

WASHINGTON BLVD. OFFICE BUILDING

3585 WASHINGTON BLVD | OGDEN, UT 84403

UTAH LIFE
POWERED BY PLACE | **exp**
REALTY



TRAVIS ALLEN
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EXECUTIVE SUMMARY

Prime Location with Frontage on Washington Blvd – Modern Office Space with Income Potential

- 8 private glass-enclosed offices – sleek, modern, and perfect for a collaborative yet professional environment
- 3 spacious executive offices – ideal for leadership, client meetings, or quiet workspaces
- Inviting break room – perfect for team lunches or coffee breaks
- Comfortable sitting/reception area – ideal for welcoming clients or visitors

The basement level includes a fully separate 1-bedroom, 1-bath apartment with a private entrance. Use it as:

- An income-generating rental unit
- On-site staff housing
- Or convert it into additional office or meeting space to expand operations



PROPERTY OVERVIEW

STREET	3585 Washington Blvd
CITY/ST/ZIP	Ogden, UT 84403
LISTING PRICE	\$925,000
CAP RATE	8%
INVESTMENT TYPE	OWNER/USER
SALE CONDITION	FEE SIMPLE

PROPERTY DETAILS

YEAR BUILT	1971
YEAR RENOVATED	2020
# OF FLOORS	2
# OF BUILDINGS	1
SQUARE FOOTAGE	4,726
LAND AREA (ACRES)	.25
ZONING	C-P-3
PARKING	15 STALLS

MARKET OVERVIEW

Why Ogden, Utah?

Ogden offers a compelling place to work thanks to its lower cost of living, access to outdoor recreation, and proximity to major job hubs like Salt Lake City and Hill Air Force Base. The city supports a growing economy with strong industries in aerospace, healthcare, advanced manufacturing, and logistics, while also fostering a supportive environment for small businesses and remote workers. Its authentic, creative culture and improving downtown make it attractive for professionals seeking balance and opportunity without big-city prices. Ogden's momentum and livability make it an increasingly smart choice for workers and entrepreneurs alike.



Key Market Factors

- Over 30,000 vehicles/day
- The Ogden-Clearfield metro ranks #2 among “Best Performing Cities” for large metros in the U.S.
- Only 35 minutes to Salt Lake City, with commuter rail access (FrontRunner)
- .6 miles to Ogden Central Station (FrontRunner)

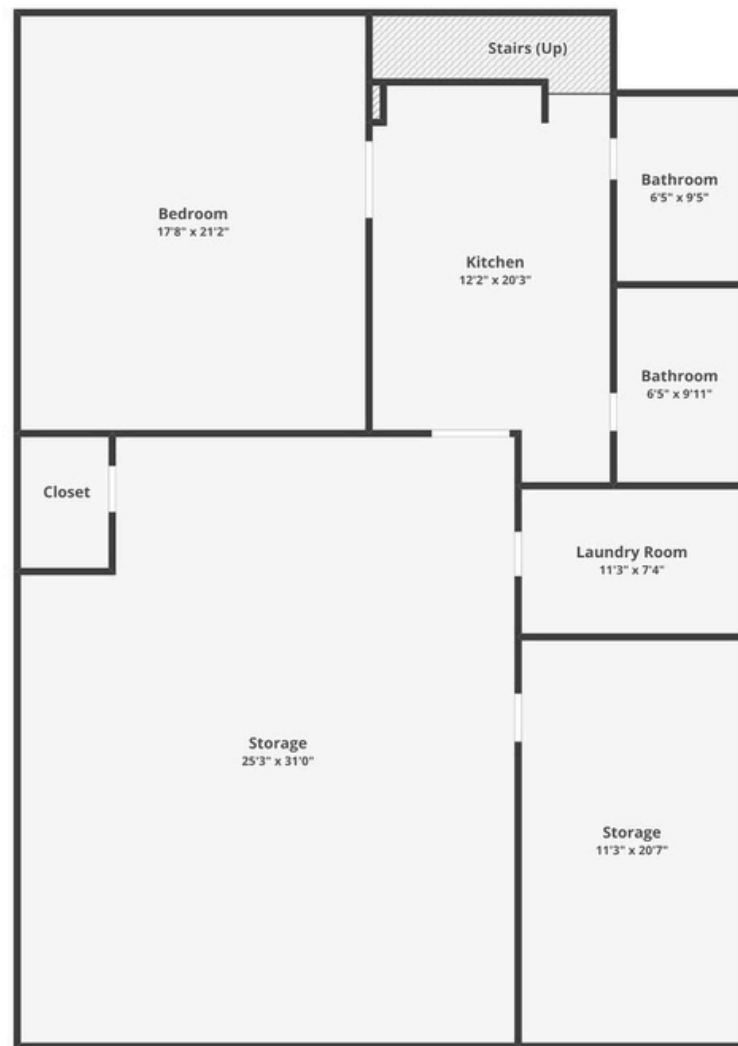
PROPERTY GALLERY











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