

PRICE REDUCED



SOUTH OGDEN MEDICAL OFFICE

Owner-User or Investment Opportunity

Cushman & Wakefield, as the exclusive advisor, is pleased to present the opportunity to acquire 875 Country Hills Drive (the "Property"), a 20,540-sf medical office building located in South Ogden, Utah. This is a prime opportunity for both owner-users and investors to secure a top-tier, fully built-out medical office that is equipped with surgery rooms. In addition, the Property is in a highly desirable location, right next to McKay-Dee Hospital.

Built in 1998 on a 2.45-acre site, the Property features a substantial 4.67/1,000 sf parking ratio and is conveniently located on Country Hills Drive (40th Street) in South Ogden. This area is a major retail and medical-office corridor with an average daily traffic count of 20,255 vehicles. Less than a quarter mile southeast of the Property is the McKay-Dee Hospital, Intermountain Health's 3rd-largest hospital, with 1,000 employees and 310 licensed beds. The hospital spans 730,000 sf. Additionally, a Smith's anchored retail center nearby draws significant foot traffic to the area.

The Property benefits from strong area demographics. Within a 5-mile radius, there are 59,221 households with a median household income of \$78,080, indicating a robust local economy. This high household count, coupled with strong median incomes, demonstrates increased demand for medical services in the area. As Utah's population continues to age, this location will only become more valuable.

This offering presents a rare opportunity to acquire quality medical space in an up-and-coming submarket.



Exclusive Advisors

Justin Bailey

Director
Office/Medical
801-303-5493
justin.bailey@cushwake.com

JT Redd

Director
Investment Sales
801-303-5569
jt.redd@cushwake.com

Kip Paul

Vice Chairman
Investment Sales
801-303-5555
kip.paul@cushwake.com

Michael King

Senior Director
Investment Sales
801-303-5421
michael.king@cushwake.com



CUSHMAN &
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ASSET SUMMARY

Name:	South Ogden Medical Office Building
Address:	875 Country Hills Drive South Ogden, Utah
Property Type:	Medical office building
Building Size:	20,540 sf
Parcel Details:	06740015: 2.45 acres
Zoning:	40th Street General
Age:	1998
Parking:	Approx. 96 spaces (4.67/1,000 sf ratio)
Sales Price:	\$4,900,000 (\$238.56 psf)

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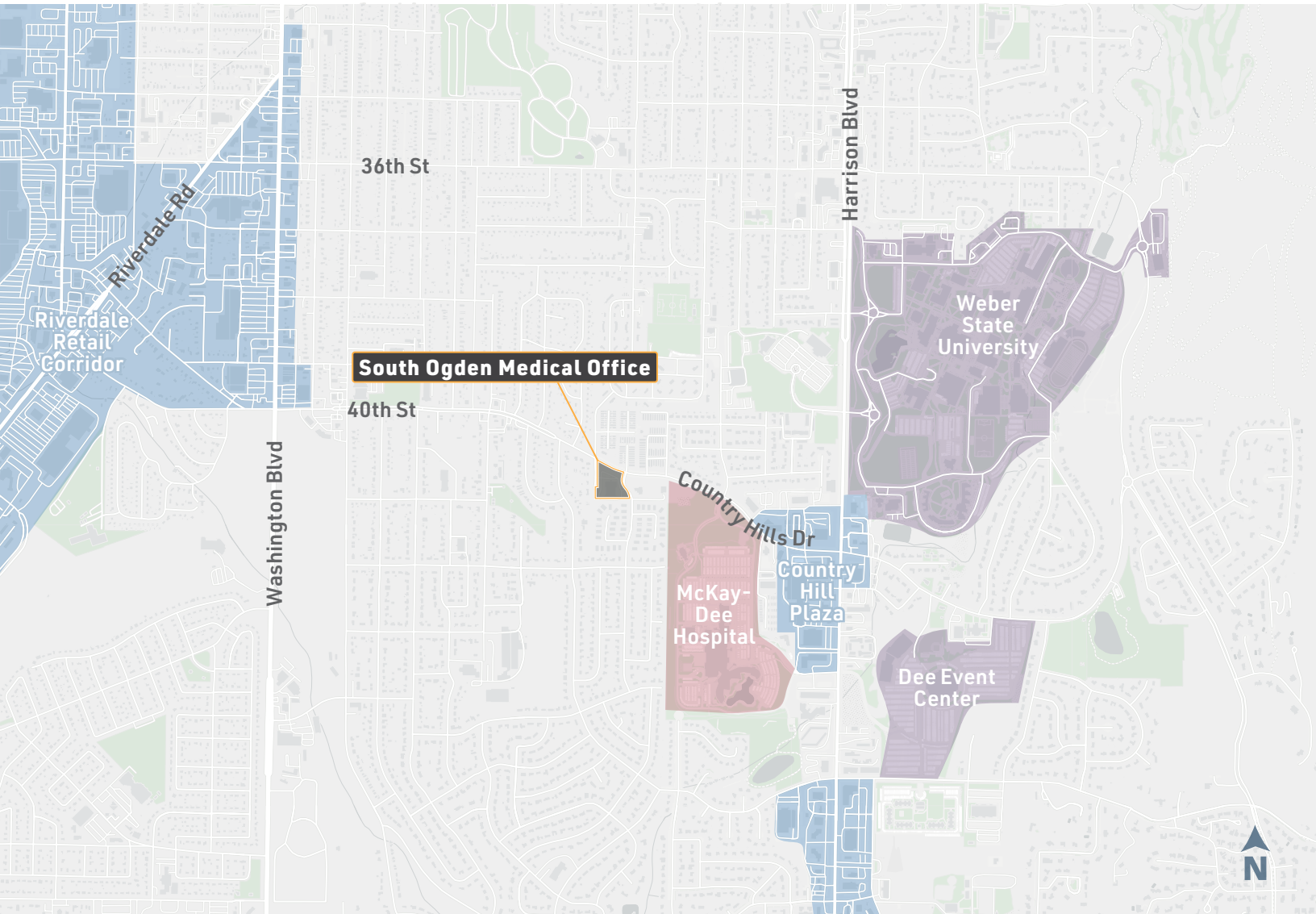
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170 South Main Street, Suite 1600, Salt Lake City, Utah 84101
801-322-2000 www.cushmanwakefield.com

NEARBY RETAIL AND AMENITIES

The South Ogden Medical Office building is centrally-located on Country Hills Drive (40th Street) near the Riverdale Retail Corridor to the west and Smith's grocery-anchored retail to the east. The Property is also close to Intermountain Health's McKay-Dee Hospital and Weber State University, making it an ideal spot for medical office uses.



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