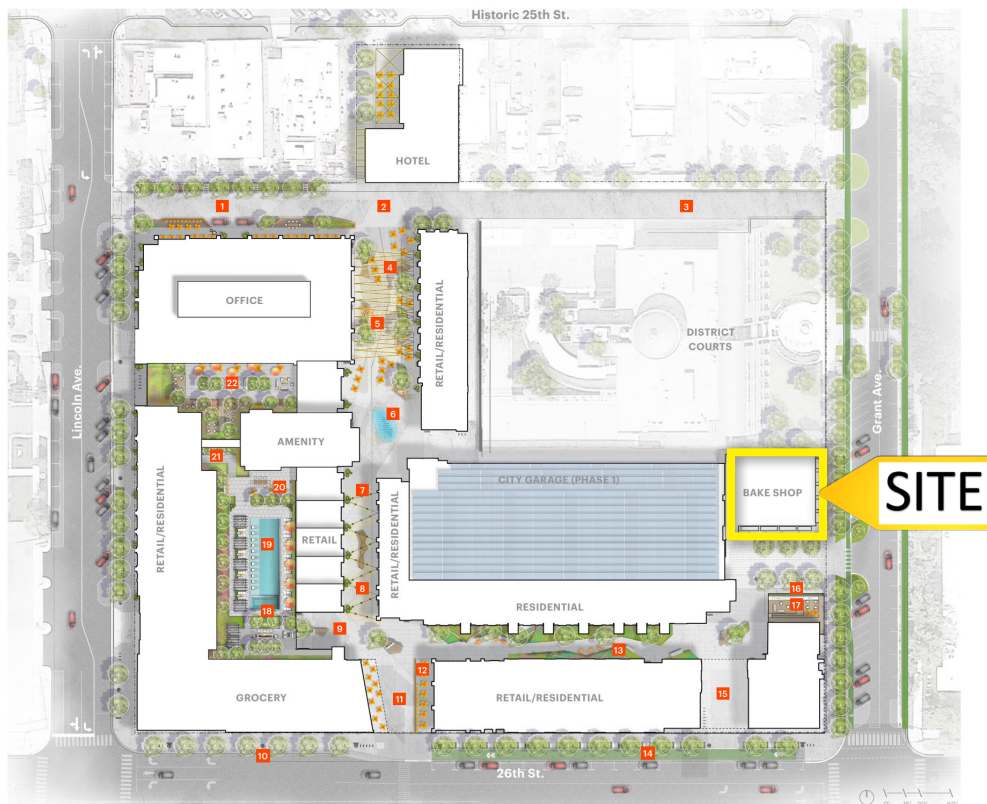


## WonderBlock Site Plan

Design Development

### Legend

- 1 Promenade and Office Drop-off
- 2 Hotel Drop-off
- 3 District Courts Alley Access
- 4 Overhead Festoon Lighting
- 5 Paseo Rooms/Vessels
- 6 Pop Jets
- 7 Pedestrian Passage
- 8 Overhead Catenary Lighting
- 9 Plaza
- 10 Bus Stop
- 11 26th Street Portal
- 12 26th Street Patio
- 13 Residential Gardens
- 14 Bike Lane
- 15 Ground Floor Portal
- 16 Patio
- 17 Wood Deck Terraces/Amphitheater (Amenity Level - Bldg. C)
- 18 Spa (Amenity Level - Bldg. E)
- 19 Pool (Amenity Level - Bldg. E)
- 20 Outdoor Kitchen (Amenity Level - Bldg. E)
- 21 Entry Gardens (Amenity Level - Bldg. E)
- 22 Office Terrace (Amenity Level - Bldg. D)



## PROPERTY FEATURES

**For Lease**

- 13,464 SF
- 2 Story Building 6,732 SF per Floor
- \$25 PSF NNN Lease Rate
- Call for Pricing & Development Details
- Neighbor to "The Wonder Block RE Development"
- Next to Weber County Court House
- Retail/Restaurant
- Law Office

## AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	16,744	90,882	172,233
Households	6,341	32,827	61,543
Income	\$46,690	\$68,935	\$78,607

**CARTER RANDALL**  
PRINCIPAL BROKER/OWNER

801.393.2733 OFFICE  
801.540.1408 CELL  
carter@ppc-utah.com



**NATE HARBERTSON**  
PRESIDENT/OWNER

801.393.2733 OFFICE  
801.628.4322 CELL  
nate@ppc-utah.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITIONS OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ANY TO BE IMPLIED.



