

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



**NEWMARK**



**MOUNTAIN WEST**

### RAND SARGENT

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### ASHLEY ALLRED

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### FULL SERVICE

### COMMERCIAL REAL ESTATE

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Clearfield, Utah 84015

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[www.newmarkmw.com](http://www.newmarkmw.com)





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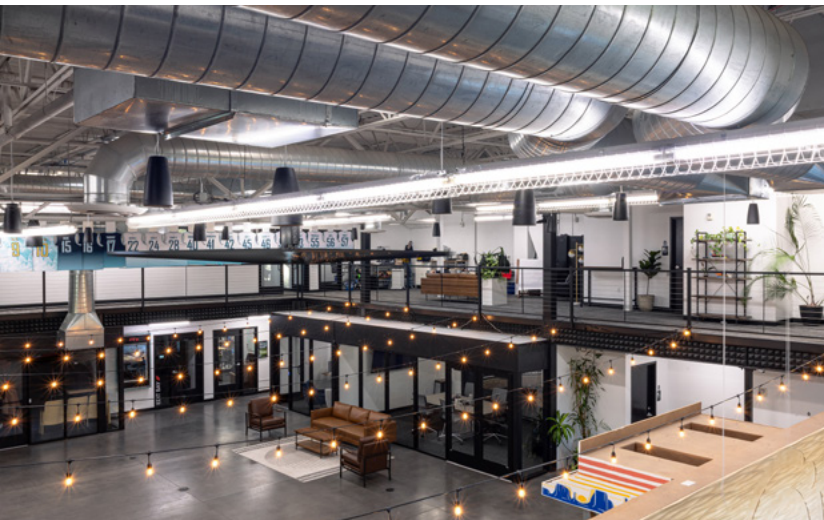
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## MAIN LEVEL

### 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



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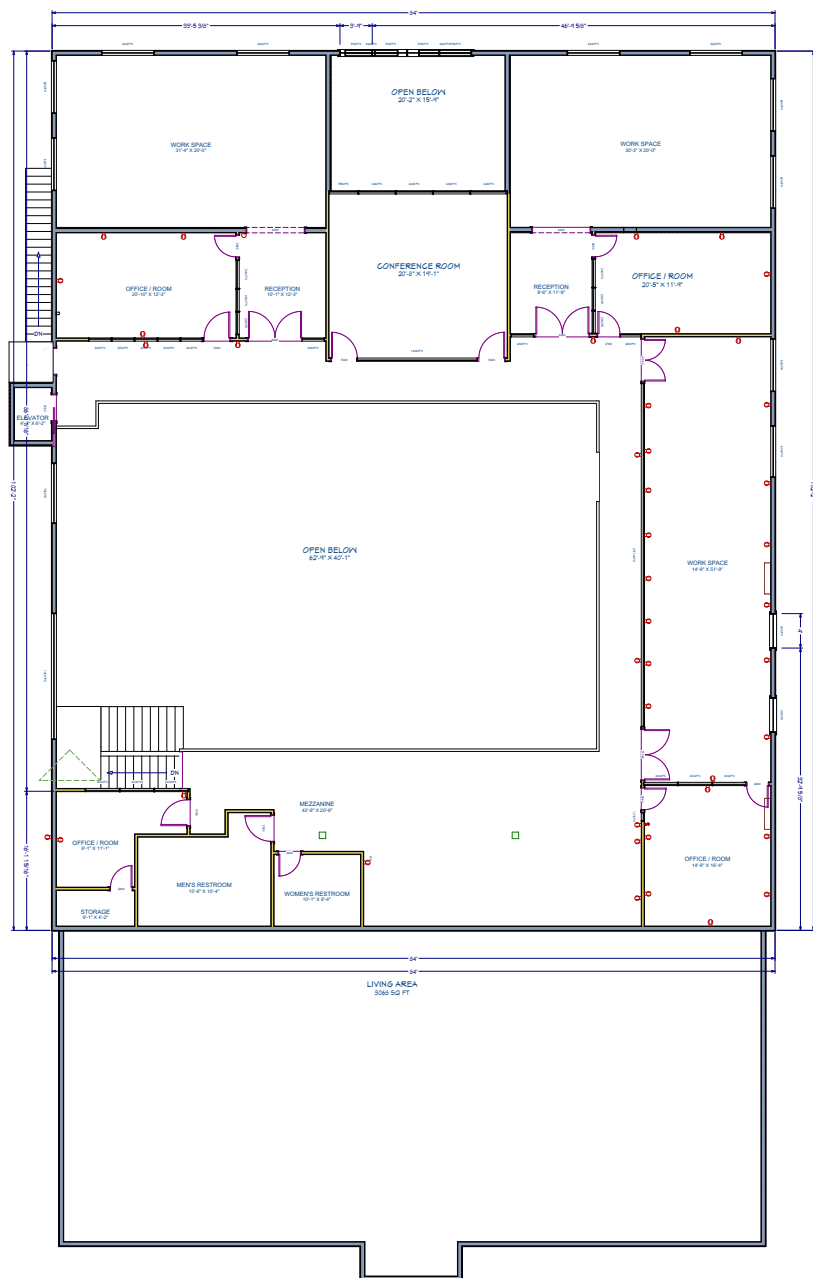
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## SECOND LEVEL

### 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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# 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

**CINEMARK**

**HARMONS**  
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

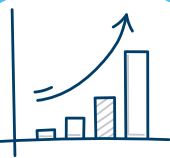
proximity to Salt Lake City International Airport, enhances connectivity for businesses. With competitive costs for commercial real estate, a business-friendly environment, and a high quality of life, Davis and Weber Counties is an ideal location for companies seeking growth and expansion opportunities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



  
**647,037**  
Population

  
**\$100,343**  
Median Household  
Income

  
**\$124,914**  
Average Household  
Income

  
**0.8%**  
Projected Annual  
Growth Rate

  
**18,449**  
Total Businesses

  
**175,350**  
Total Employees

