

# LEGEND HILLS

FOR LEASE



## PROPERTY DETAILS

Clearfield, UT 84010

*Lease Rate: \$26.00/SF Full Service  
Building 1346: Contact Broker for Pricing*

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.

- 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

# NEWMARK



## MOUNTAIN WEST

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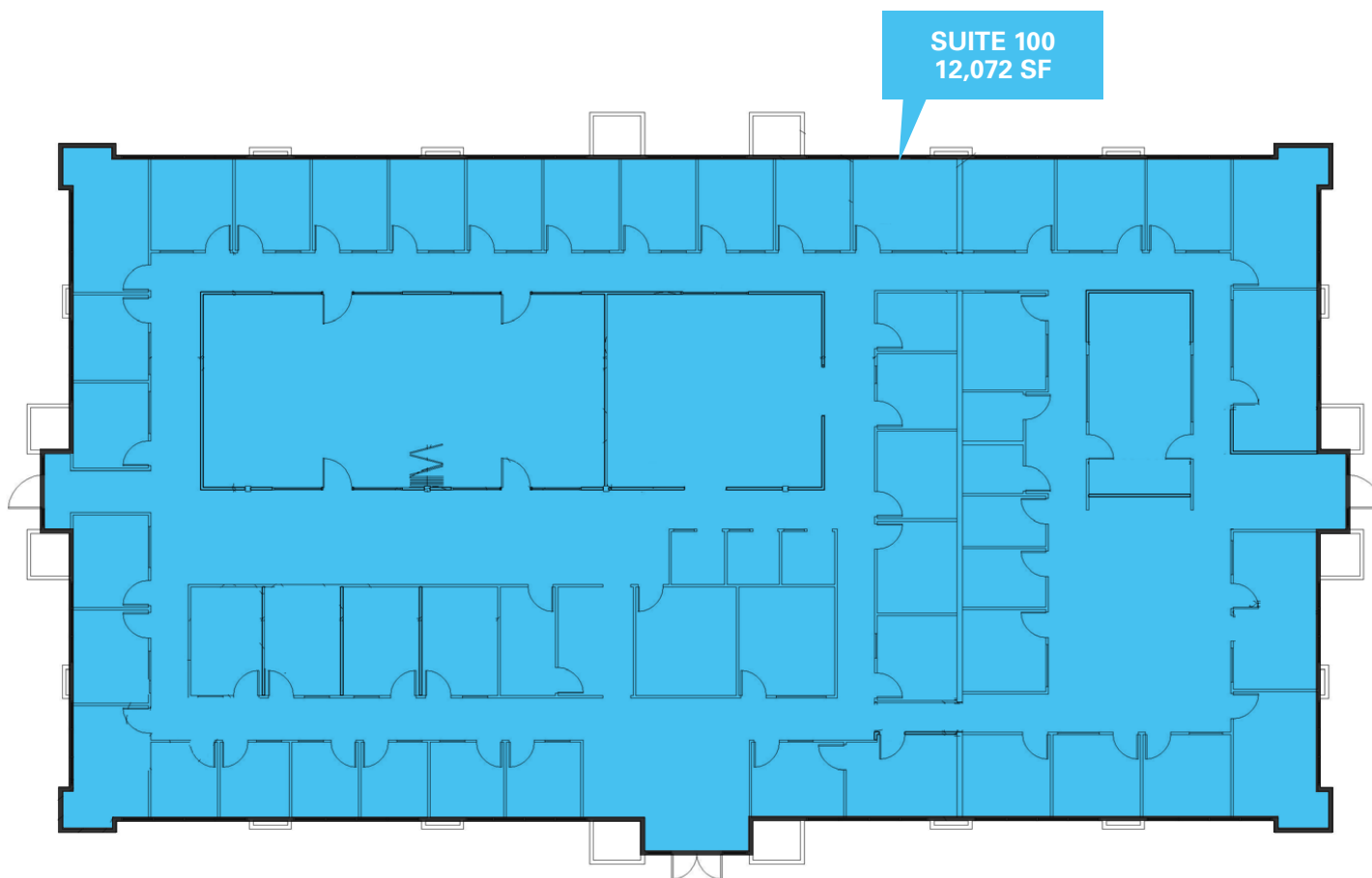
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## | SITE PLAN – BUILDING 1346



*Contact broker for pricing and timing details*

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## SITE PLAN – BUILDING 1366

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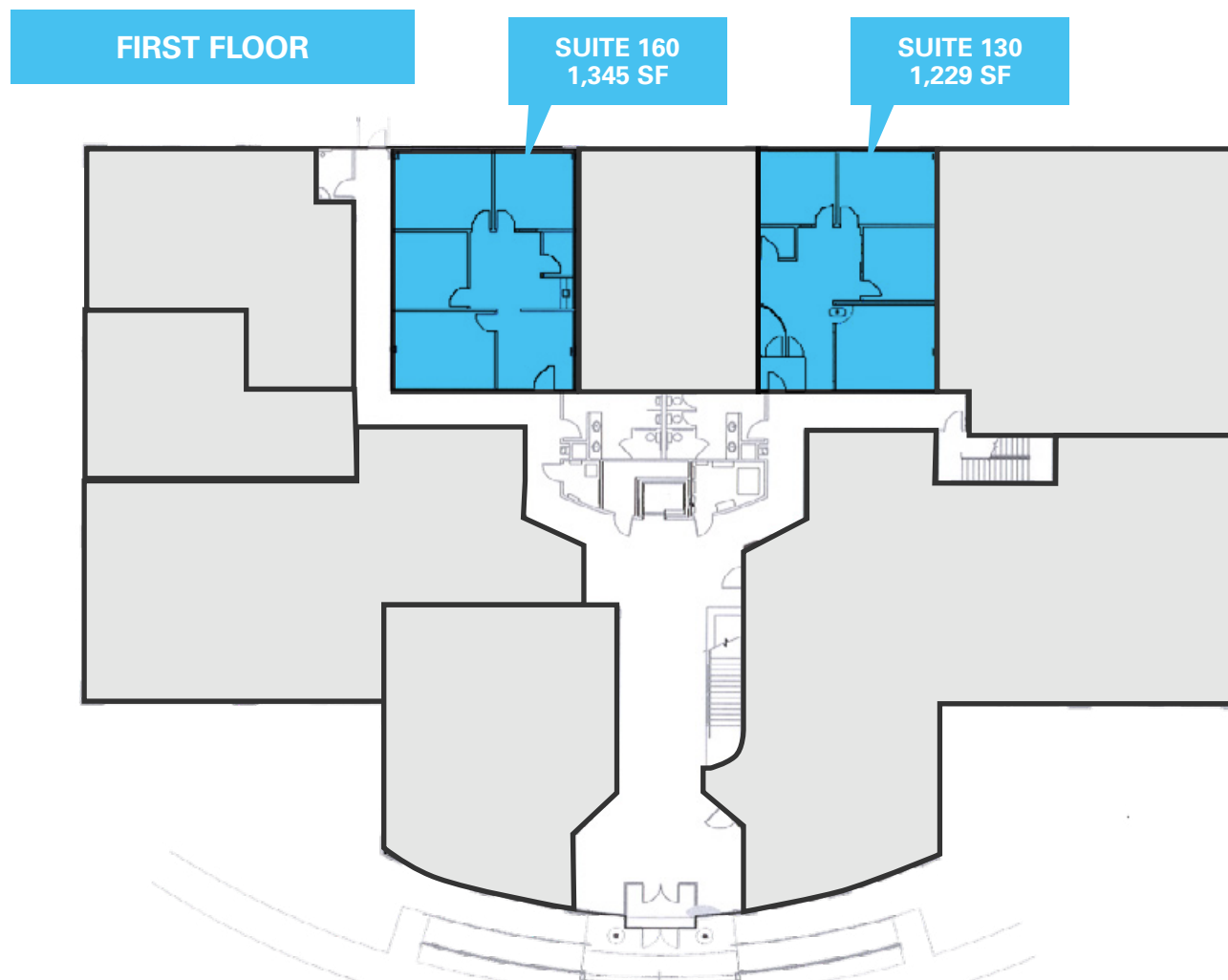
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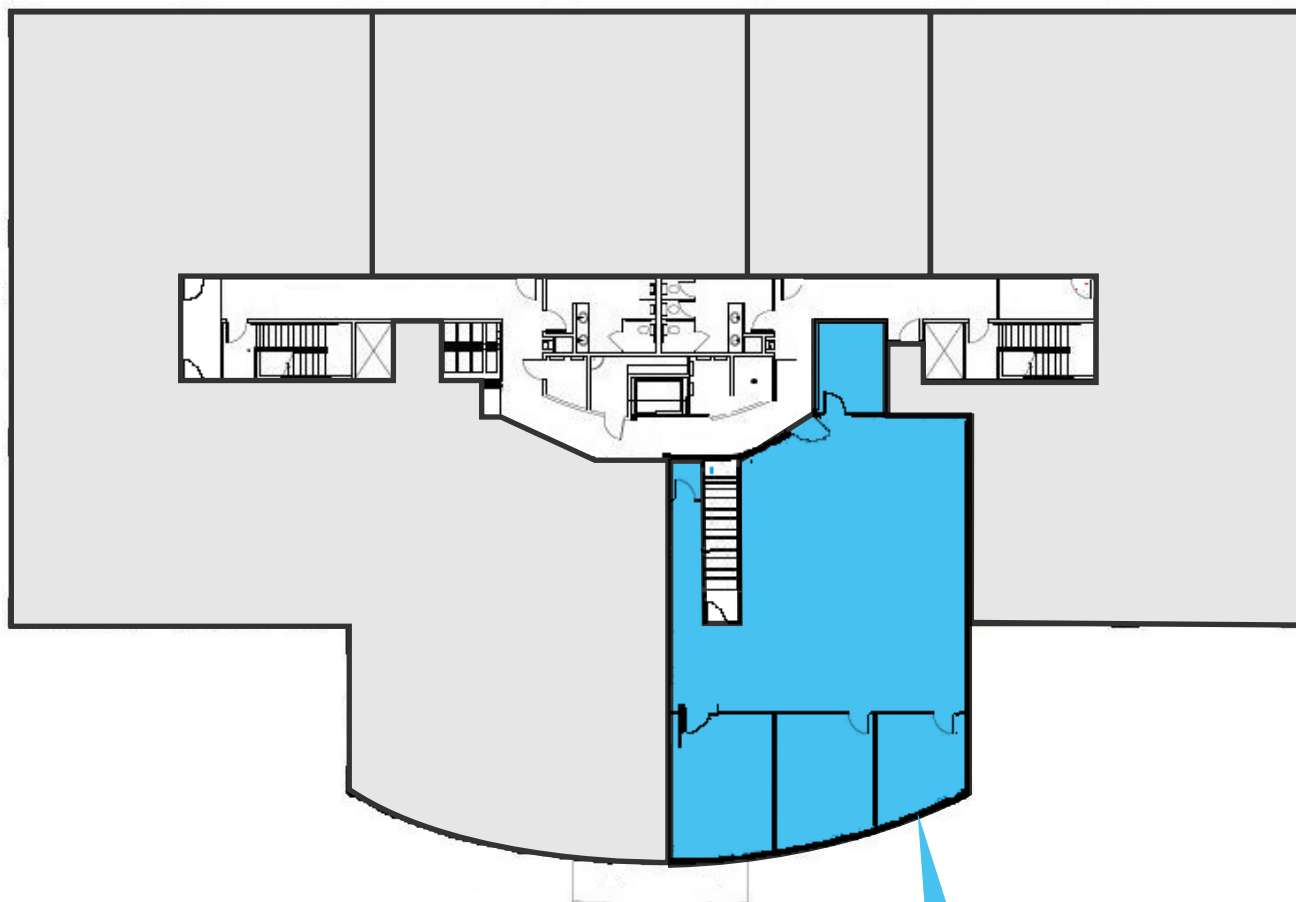
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## SITE PLAN – BUILDING 1366

### SECOND FLOOR



**SUITE 220**  
2,943 SF

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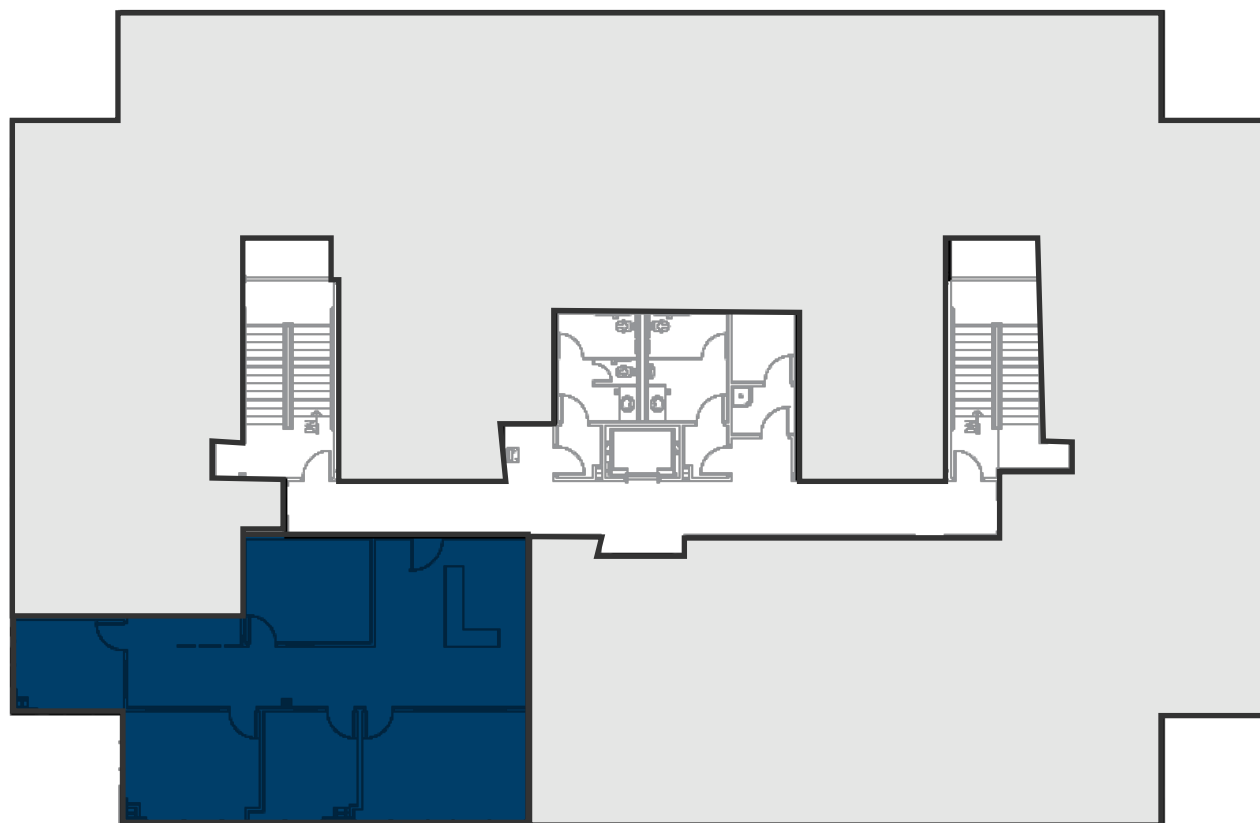
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## SITE PLAN – BUILDING 1412

### SECOND FLOOR



LEASE PENDING  
SUITE 220  
1,762 SF

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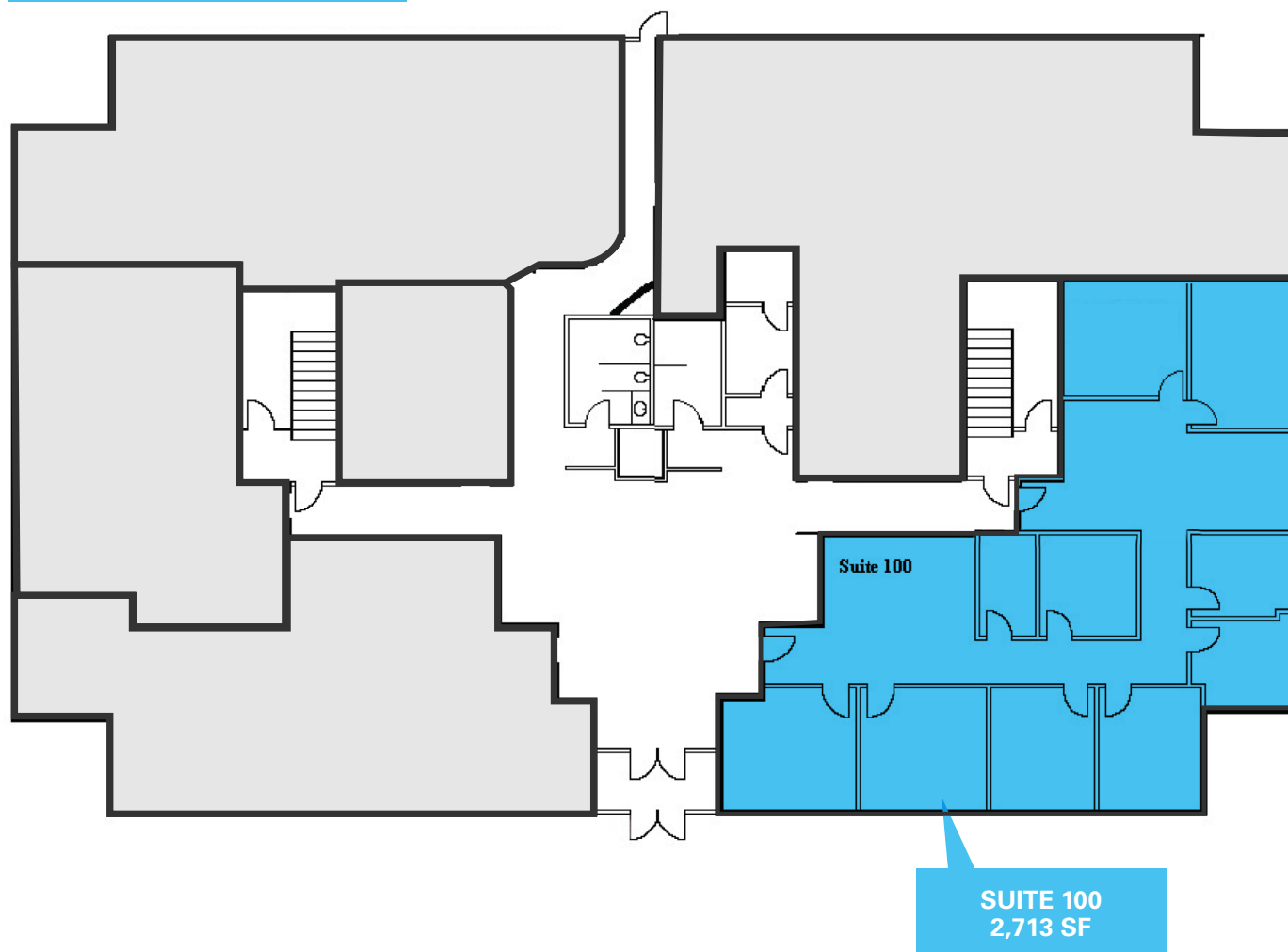
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## SITE PLAN – BUILDING 1436

### FIRST FLOOR



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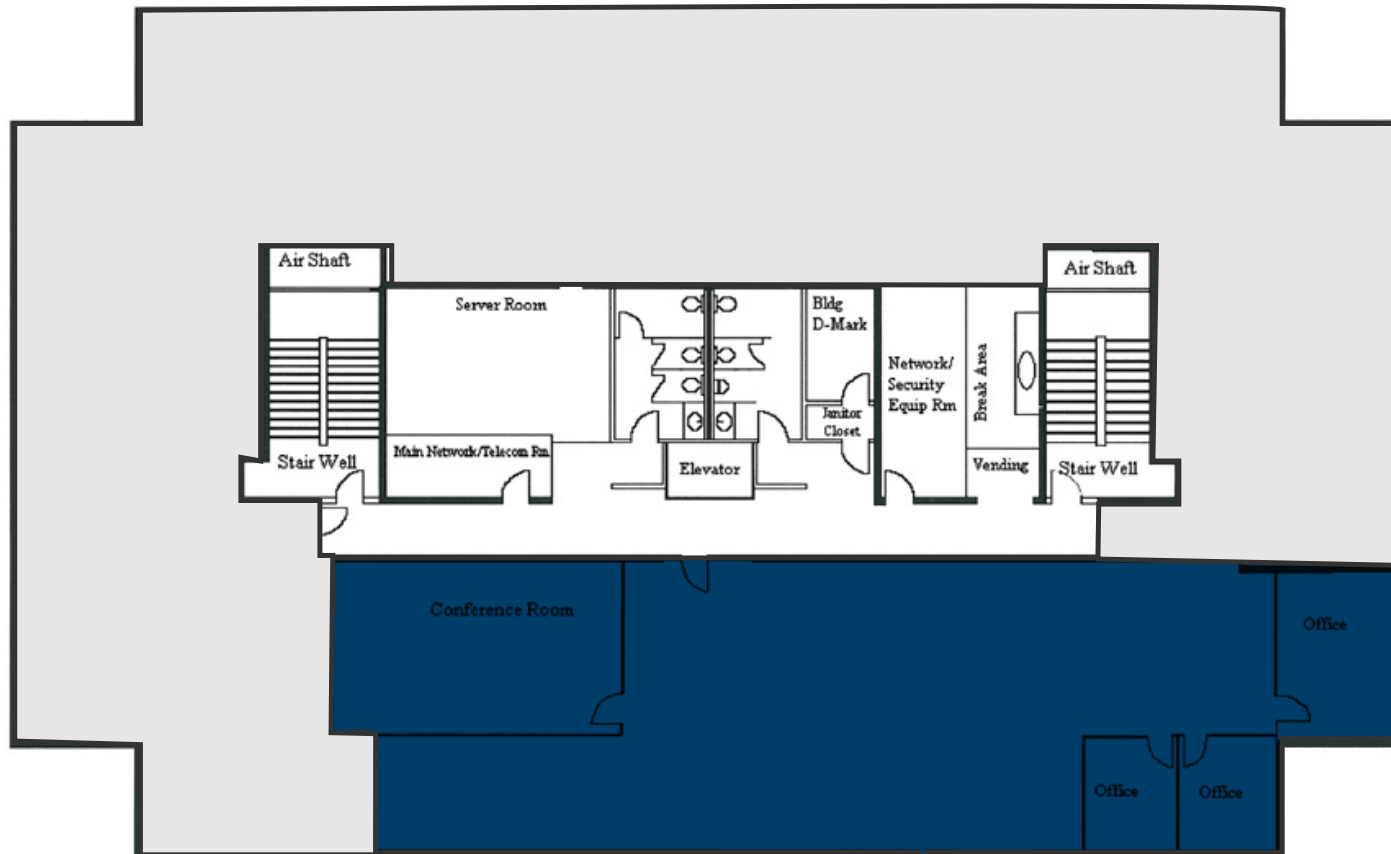
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## SITE PLAN – BUILDING 1436

### SECOND FLOOR



**SUITE 220  
LEASE PENDING**

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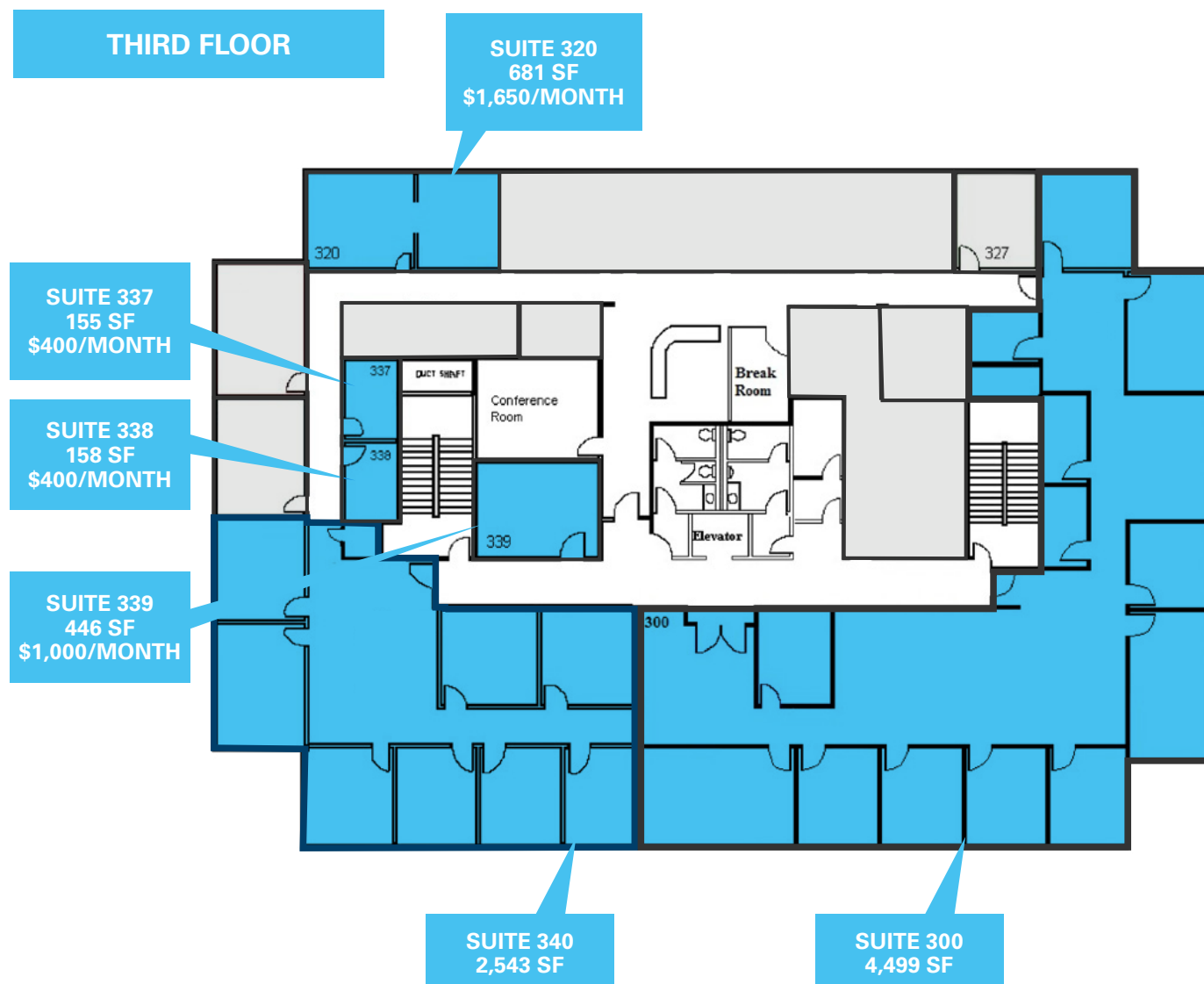
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**POTENTIAL FULL FLOOR AVAILABILITY (SEE NEXT PAGE)**

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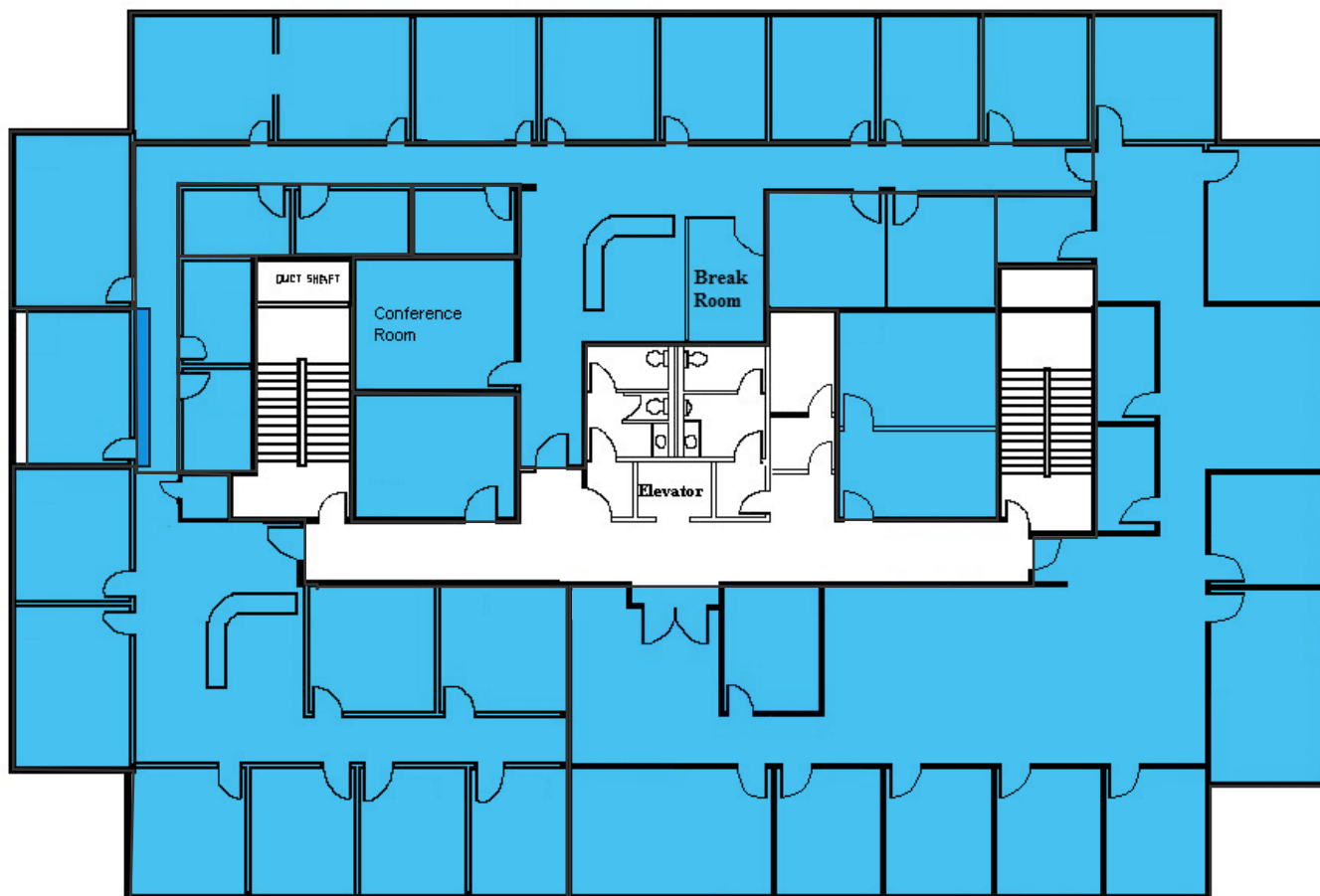
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## SITE PLAN – BUILDING 1436

THIRD FLOOR

POTENTIAL FULL FLOOR PLAN - 15,414 SF



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## | SITE PLAN – BUILDING 1725

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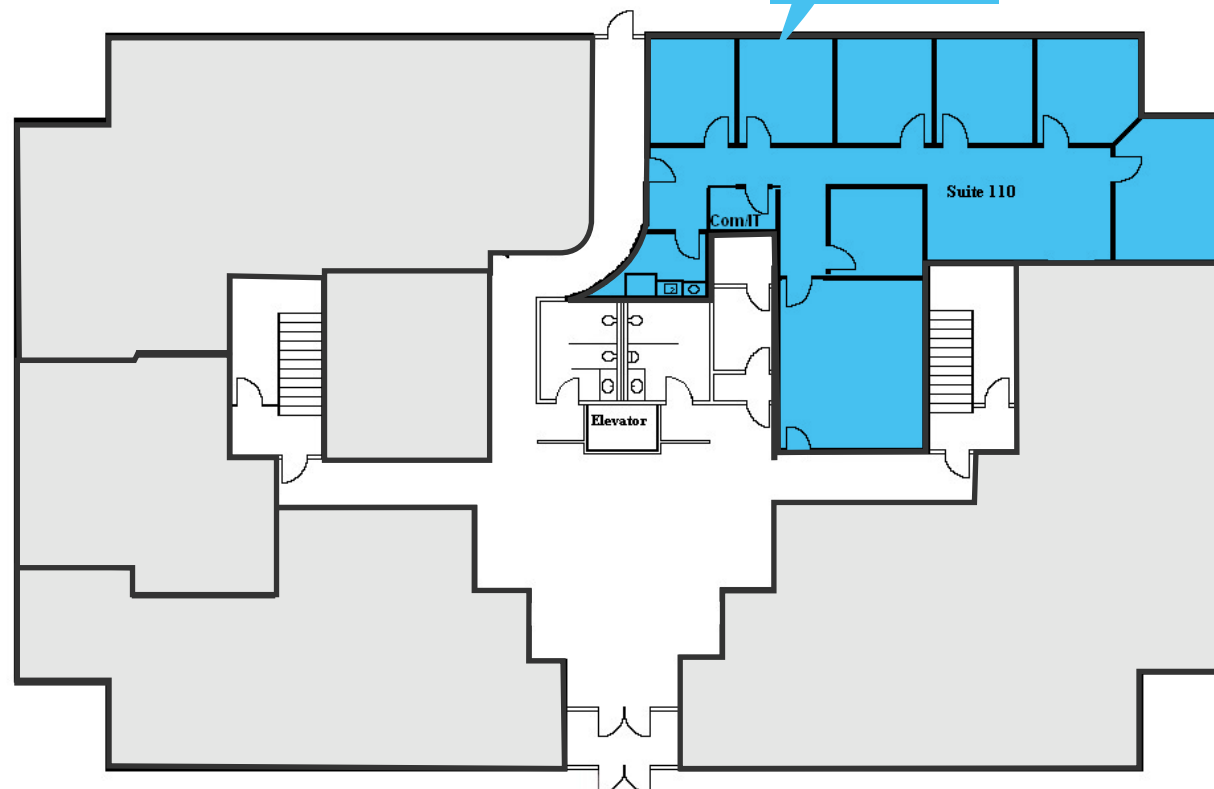
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**FIRST FLOOR**

**SUITE 115**  
2,550 SF



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## | SITE PLAN – BUILDING 1725

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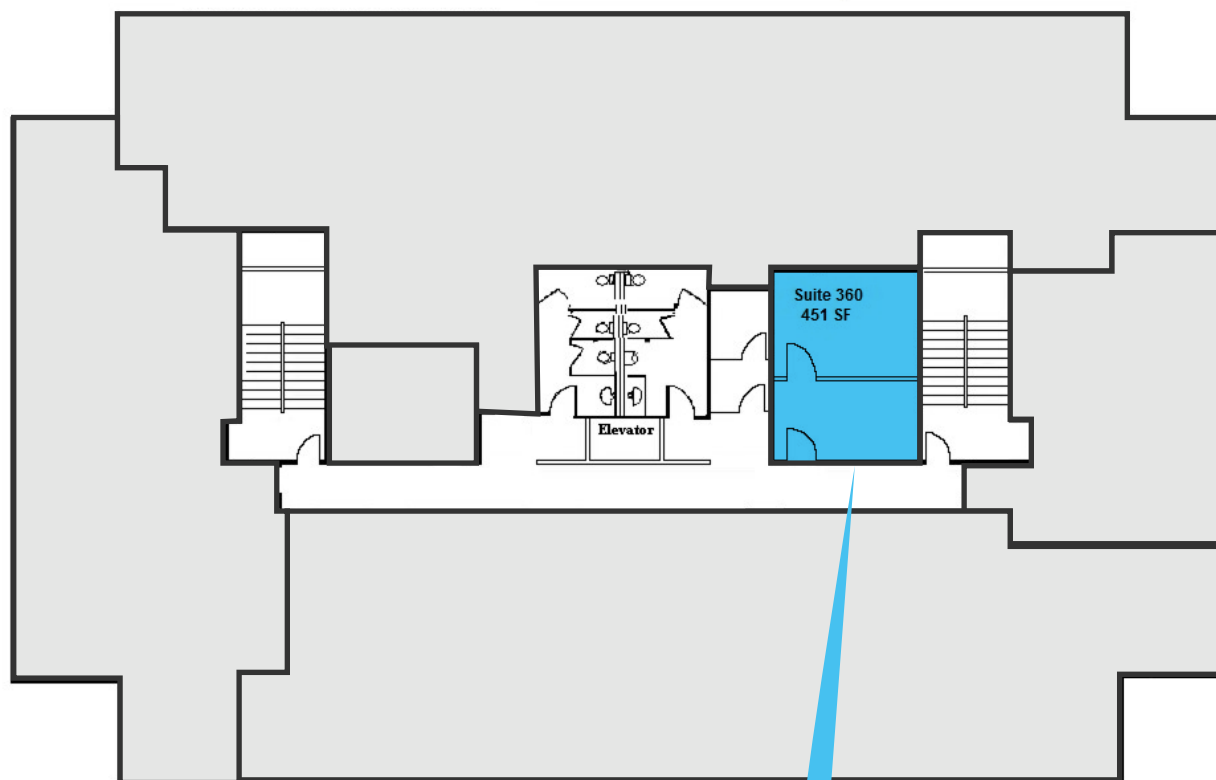
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## THIRD FLOOR



SUITE 360  
451 SF  
\$1,000/MONTH

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## SITE PLAN – BUILDING 1785

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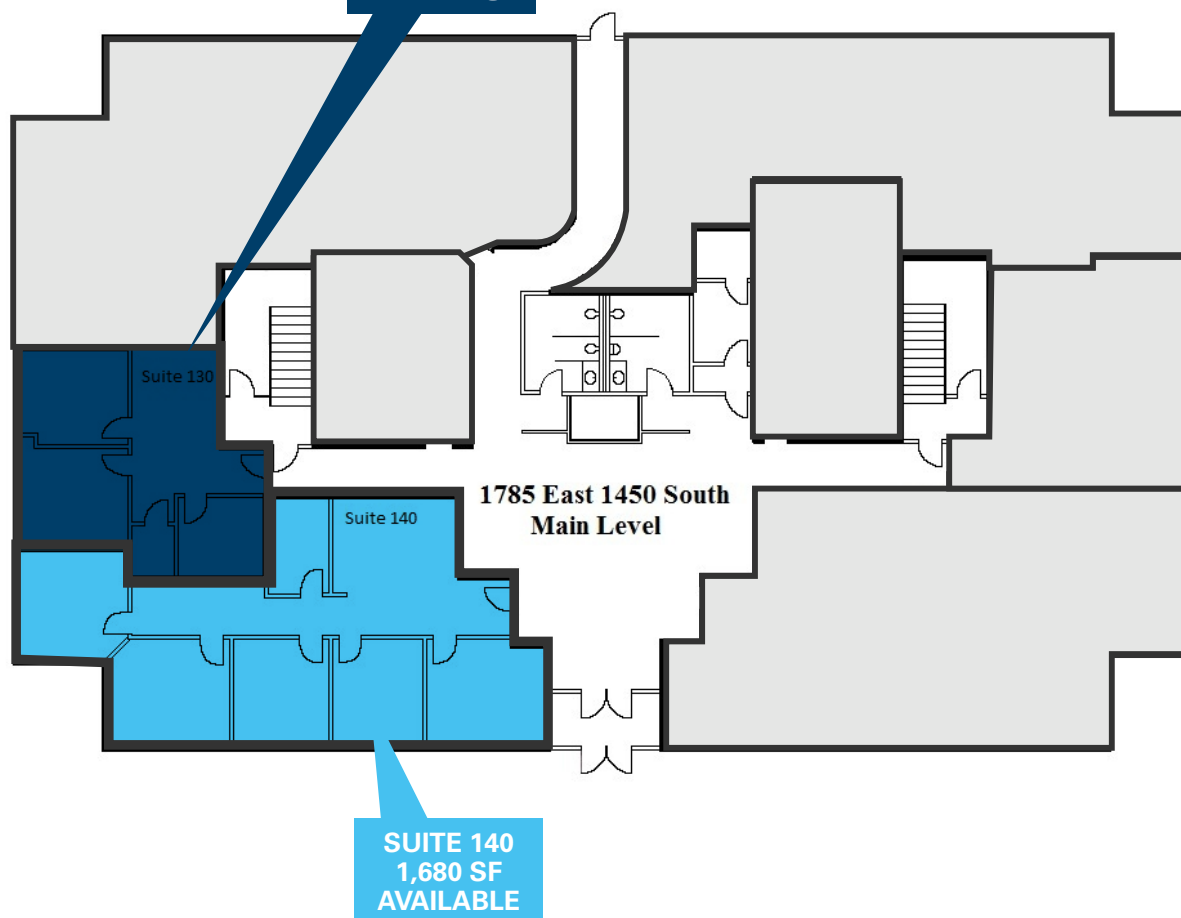
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**FIRST FLOOR**

**SUITE 130  
LEASE  
PENDING**



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## SITE PLAN – BUILDING 1785

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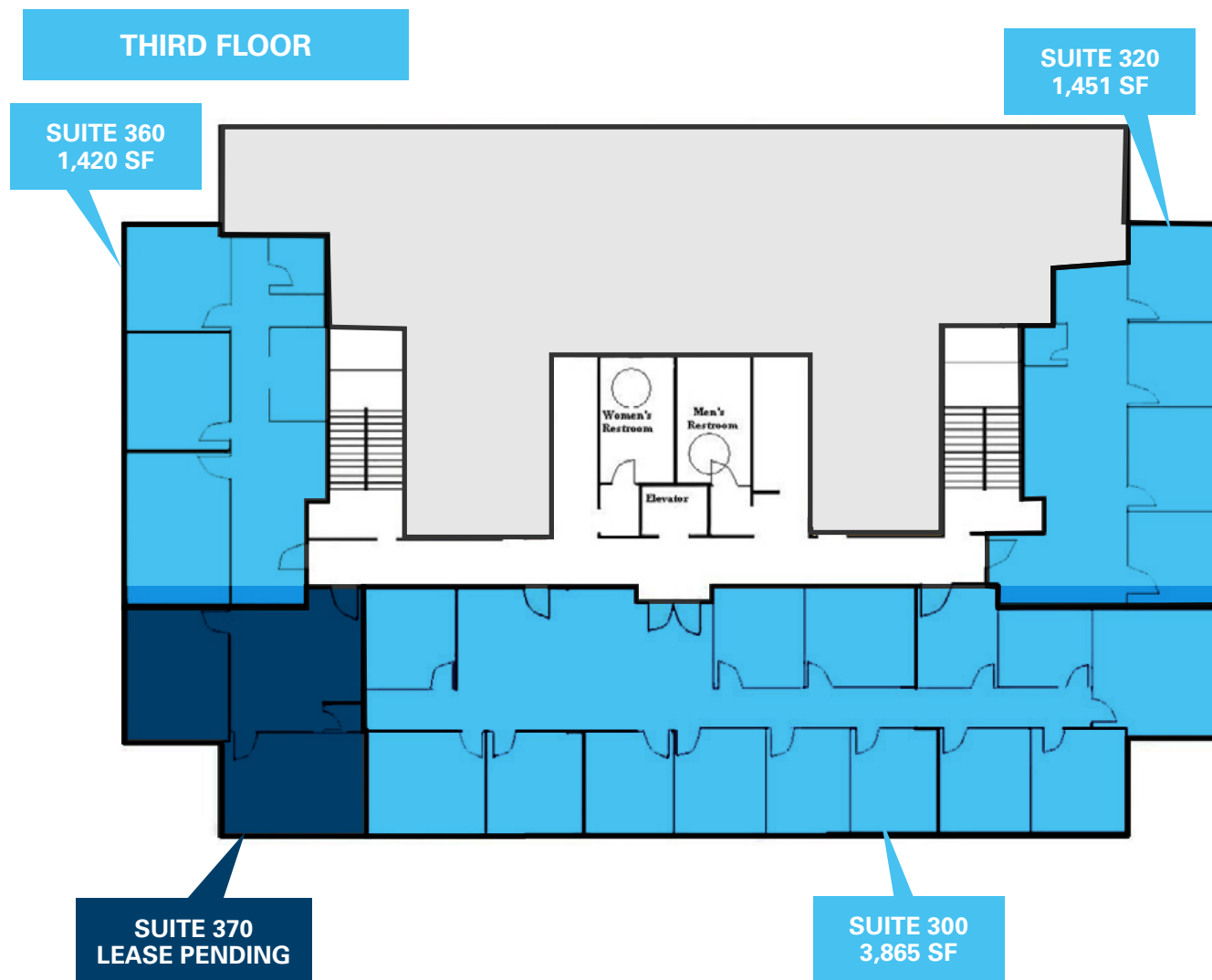
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**SITE**

Weber State University  
Davis Campus

Clearfield Legends Hills

CRUSH

RCW

Davis Hospital & Medical Center

Exit 332

15

NORTH LAYTON JR HIGH  
1,107 STUDENTS

ANTELOPE DR

petco

ROSS  
SHEDS FOR LESS

M  
McDonald's

Target

BARNES & NOBLE

LOWE'S

Target

DORIS ACADEMY

STATE ST

VAE VIEW SCHOOL  
366 STUDENTS

Layton Market Center

Layton Heritage Park

Davis County Convention Center

Woodland Office Park

Park Place

LAYTON HILLS MALL  
CBL Properties

JCP DICK'S Dillard's

1425 N

HOBBY LOBBY

Home Depot

KOHL'S

BIG 5  
SPORTING GOODS

B!

FRONT RUNNER

Layton Hills Business Park

GORDON AVE

1300 N

Walmart

sam's club

ELLISON PARK SCHOOL  
936 STUDENTS

Layton Industrial Park

HILL FIELD RD

Exit 331

GORDON AVE

Office DEPOT

PETSMART

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