

SOUTH OGDEN ADAMS AVENUE PARKWAY OFFICE

5748 South 500 East, Washington Terrace, Utah 84405



FOR SALE OR LEASE

SALE PRICE:
\$1,966,080

LEASE RATE:
UPPER LEVEL: \$14.00
LOWER LEVEL: \$12.00

NNN: \$3.75 PSF

PROPERTY FEATURES

- 2,750 – 12,288 SF Available
- Two Level Office Building Available
- Approx. 6,000 sq. ft. Available on Each Floor
- Great Owner User Purchase Opportunity
- Potential Buyer Needs to Cooperate with 1031 Exchange
- Fantastic Location with Unparalleled Views
- Direct Access to Both Levels
- Professional Finishes throughout with Exposed Beams and Vaulted Ceilings
- 44 Parking Stalls
- Built in 2005

FOR MORE
INFORMATION
CONTACT

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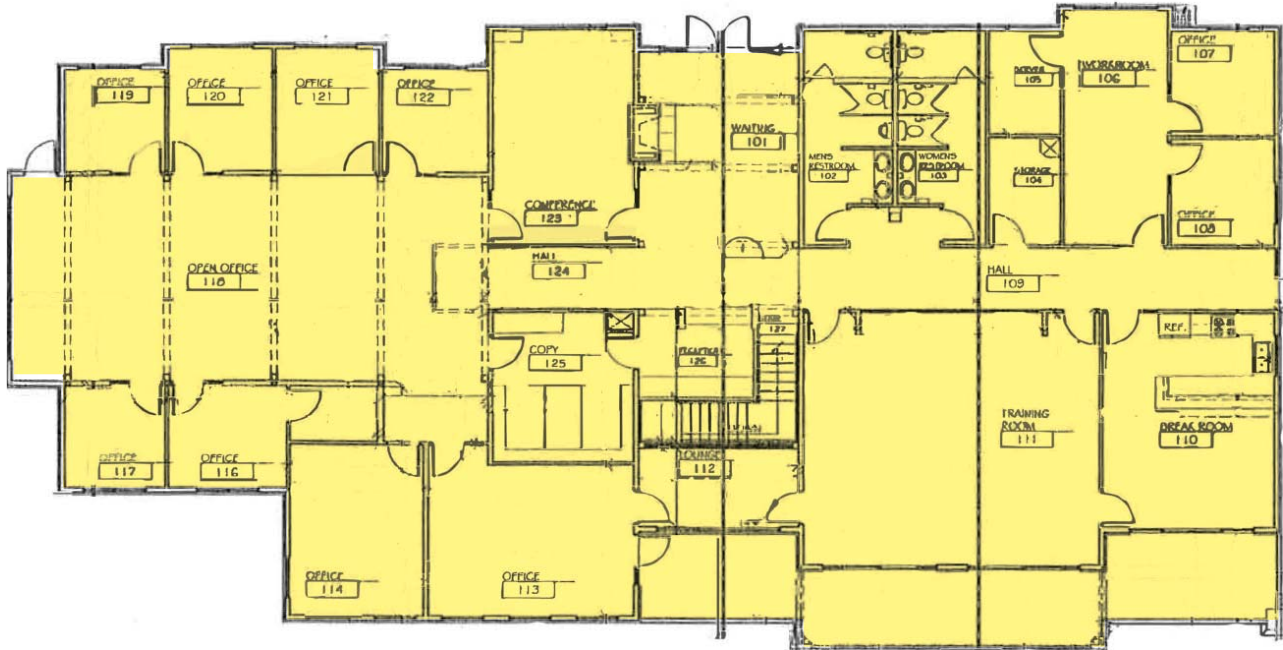
 **Newmark Grubb**
ACRES

1755 East 1450 South Ste. 100 | Clearfield, UT 84015
Office 801.927.2000 | Fax 801.416.1020

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Main Level



Garden Level



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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.