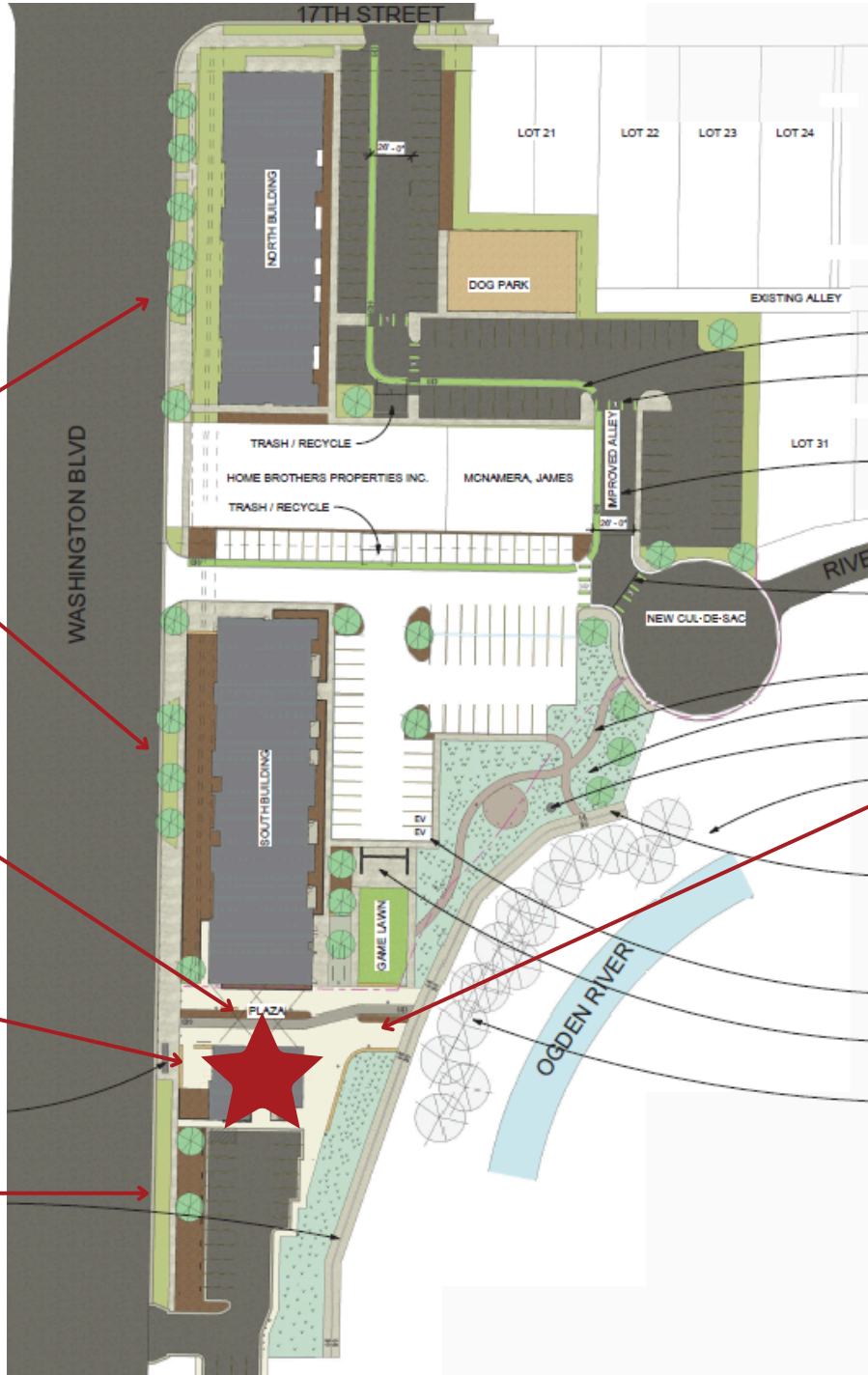
Sample Space Plan

Tenant Build-Out Negotiable

± 2,879 SF



Site Plan



New Residential Buildings
100+ Units

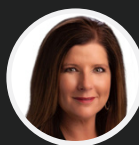
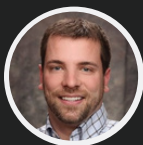
Active Plaza Connecting
Commercial & Residential

SITE

Commercial
Parking Lot

Outdoor Seating Area
Facing Trail and River

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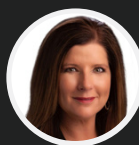
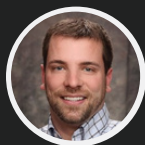
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FOR LEASE

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**For More Information
Please Contact:**



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