



FOR LEASE

CO-TENANTS:



PROPERTY FEATURES

- 1,000 - 18,269 SF Available
- \$14 - \$15 PSF NNN
- State-of-the-Art Modern Industrial Remodel
- Located in Downtown Ogden Next to Ogden River Project
- Tons of Natural Light
- Ample Parking

AREA DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------|----------|----------|----------|
| Population | 10,552 | 74,101 | 139,695 |
| Households | 3,752 | 26,824 | 49,897 |
| Income | \$46,971 | \$53,578 | \$62,384 |

NATE HARBERTSON

PRESIDENT/OWNER

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Available Spaces

| Floor & Suite | Space Available | Use | Rent |
|---------------|-----------------|--------|--------------|
| 1st - 101 | 5,140 SF | Office | \$14 PSF NNN |
| 1st - 103 | 5,024 SF | Office | \$15 PSF NNN |
| 1st - 106B | 1,000 SF | Office | \$14 PSF NNN |
| 2nd - 200 | 18,269 | Office | \$15 PSF NNN |





Office

SUITE 103 FEATURES

- 1,411 SF
- 2 Office Spaces
- Break Area
- Floor-to-Ceiling Windows
- Newly Remodeled



Floor-to-Ceiling Window



Offices

SUITE 106B FEATURES

- 1,000 SF
- Professionally insulated sound room.
- Great for a media production group, sound engineer, or photography studio



Wet Break Room and Closet



