



# PRIME OFFICE/RETAIL SPACE AVAILABLE IN SOUTH OGDEN

## Property Highlights

- Size: 2,807 SF
- Lease Rate: \$22.00 PSF/NNN
- CAM: \$6.63 PSF
- End cap with large store front windows, 6 private offices, reception area, conference room, 2 restrooms, and full break room
- Ample parking
- High traffic counts
- Space has access to a grease trap
- Co-tenants include: Edward Jones, Twisted Sugar, Wing Wah, Marias Mexican Restaurant, Prime IV, Lashed, Profiles Salon, and Pieces Furniture



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**Floor Plan**





