

FOR LEASE



NEWMARK  
MW MOUNTAIN WEST

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## 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

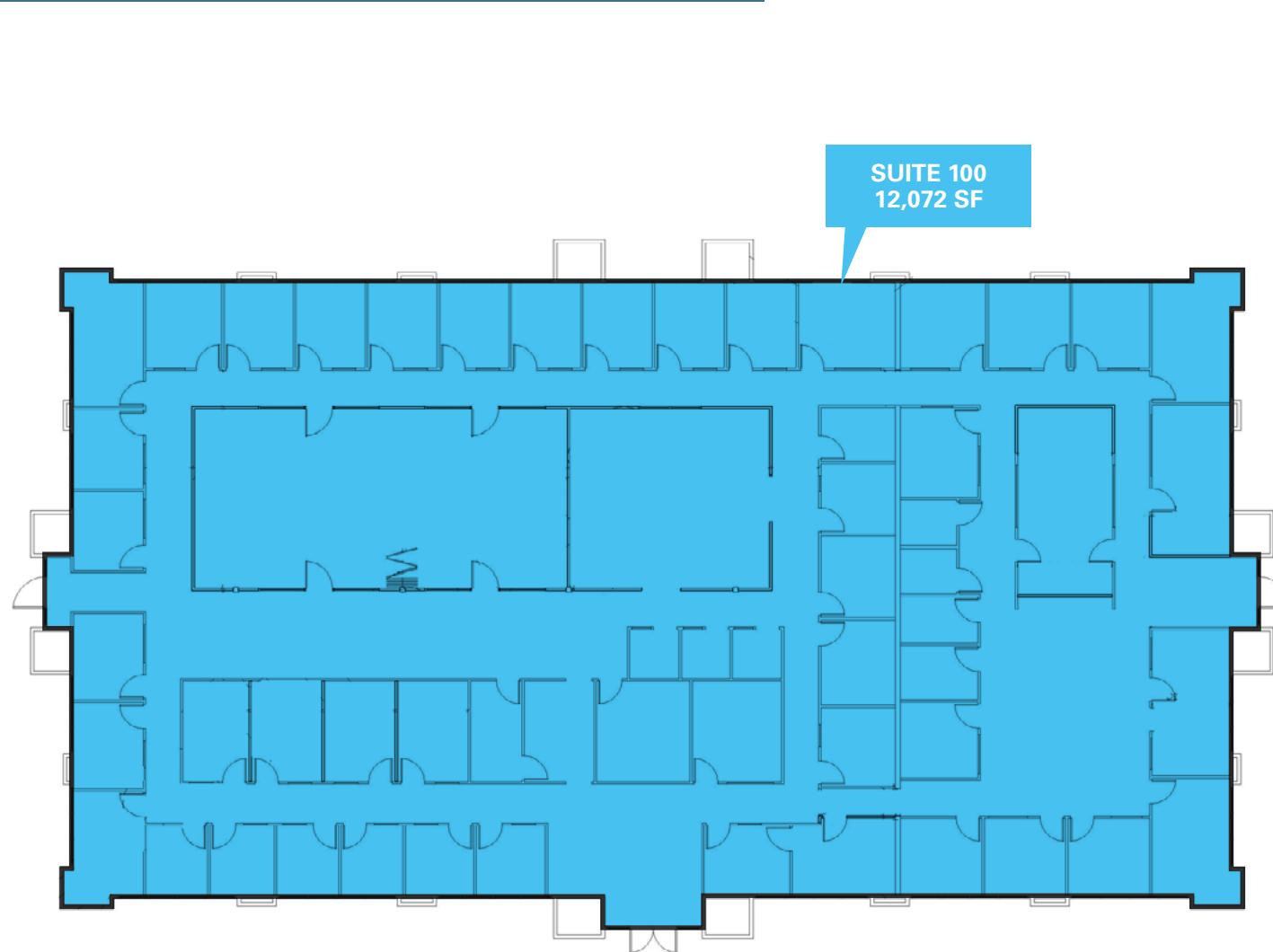
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*Contact broker for pricing and timing details*

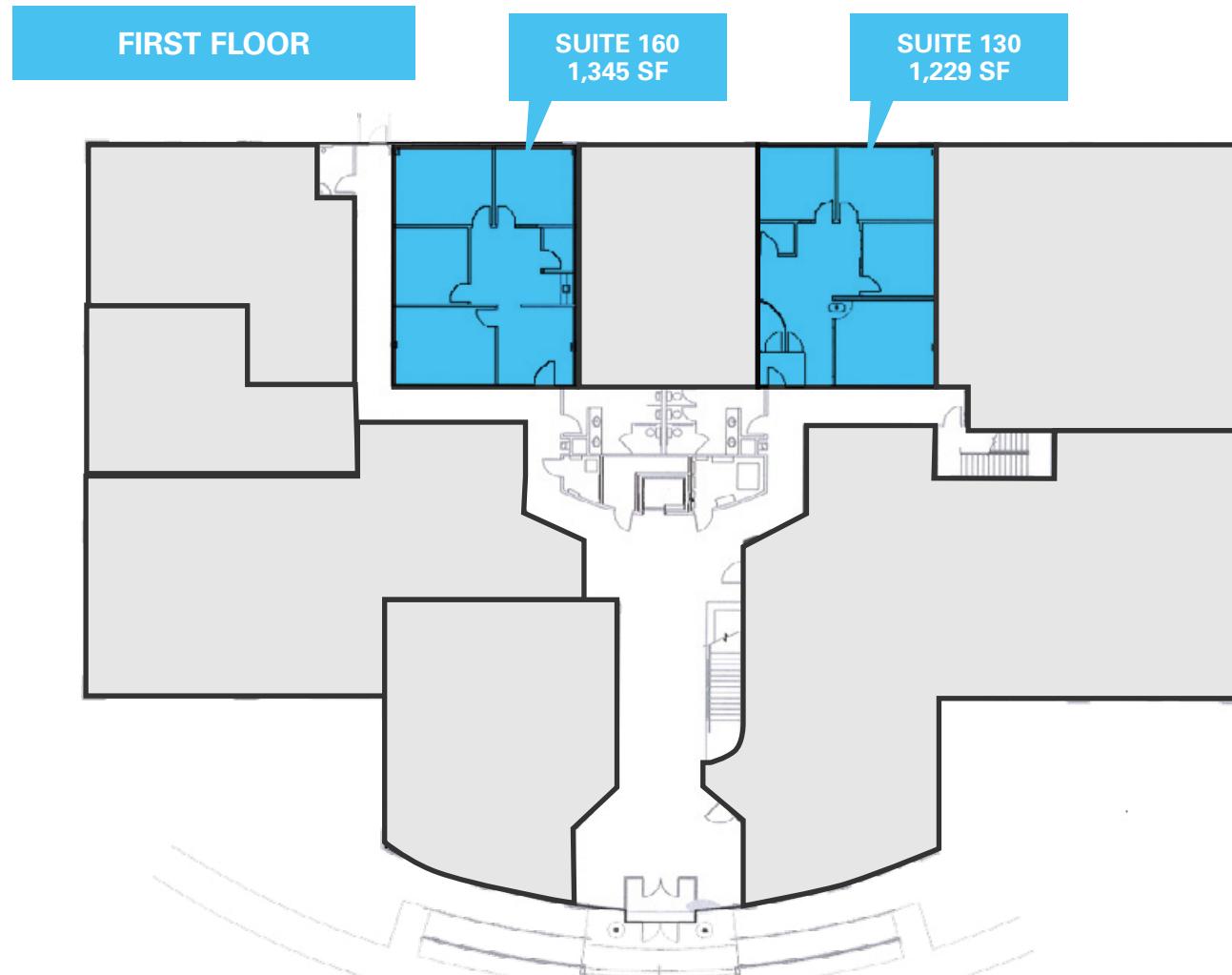
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## | SITE PLAN – BUILDING 1366

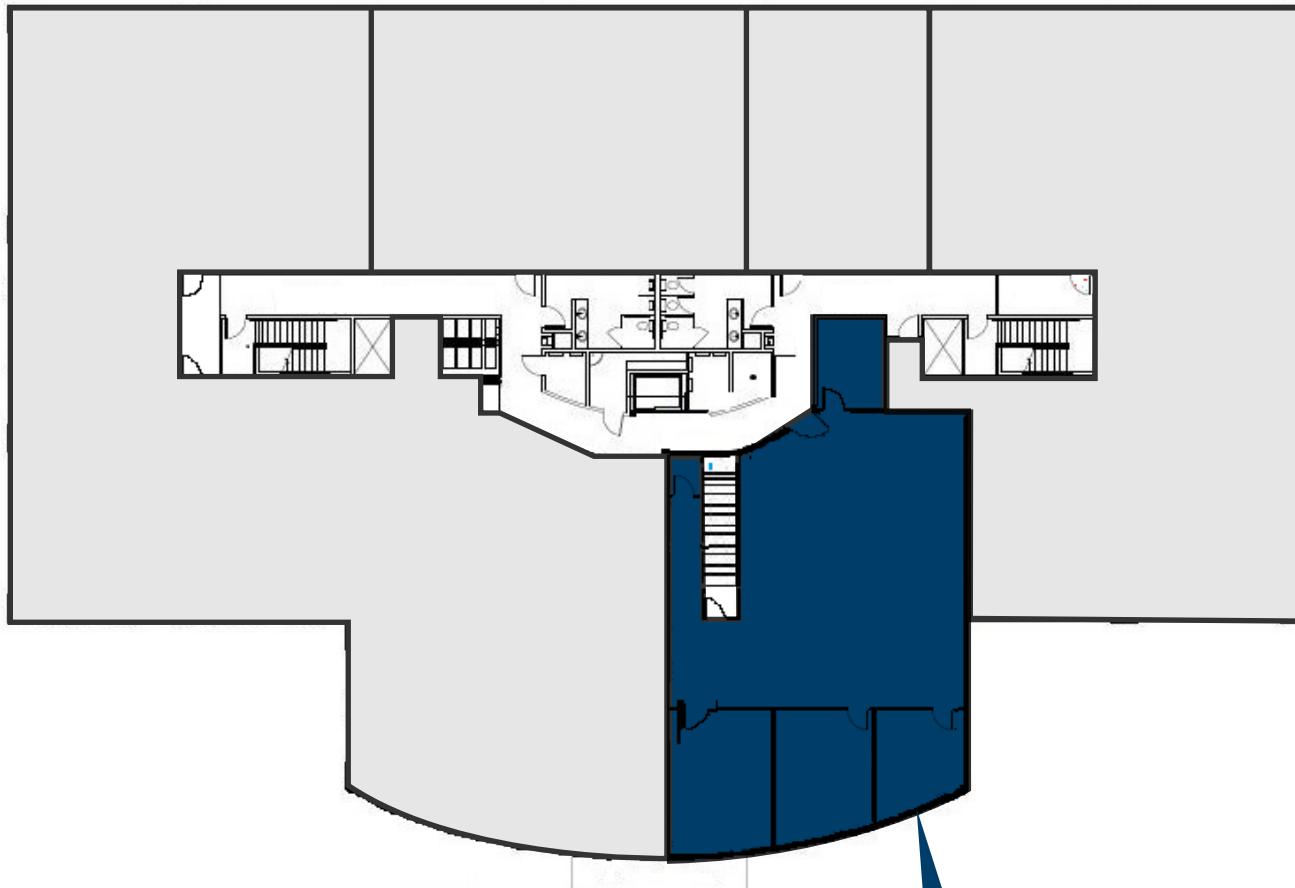


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## SECOND FLOOR

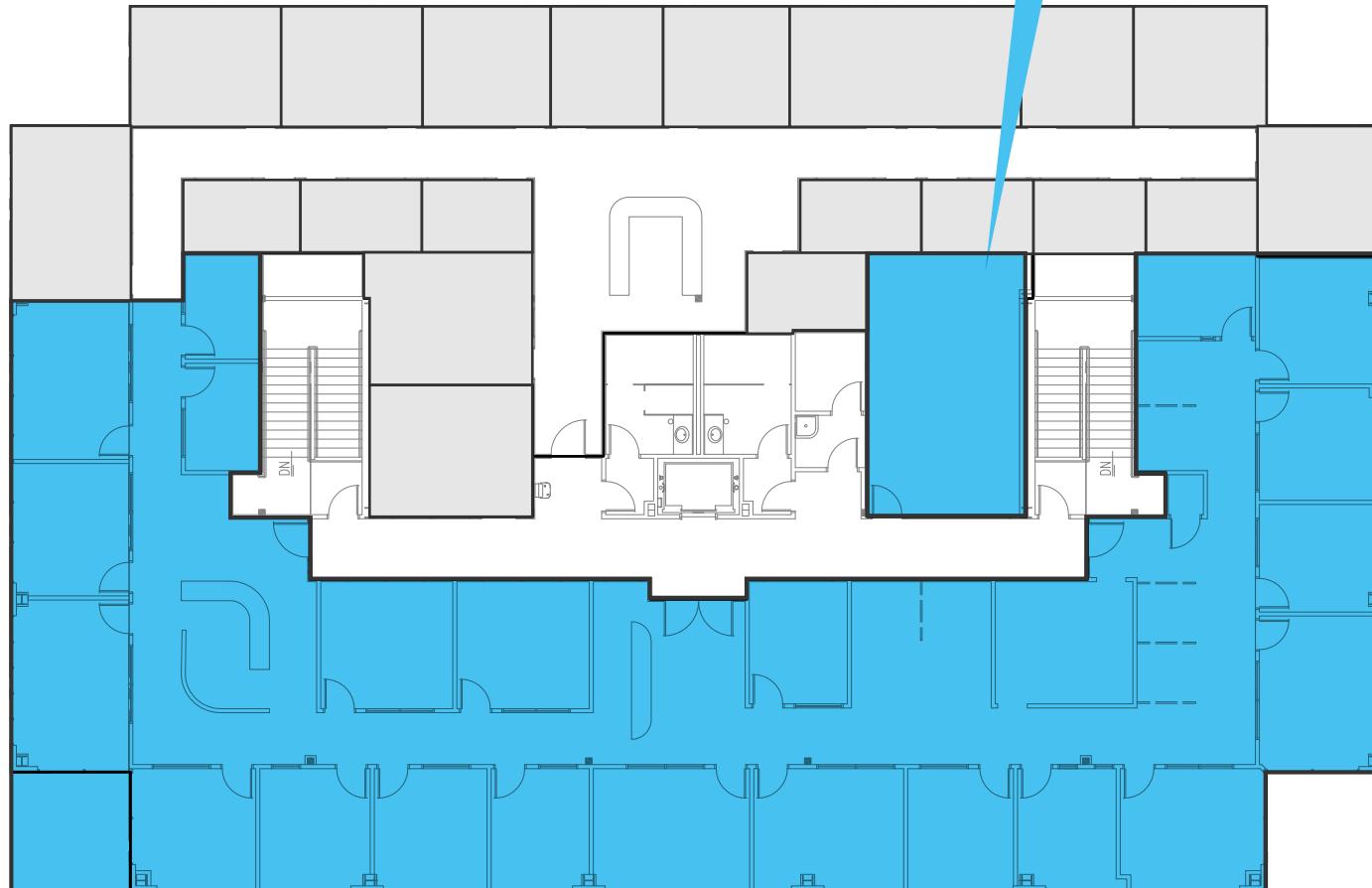


SUITE 220  
2,943 SF  
LOI PENDING

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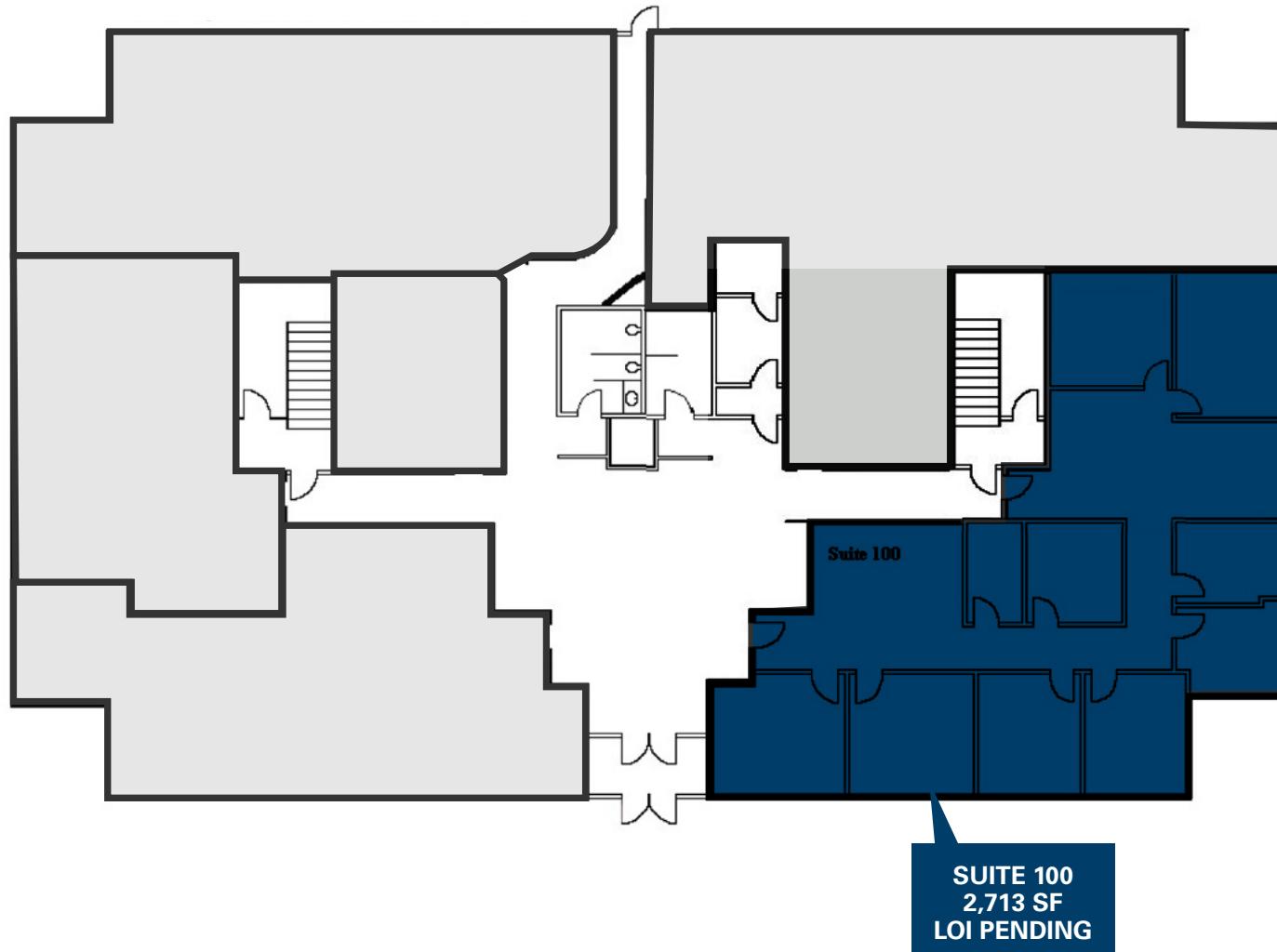
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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## FIRST FLOOR

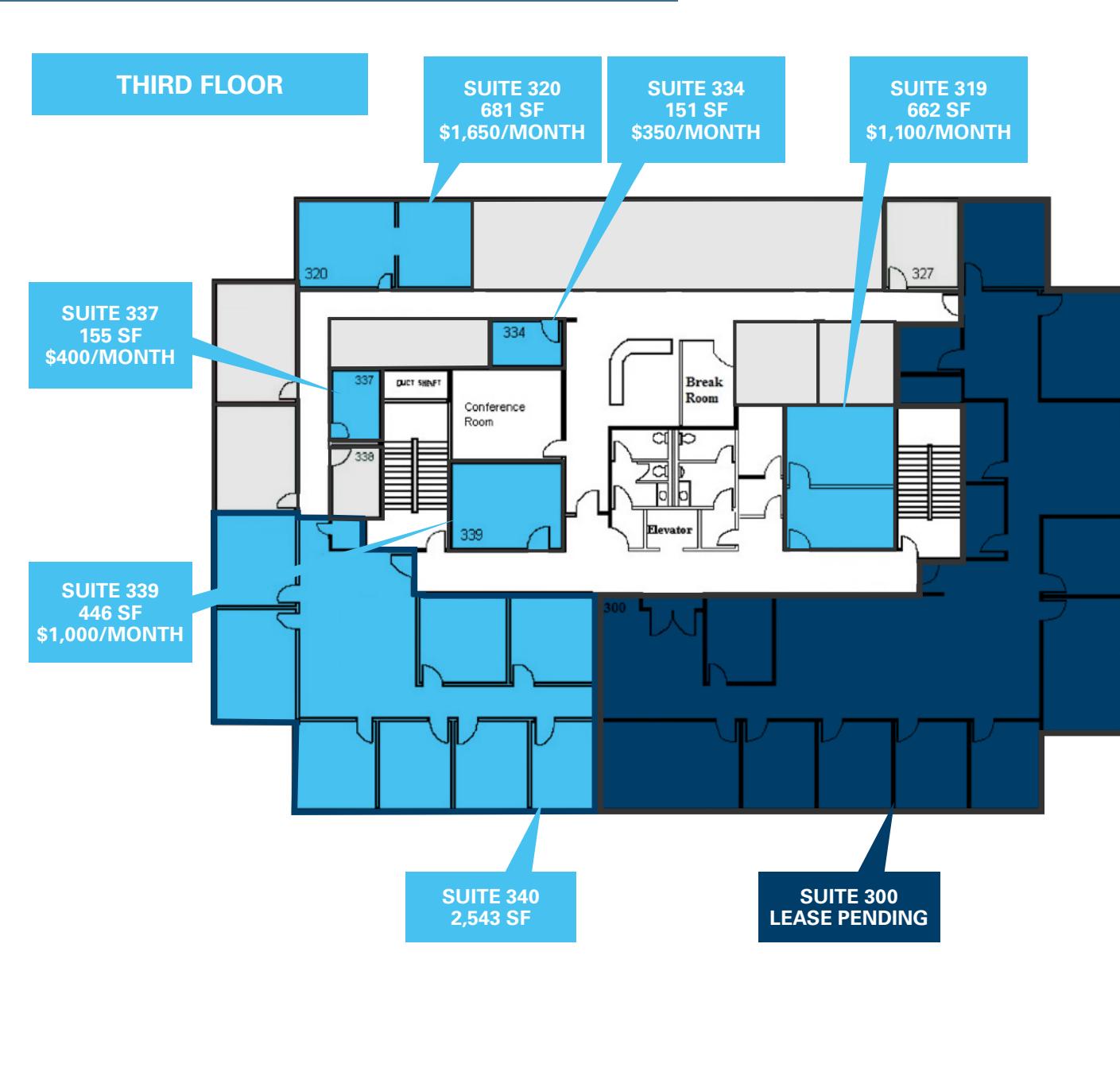


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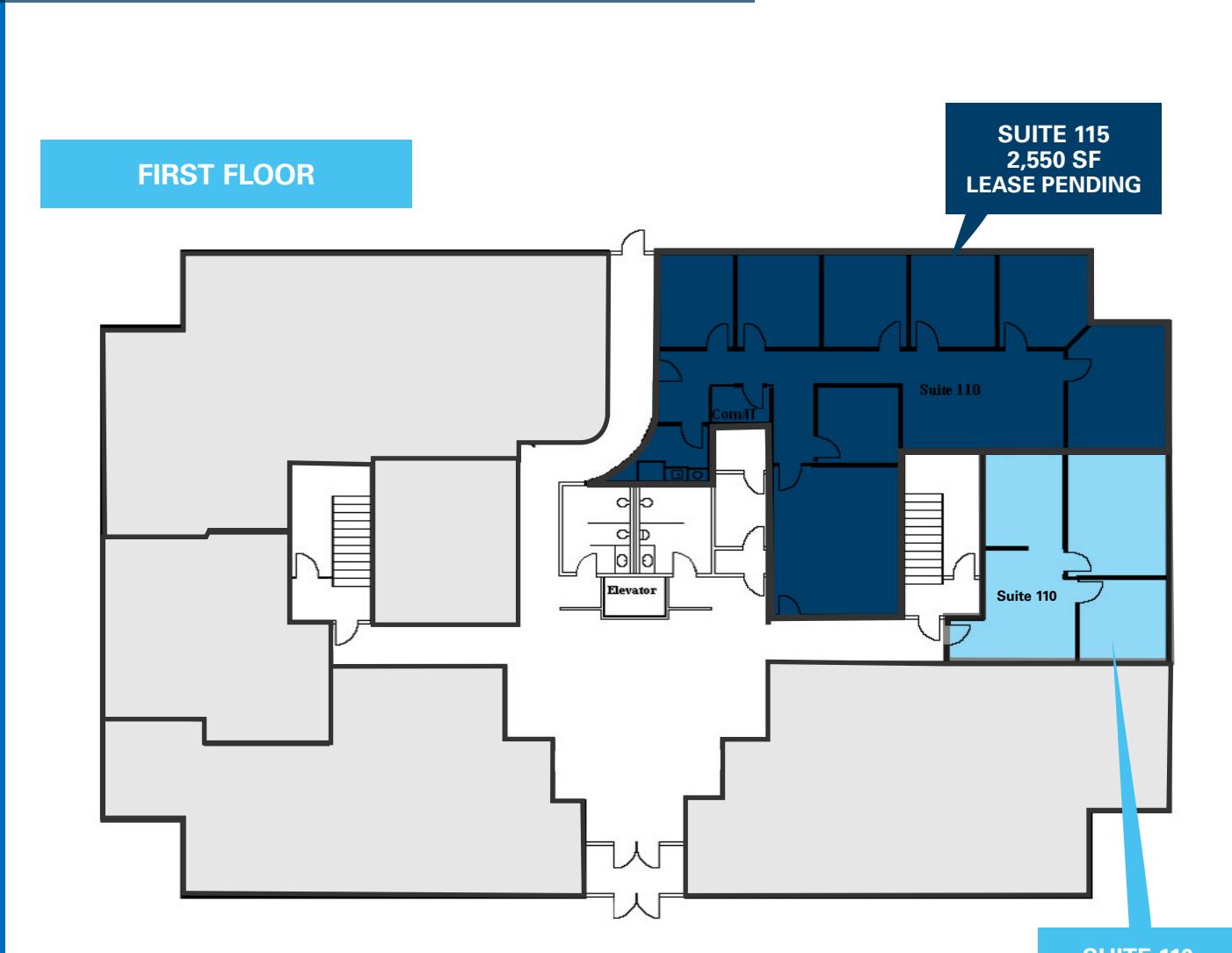
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## | SITE PLAN – BUILDING 1436



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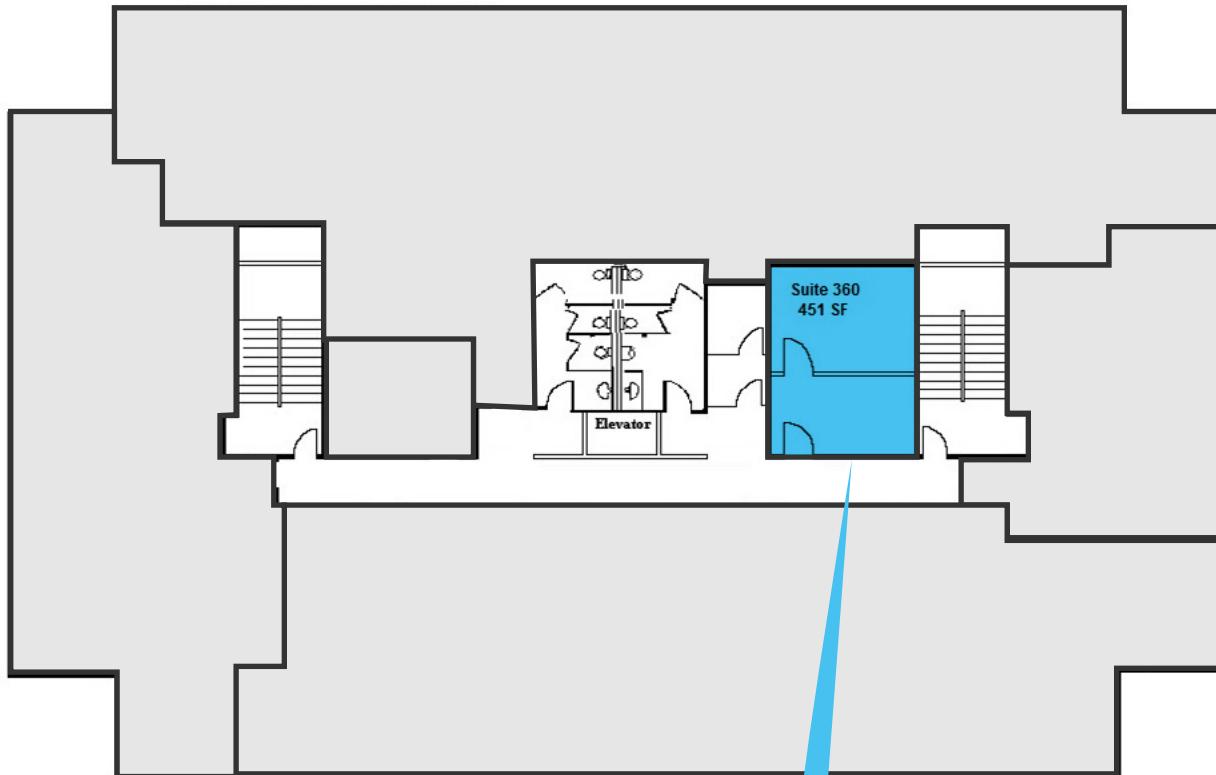


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## THIRD FLOOR



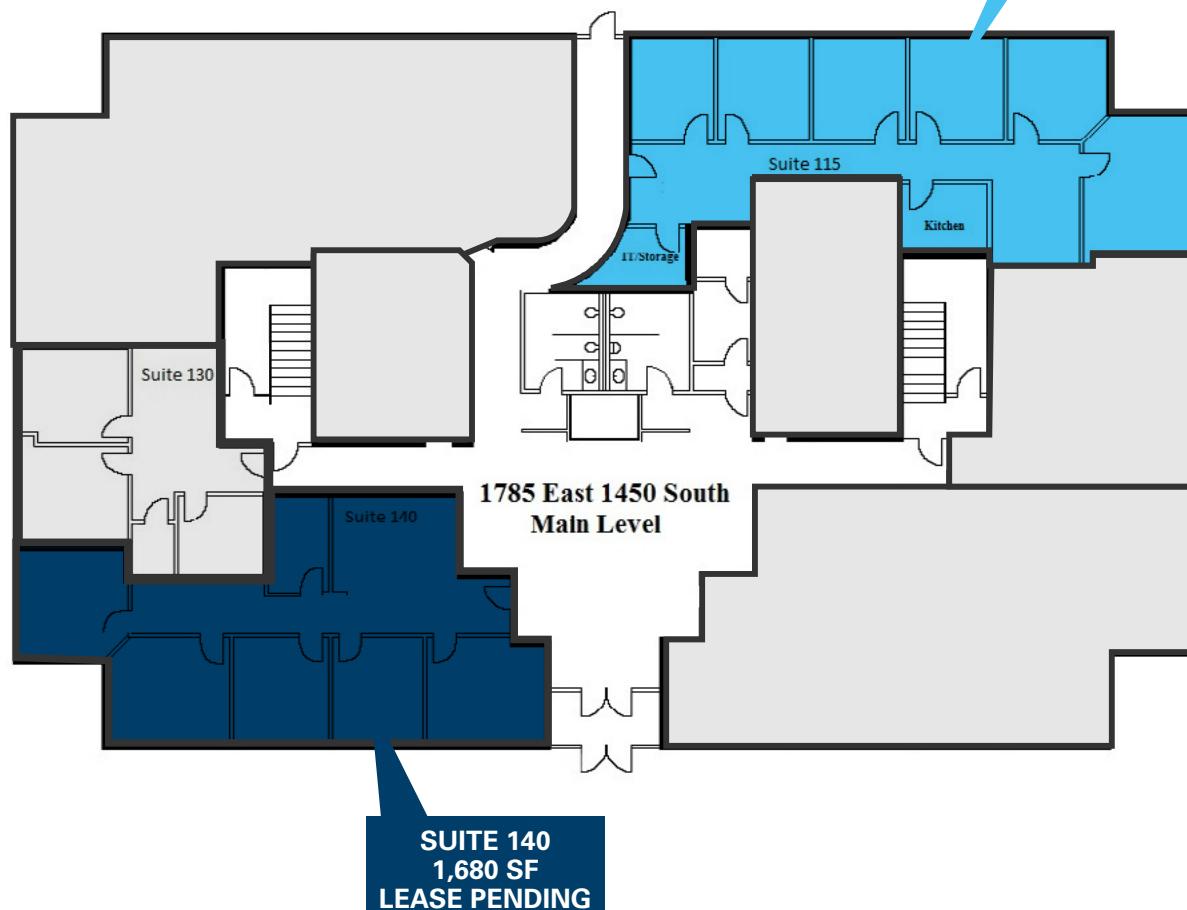
SUITE 360  
451 SF  
\$1,000/MONTH

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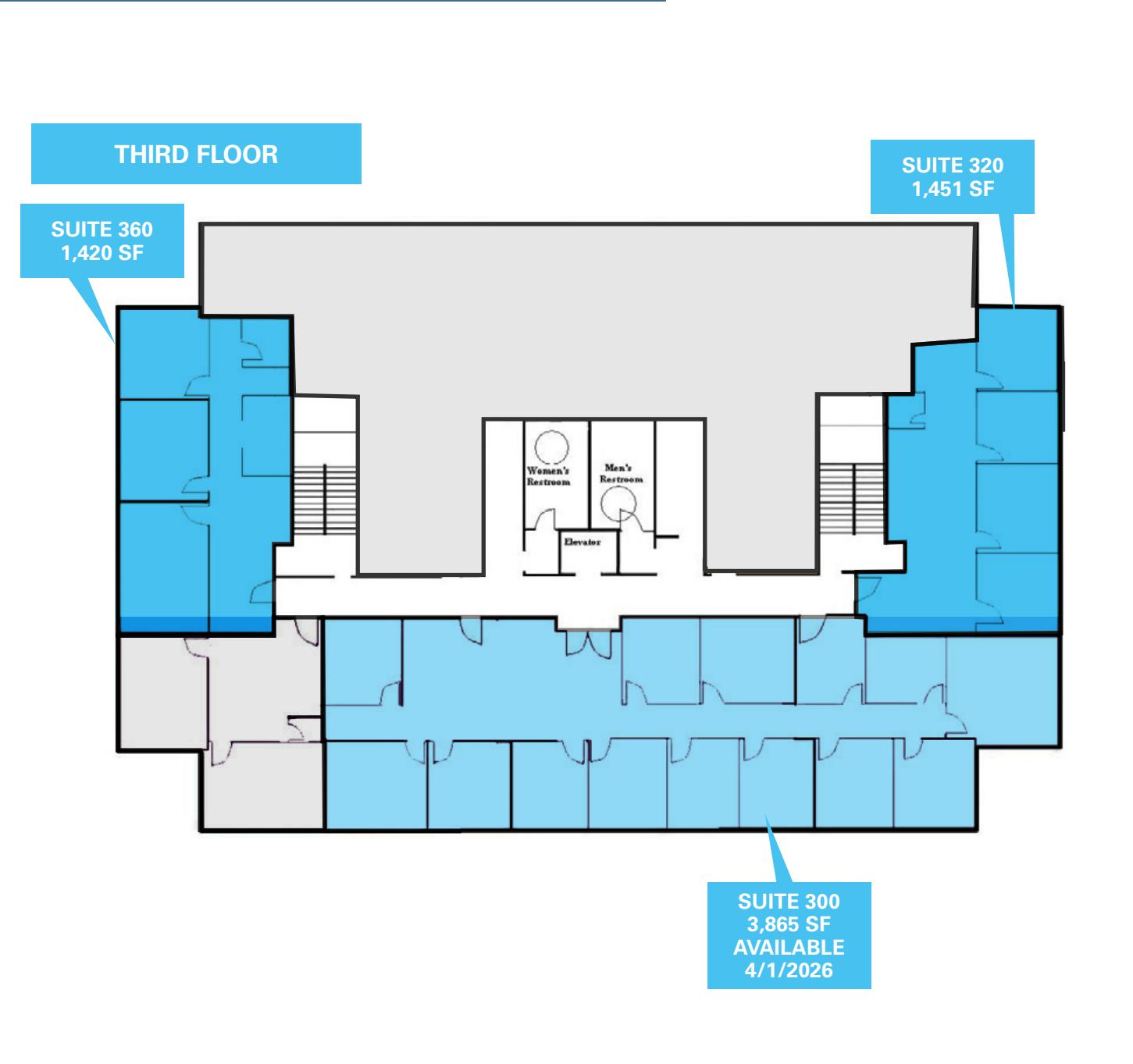
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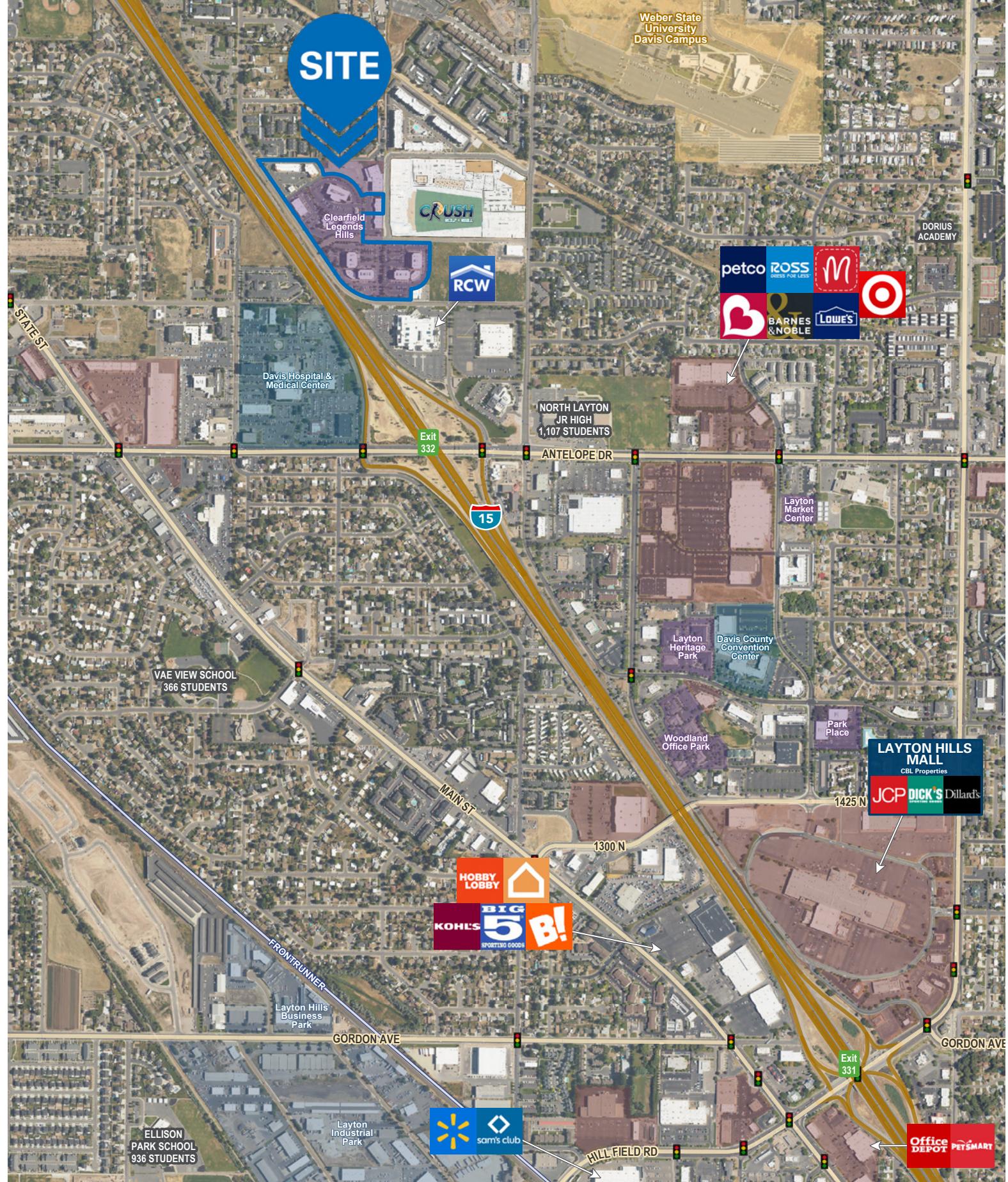


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