

ENSIGN PLAZA SOUTH

Washington Boulevard & 22nd Street | Ogden | Utah

SPACE FOR LEASE



74,400 SF Total
4th Floor – Fully Leased
3rd Floor – Fully Leased
2nd Floor – 11,171 SF Available
1st Floor – 10,530 SF Available

- Underground Parking
- 4/1,000 SF Parking Ratio



INVESTMENT
OFFICE
INDUSTRIAL
RETAIL
LAND

NAIUtah

Brandon Wood, CCIM
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Bill Nicoloff
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Chris Falk
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801 927 2000

Commercial Real Estate Services, Worldwide.

748 Heritage Park Blvd Ste 204 | Layton UT 84041 | office 801 927 2000 | fax 801 416 1020 | www.naiutah.com

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74,400 Total SF in Building
4th Floor – Fully Leased
3rd Floor – Fully Leased
2nd Floor – 14,171 SF Available
1st Floor – 10,530 SF Available

- 15% Load Factor
- 4/1,000 Parking Ratio:
 - 1/1,000 Underground
 - 3/1,000 Parking Garage on Site
 - Additional Common Parking Throughout Project

LEASE RATE:

2nd Floor: \$20–\$24/SF FS
1st Floor: \$18–\$20/SF NNN

TI ALLOWANCE:

2nd Floor: \$30.60/SF
1st Floor: \$24.60/SF

Ogden City, the Hub of Northern Utah, is the county seat of Weber County, Utah's sixth largest city and home to Weber State University (enrollment of 16,000 students). Ogden City is situated at the base of the Wasatch Mountains and located 35 miles north of Salt Lake City. Ogden is easily accessible via automobile and truck transportation on I-15 and I-84, rail service by Union Pacific, private and chartered service from Ogden-Hinckley Airport, and commercial service from Salt Lake International Airport. The City has a full-time Mayor who exercises executive authority and a seven-member city council that exercises legislative authority.

—Ogden City, Utah

Ogden, Utah, is a busy town north of Salt Lake City. Historically, Ogden was a major player in the development of the Transcontinental Railroad. Ogden's Golden Spike monument commemorates the beginning of the end of the American frontier: the connection of the Central Pacific and Union Pacific Railroads. Today, Ogden's visitors enjoy downhill skiing at resorts Snowbasin (an Olympic venue) and at Powder Mountain.

—Utah Travel Council



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1st Floor
Office/Retail Space

↑ view of LDS Temple

**5,779 SF
AVAILABLE**

**4,751 SF
AVAILABLE**

**Equity
Title**

**Coldwell
Banker**

↓ view of mountains

↓ view of plaza



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2nd Floor
Office Space



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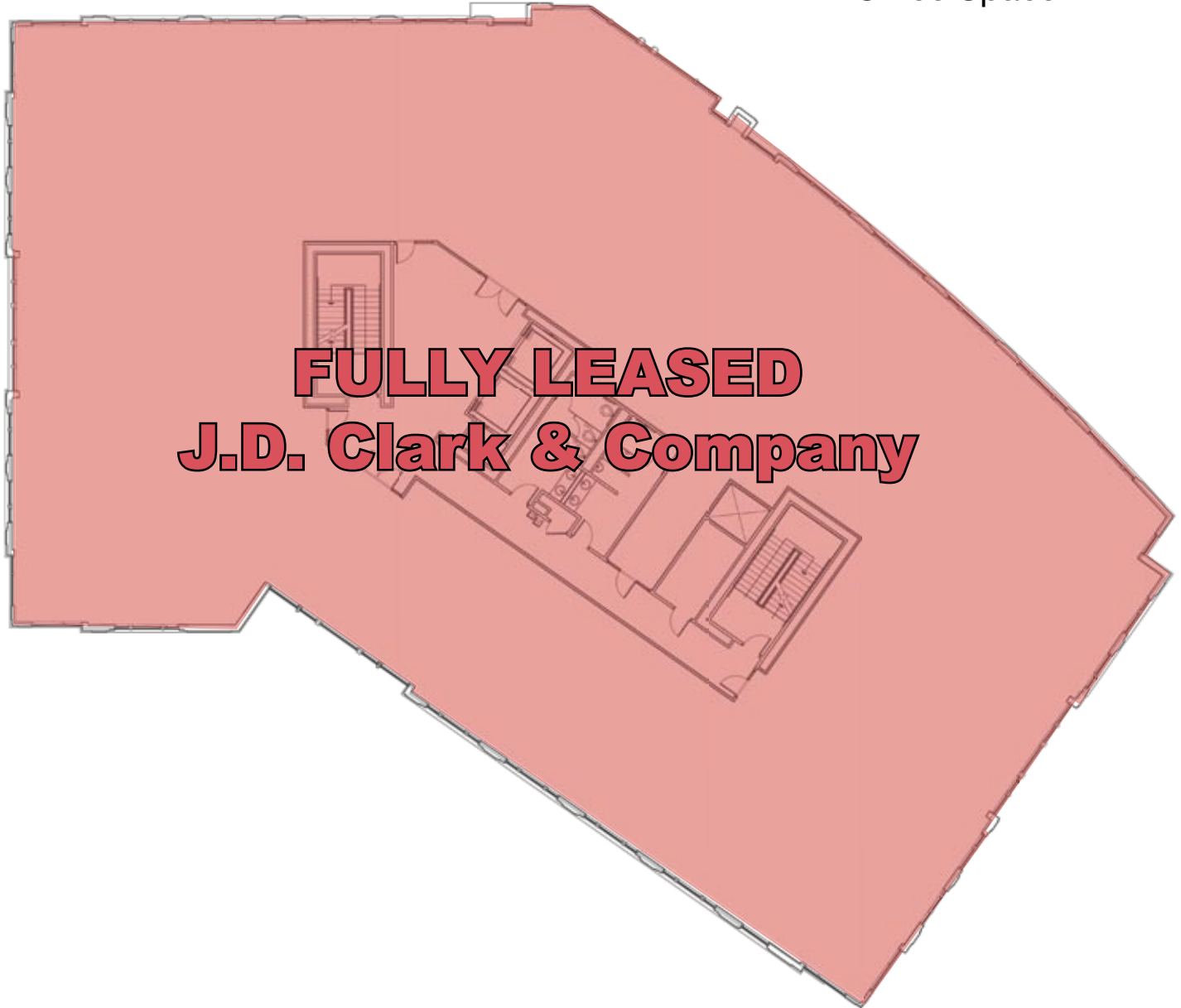
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3rd Floor
Office Space



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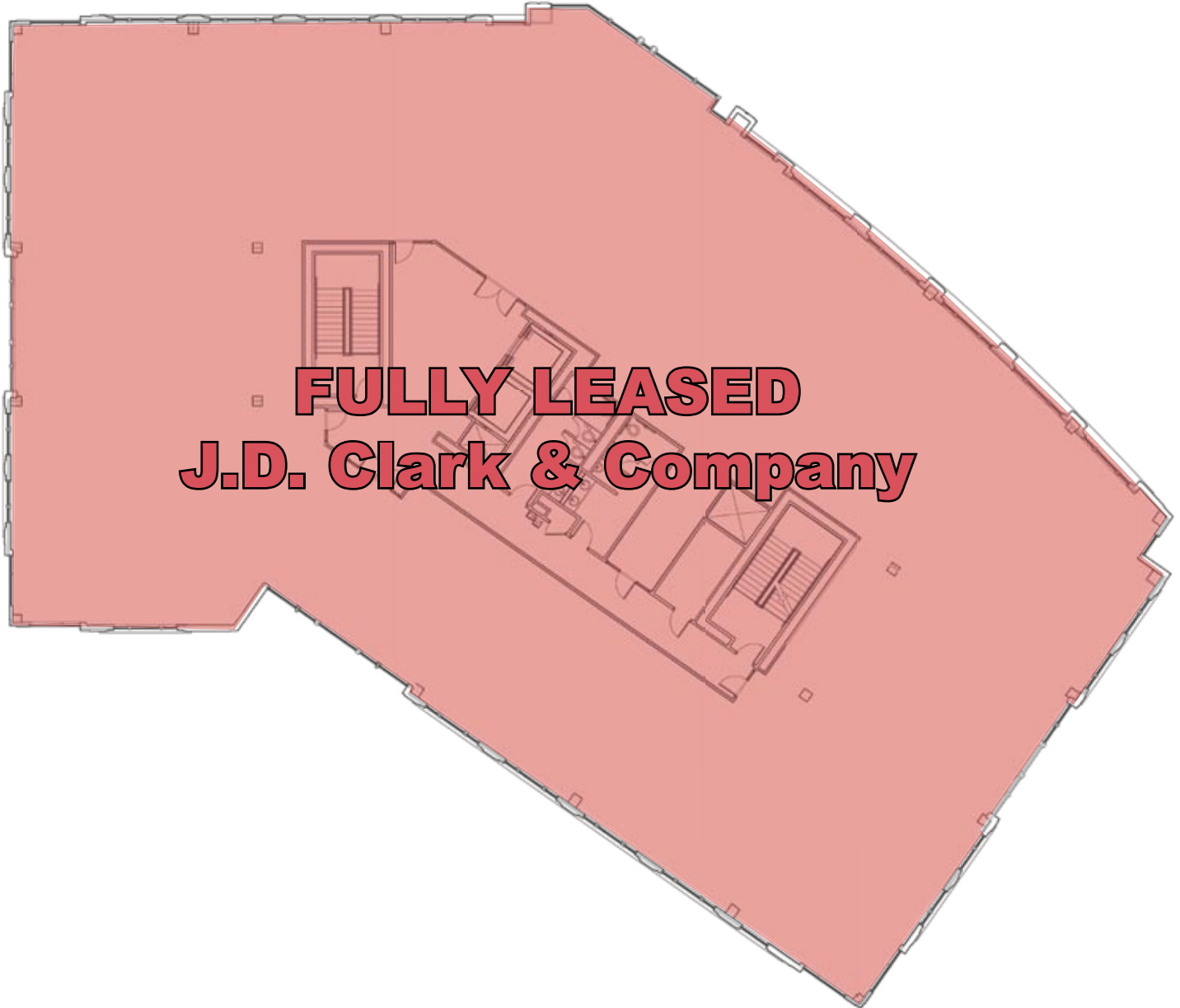
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ENSIGN PLAZA SOUTH

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4th Floor
Office Space



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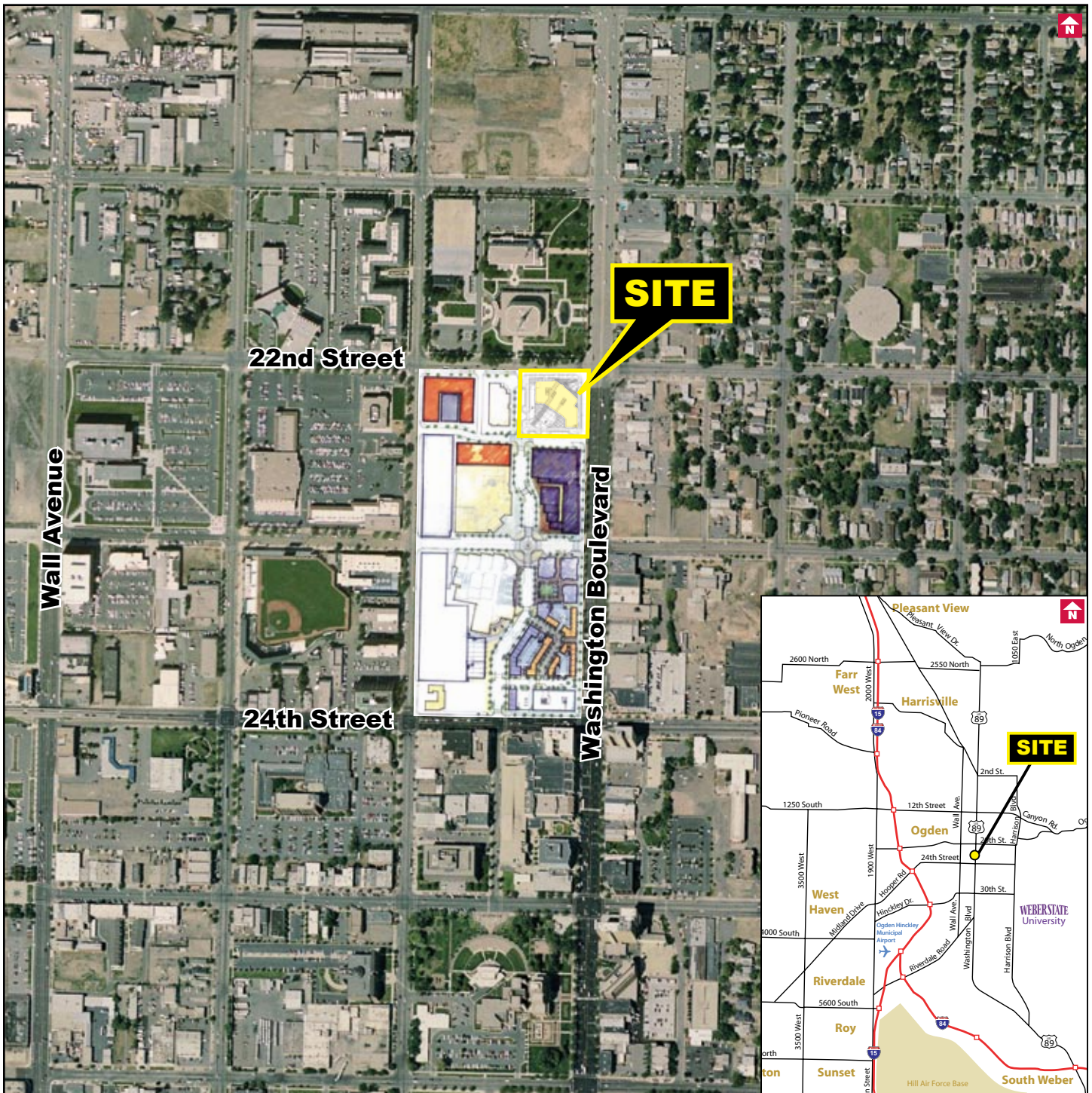
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