

FOR SALE OR LEASE



PROPERTY DETAILS

42 N. Phoenix Way, Farmington, UT 84025

- Sale price: \$5,200,000
- Call agents for lease rate
- 17,456 SF (14,386 SF available for lease- Suite B)
- Zoning: TMU (Transit Mixed Use)
- Two overhead doors (12' wide x 8' high)
- Power: 3-phase, 120V, 600 amps
- Parking: 4.25/1,000 SF



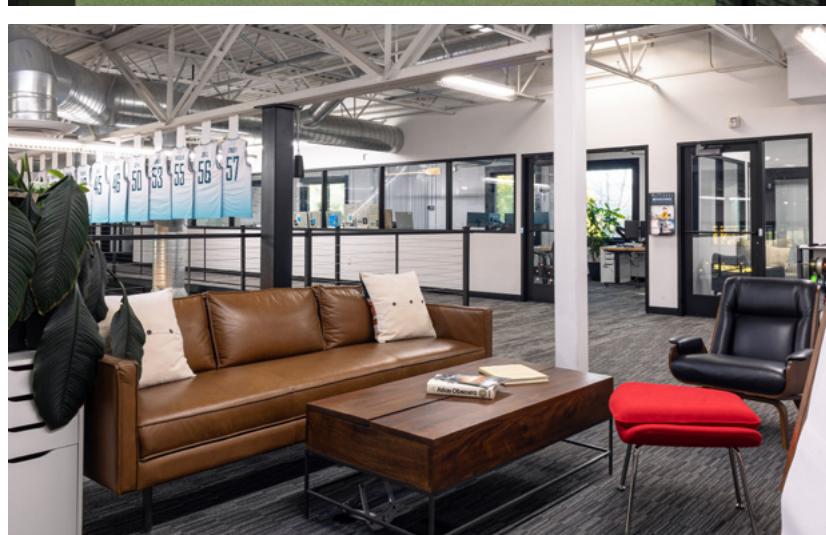
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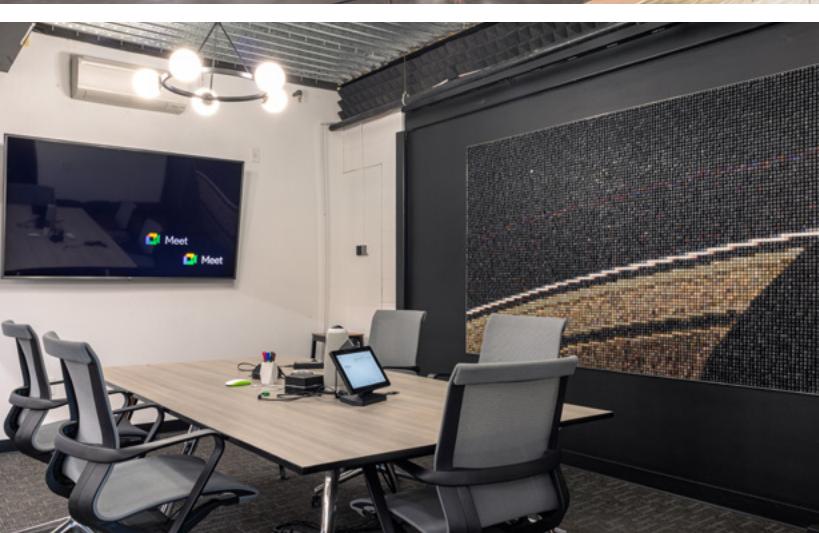
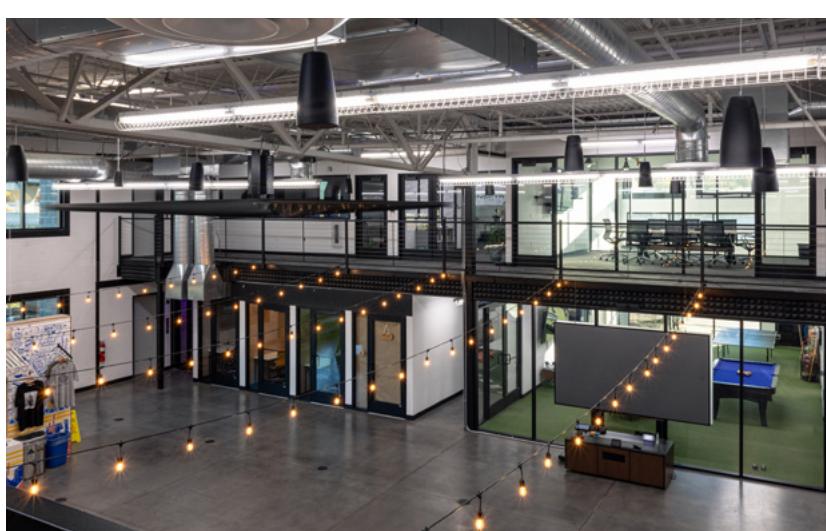
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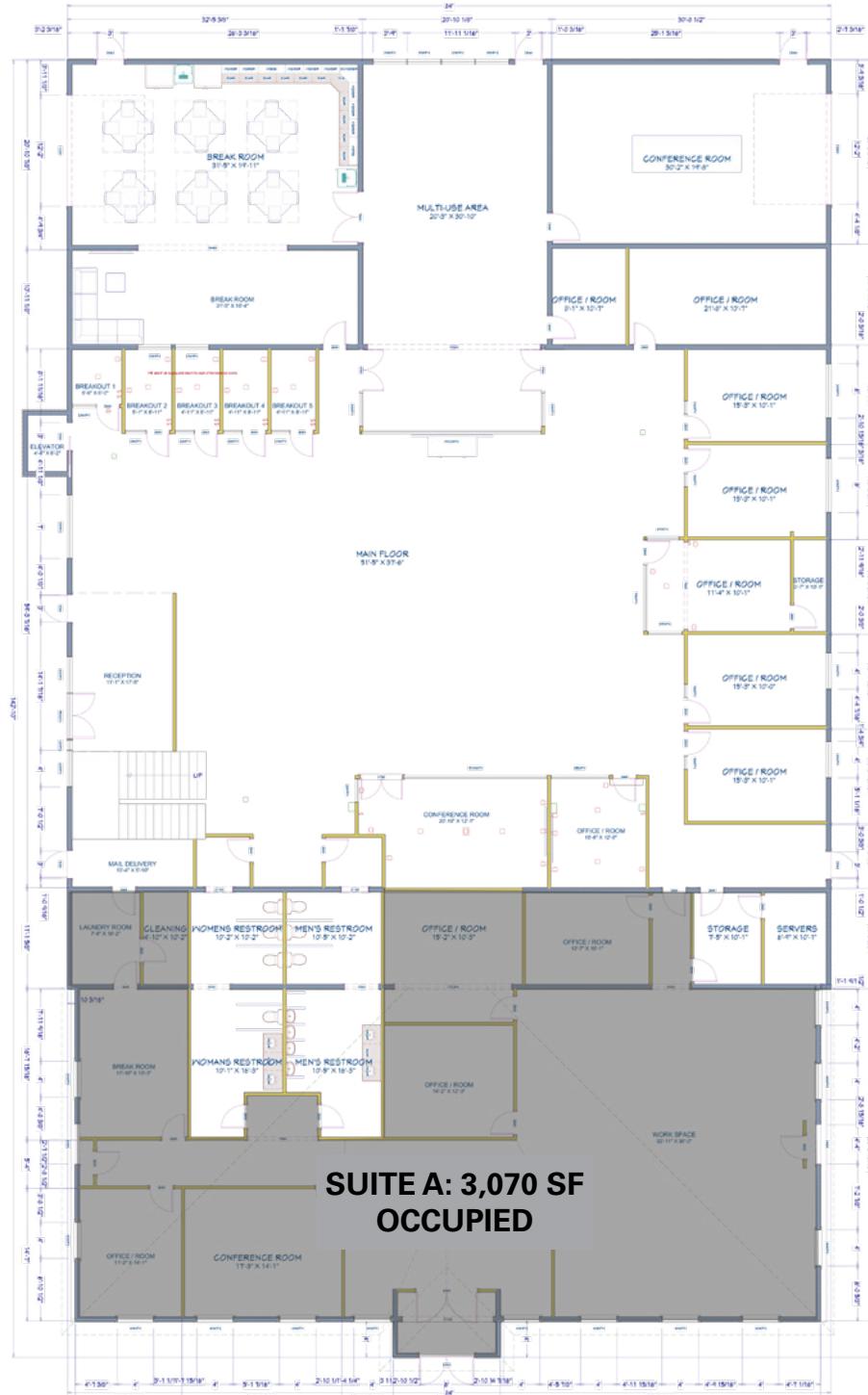
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MAIN LEVEL

SUITE B: MAIN LEVEL:
8,451 SF

- Eight (8) private offices
- Five (5) break-out offices
- Two (2) conference rooms
- One (1) large kitchen break room
- One (1) passenger elevator
- M/W multiple stall restrooms



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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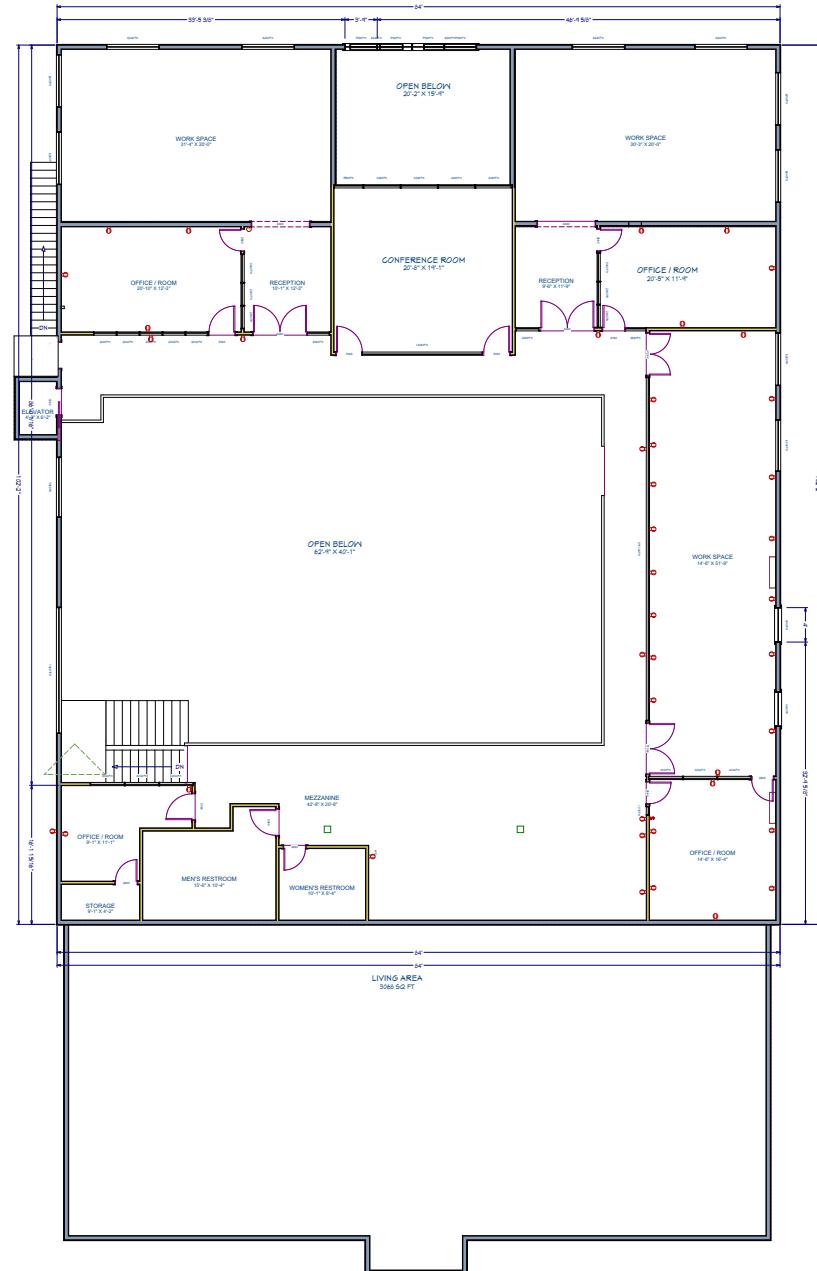
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SECOND LEVEL

SUITE B MEZZANINE

LEVEL: 5,935 SF

- Four (4) private offices
- One (1) conference room
- Three (3) large work spaces
- M/W restrooms



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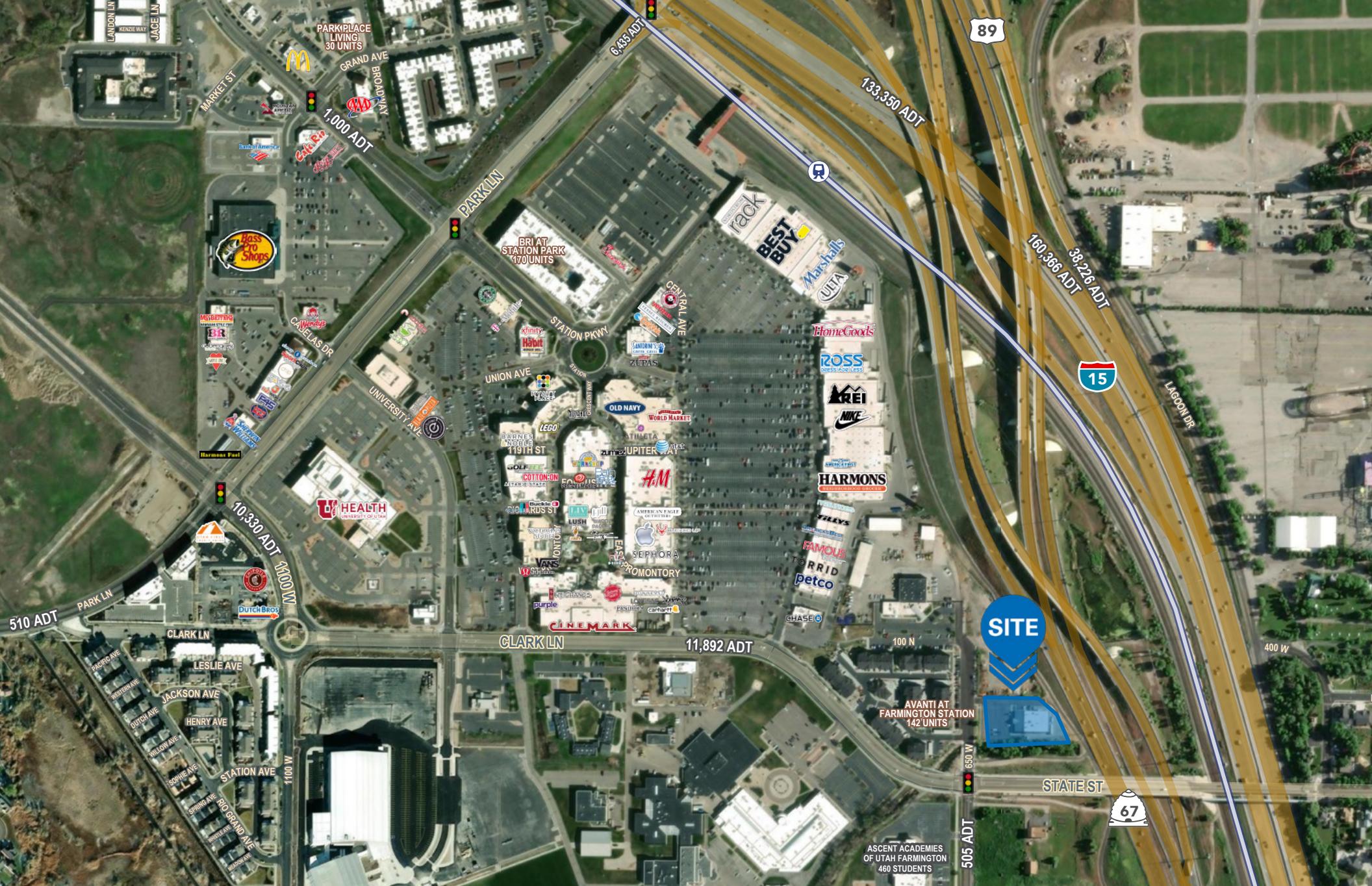
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DISCOVER STATION PARK



1.2M+
Square Feet



140+
Retailers



2011
Opened



9.1M
Annual Visits

STATION PARK is a popular mixed-use lifestyle and shopping center located in Farmington, Utah. It serves as a community hub for retail, dining, entertainment and business. It is conveniently located at the crossroads of I-15, Highway 89 and Legacy Parkway, making it highly accessible from nearby cities. Station Park is adjacent to the Farmington FrontRunner Station, making the center easily accessible by public transportation.

RETAILERS

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NEIGHBORHOOD GROCER™

NORDSTROM
rack

BEST BUY

ROSS
DRESS FOR LESS

HomeGoods

NIKE

ULTA
BEAUTY

REI

Marshalls

petco

DAVIS & WEBER COUNTIES, UT

Davis and Weber Counties is a thriving economic hub characterized by a diverse and rapidly growing population, making it an attractive destination for businesses. The region boasts a strong economy driven by key sectors such as advanced manufacturing, aerospace, logistics, healthcare, and education, supported by a highly skilled workforce. Strategic access to major transportation routes, including I-15 and

proximity to Salt Lake City International Airport, enhances connectivity for businesses. With competitive costs for commercial real estate, a business-friendly environment, and a high quality of life, Davis and Weber Counties is an ideal location for companies seeking growth and expansion opportunities in Northern Utah.

