

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

CHRIS FALK, CCIM, SIOR

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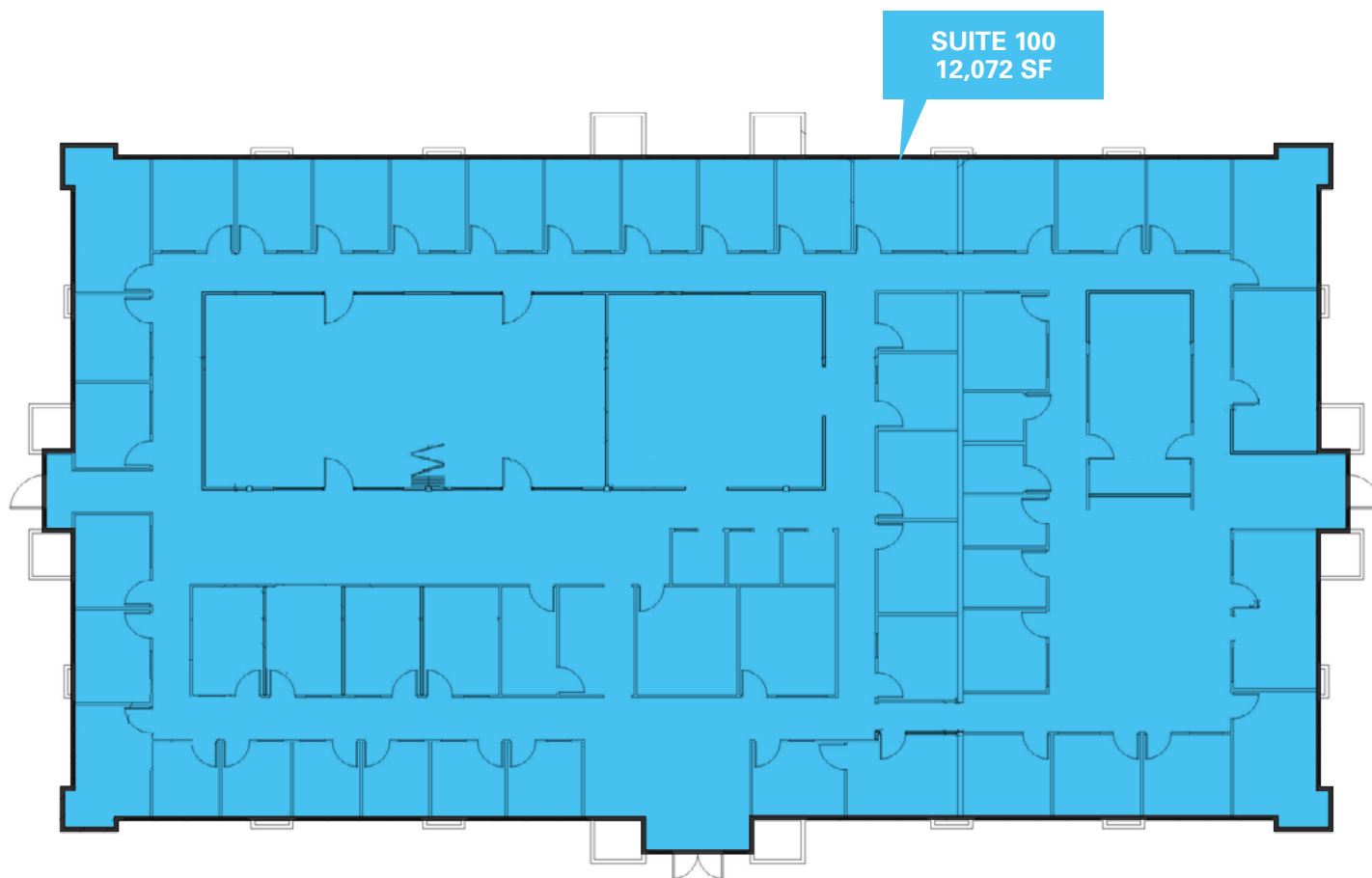
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| SITE PLAN – BUILDING 1346



Contact broker for pricing and timing details

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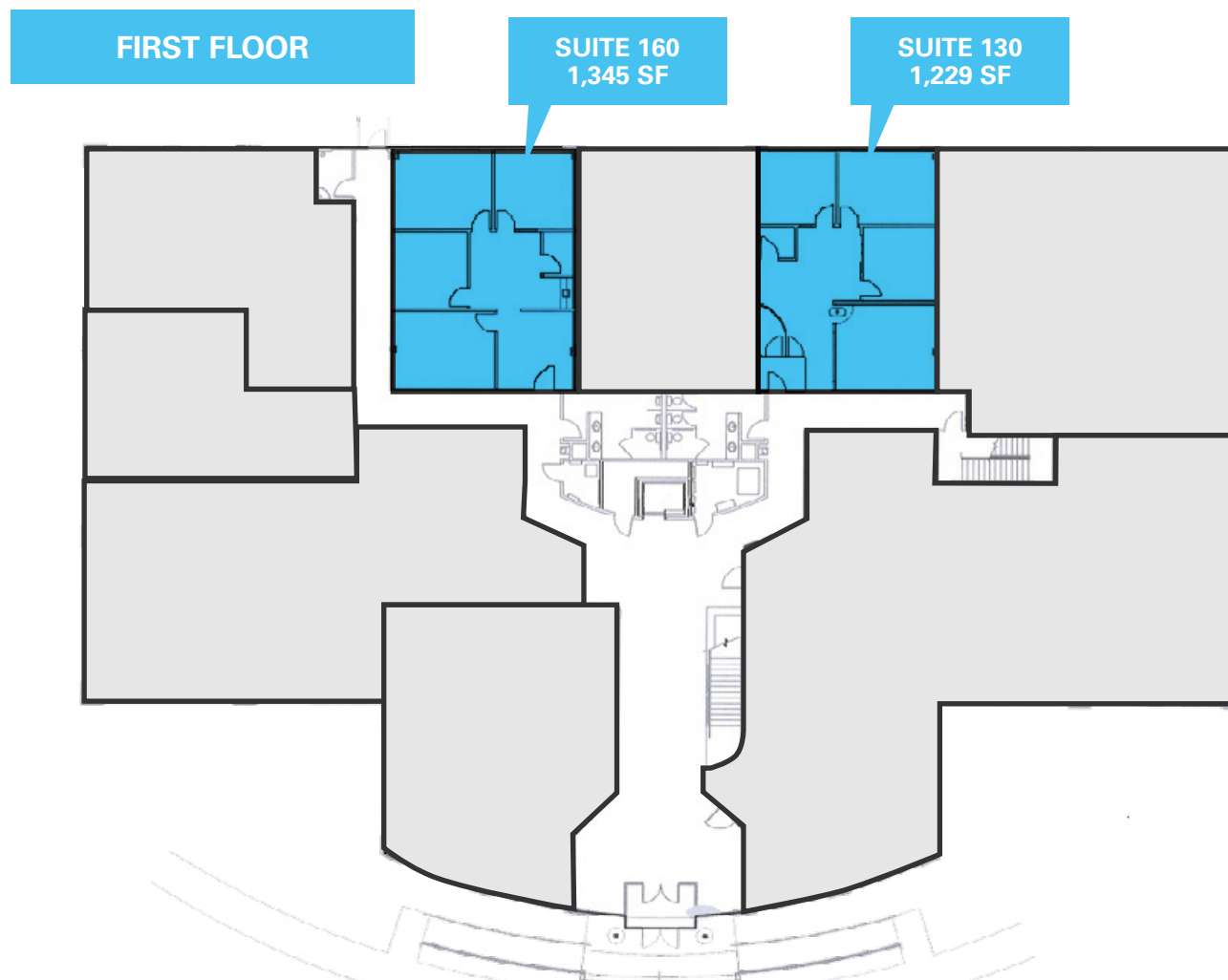
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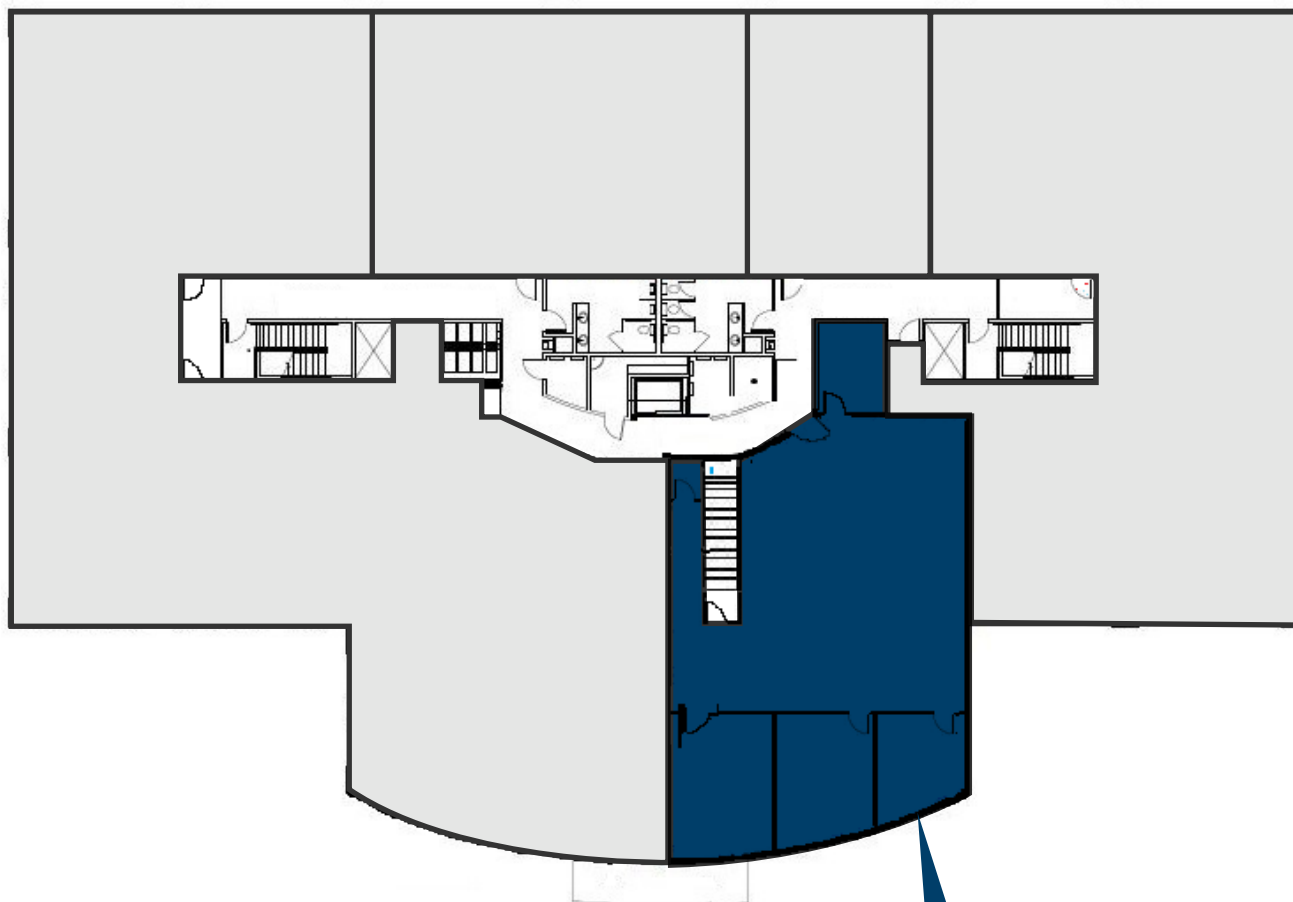
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SECOND FLOOR



SUITE 220
2,943 SF
LOI PENDING

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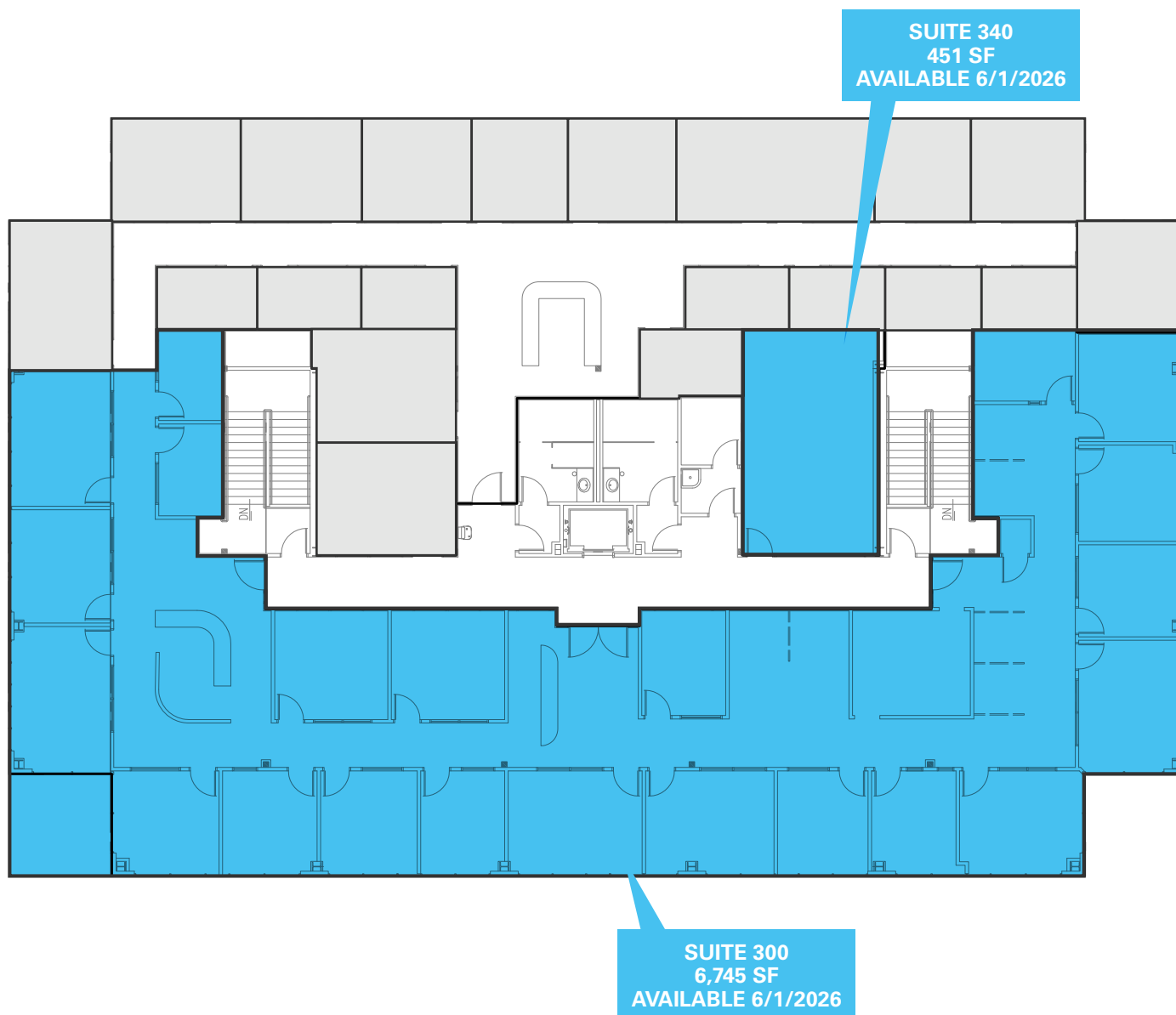
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SITE PLAN – BUILDING 1412



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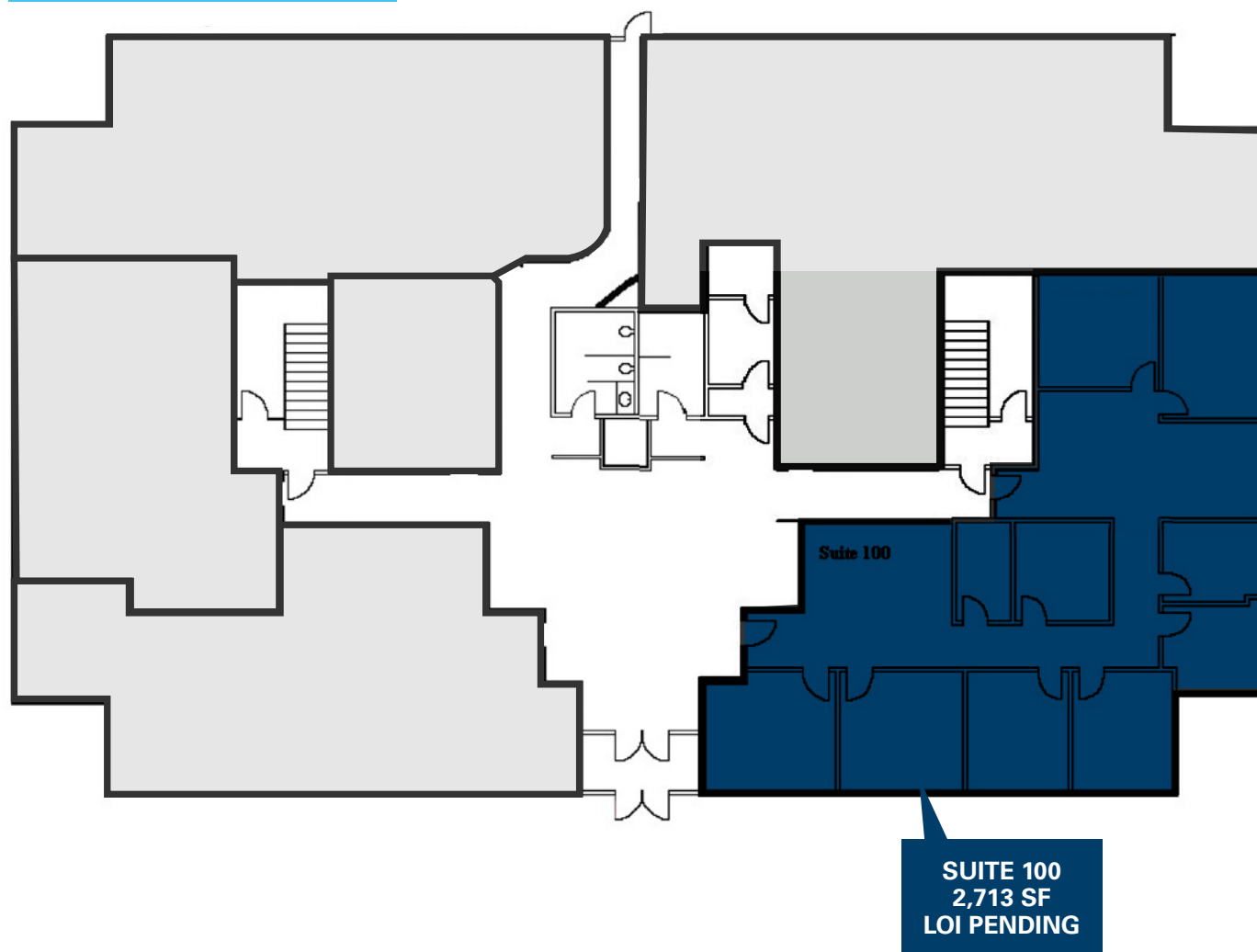
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SITE PLAN – BUILDING 1436

FIRST FLOOR



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SITE PLAN – BUILDING 1436

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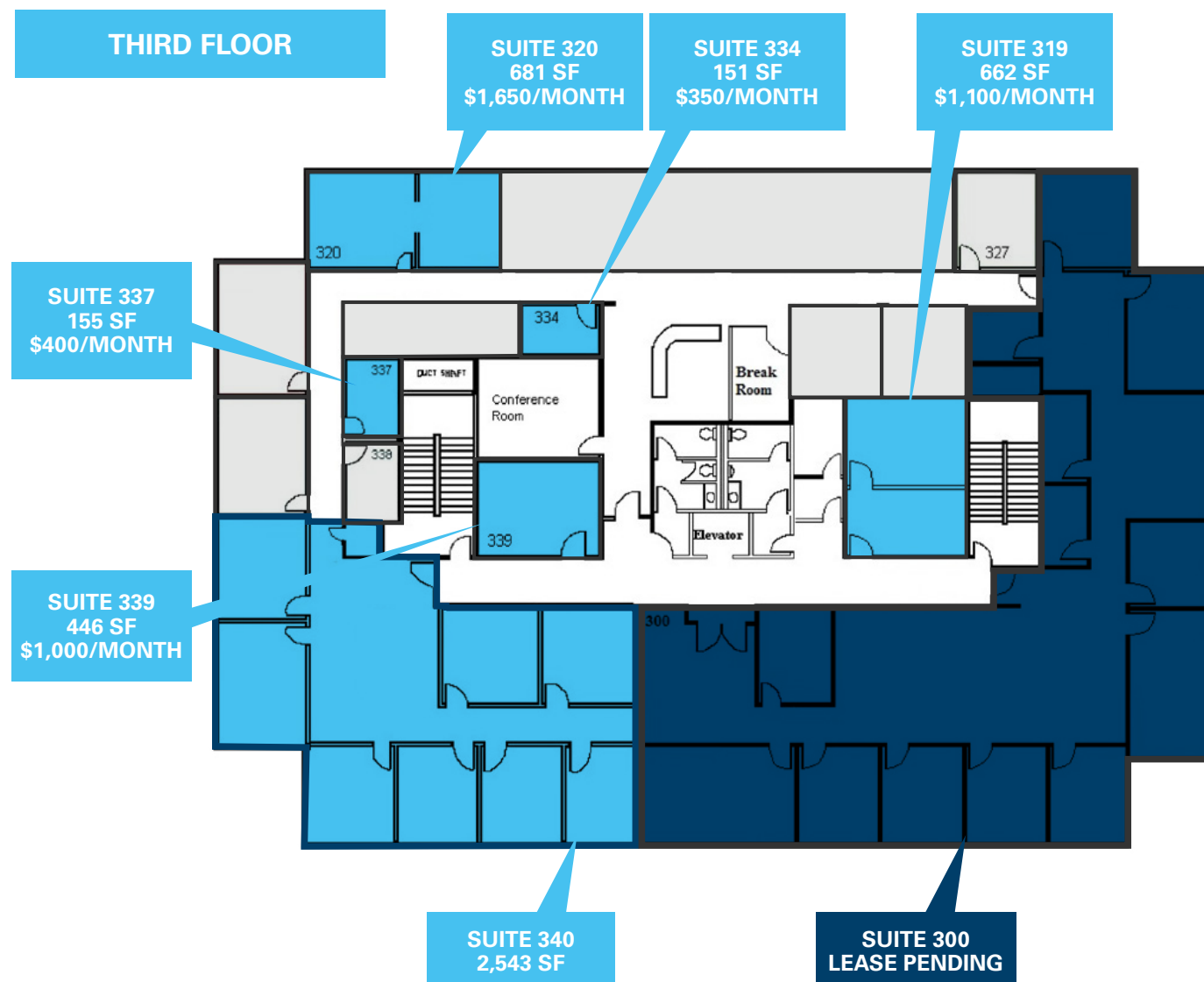
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SITE PLAN – BUILDING 1725

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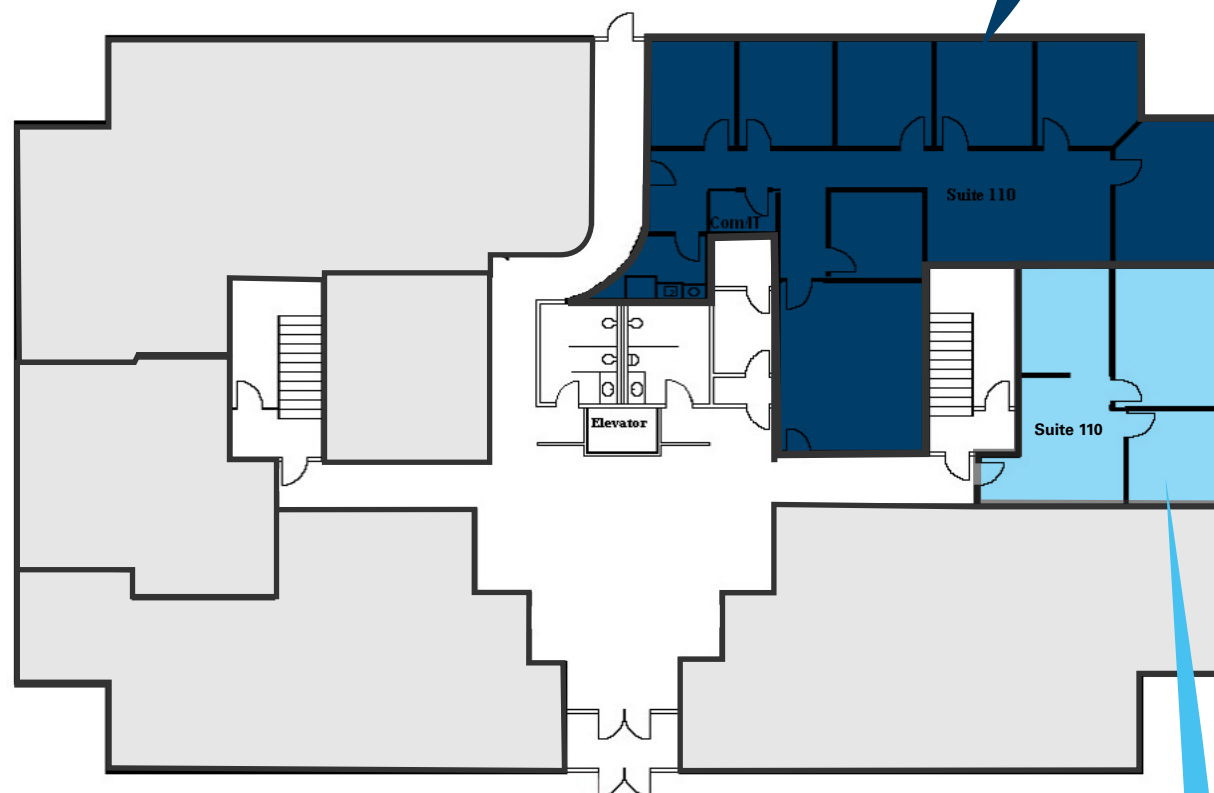
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FIRST FLOOR



SUITE 115
2,550 SF
LEASE PENDING

SUITE 110
816 SF

FULL SERVICE

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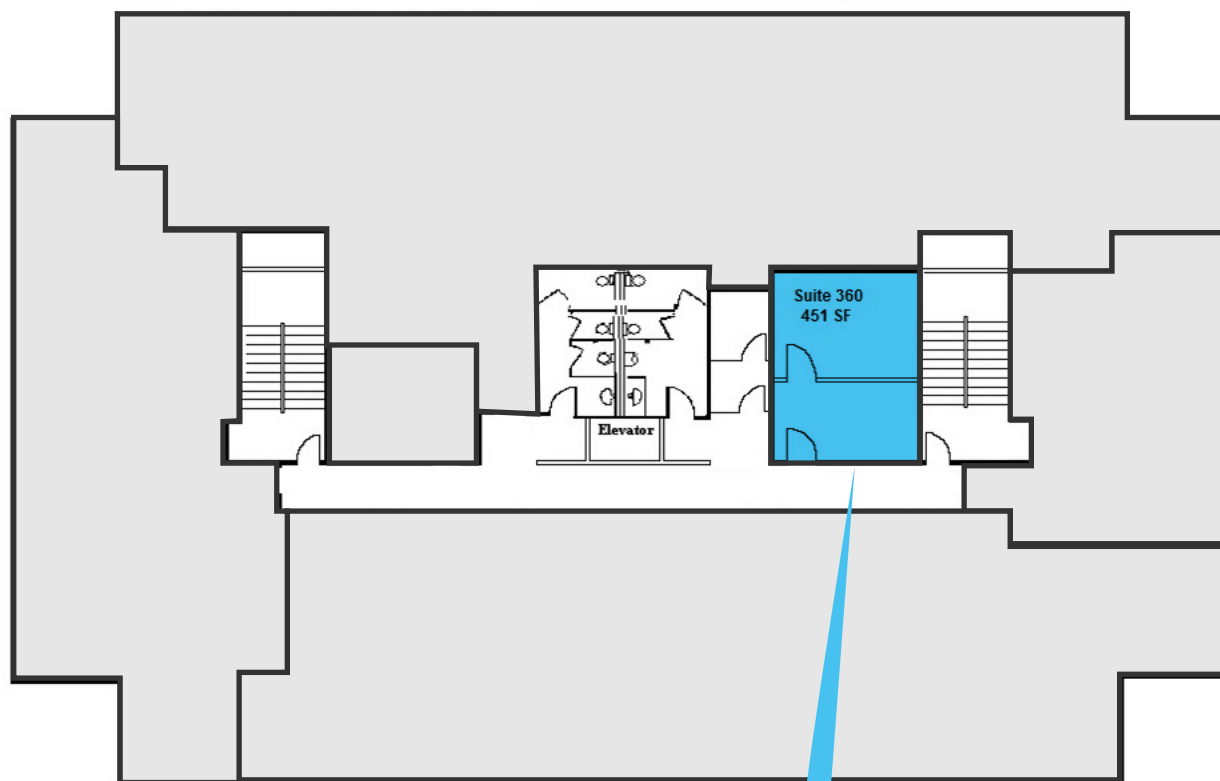
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| SITE PLAN – BUILDING 1725

THIRD FLOOR



SUITE 360
451 SF
\$1,000/MONTH

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SITE PLAN – BUILDING 1785

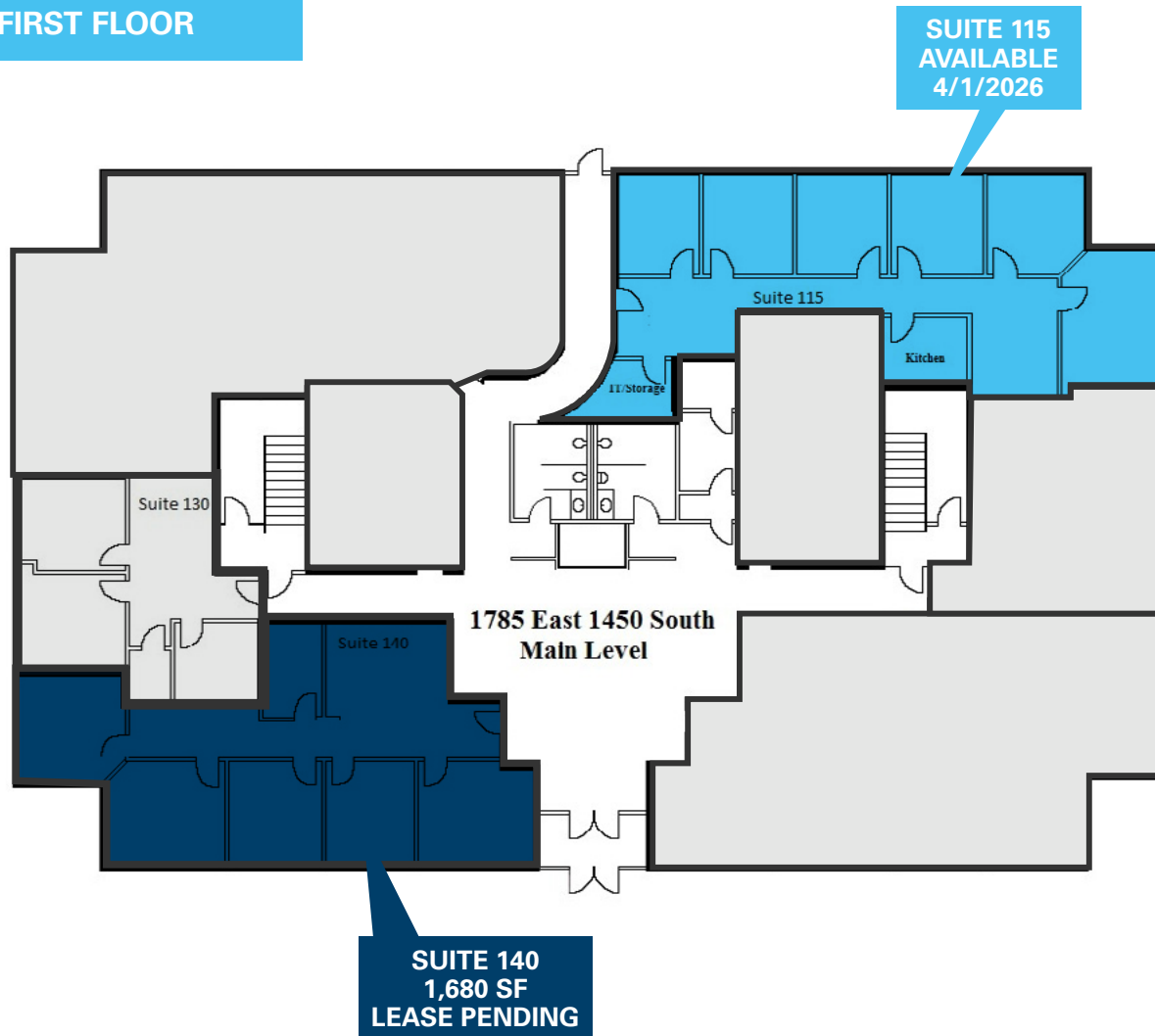
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SITE PLAN – BUILDING 1785

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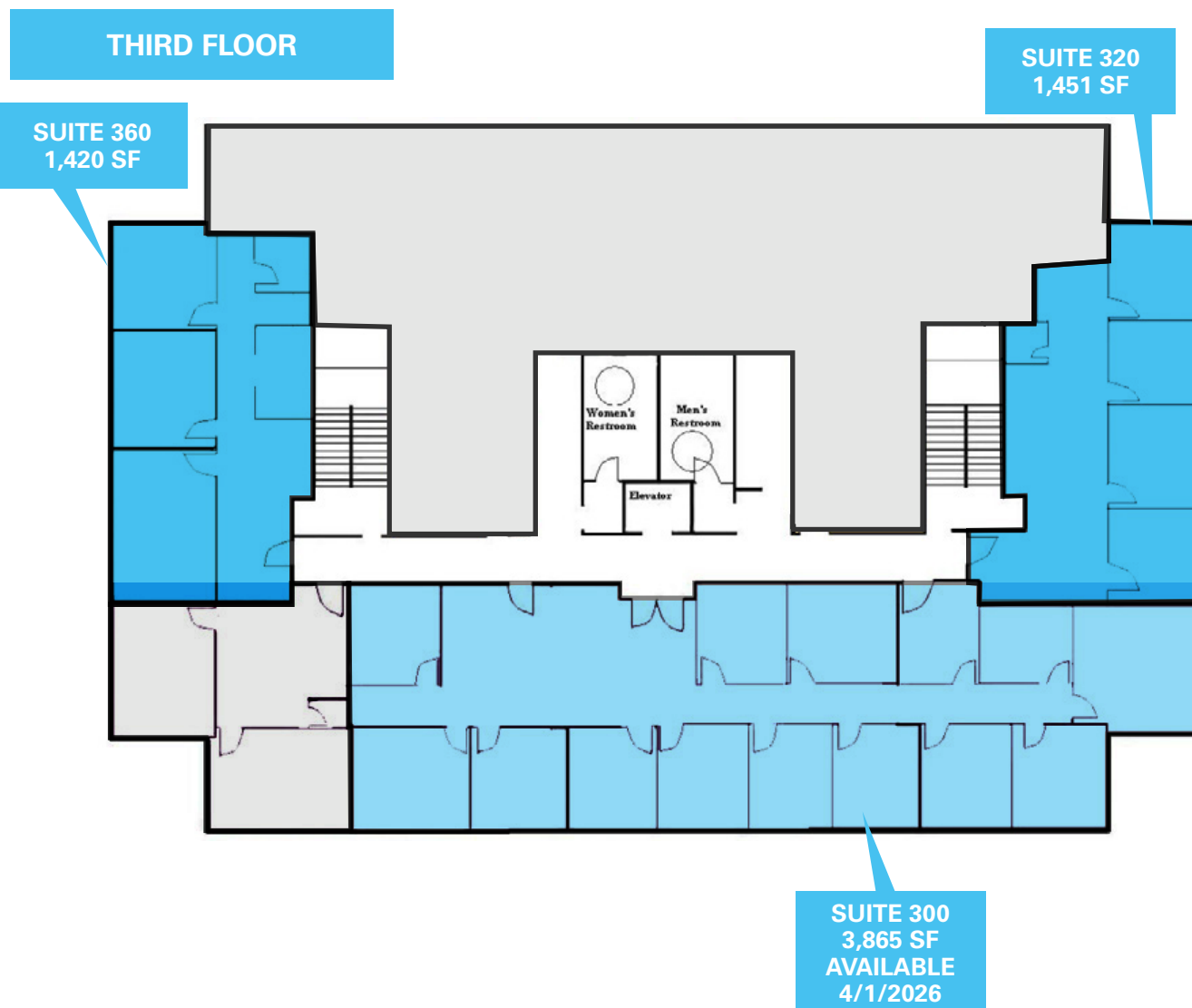
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SITE

Weber State University
Davis Campus

Clearfield
Legends
Hills



Davis Hospital &
Medical Center

Exit
332



NORTH LAYTON
JR HIGH
1,107 STUDENTS

ANTELOPE DR



DORIS
ACADEMY

Layton
Market
Center

Layton
Heritage
Park

Davis County
Convention
Center

Woodland
Office Park

Park
Place

VAE VIEW SCHOOL
366 STUDENTS



1425 N



FRONT
RUNNER

Layton Hills
Business
Park

GORDON AVE

1300 N



ELLISON
PARK SCHOOL
936 STUDENTS

Layton
Industrial
Park

HILL FIELD RD

Exit
331



GORDON AVE

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