



Colliers



Office For Lease

Gordon Avenue Office

327 W Gordon Avenue
Layton, UT 84041

Property Information

- Multi-Tenant Office Building
- Three suites available
- 1,210 - 4,116 SF
- Quick I-15 Access
- Many Surrounding Amenities
- Attractive Brick Construction
- Dedicated Tenant Storage Space
- Available Q1 2025
- **Lease Rate: \$13.00 NNN**
- **Contact agent for more information**

Contact:



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Accelerating success.

Property Profile

327 W Gordon Avenue, Layton, Utah

This well-positioned office building located at **327 W Gordon Avenue in Layton, Utah** offers a prime opportunity for businesses seeking modern office space with excellent accessibility and amenities. With **three suites available**, ranging from **1,210 to 4,116 square feet**, this property is perfect for a variety of office uses, whether you're a small business or a growing company.

Key Features:

- **Suite Sizes:** 1,210 SF, 1,800 SF, and 4,116 SF available
- **Competitive Lease Rate:** Only **\$13.00 NNN**
- **Convenient Access:** Just minutes from **Interstate 15**, providing quick connectivity to Ogden, Salt Lake City, and the rest of Northern Utah.
- **Nearby Amenities:** Enjoy proximity to restaurants, shopping, banks, and more, all within a few minutes' drive.
- **Dedicated Tenant Storage:** Tenants benefit from secure storage space in the building's basement.
- **Ample Parking:** Plenty of parking is available for tenants and their clients.

Location Benefits:

Layton is Davis County's largest city and one of Utah's fastest-growing areas, providing a vibrant environment for businesses. Located midway between Ogden and Salt Lake City, Layton offers convenient access to major transportation routes while maintaining a suburban feel.

- **Population:** Layton has a population of over **80,000**, with strong economic growth and a skilled workforce.
- **Median Income:** The median household income in Layton is **\$75,000**, higher than both state and national averages.
- **Proximity to Hill Air Force Base:** Layton is just a short drive from Hill AFB, one of the largest employers in the state, offering a stable economic presence.
- **Retail and Dining:** Nearby amenities include the Layton Hills Mall, a variety of restaurants, banks, fitness centers, and more, ensuring convenience for employees and clients.
- **Outdoor Recreation:** Layton is located near Antelope Island and several hiking and biking trails, making it easy for employees to enjoy Utah's outdoor lifestyle.

Why Choose 327 W Gordon Avenue?

This office building combines an ideal location, competitive pricing, and modern amenities to offer businesses a comfortable and convenient place to grow. With quick access to I-15 and close proximity to many amenities, this is the perfect spot for businesses looking to establish or expand their presence in Northern Utah.

327 W Gordon Avenue | For Lease

Property Gallery



