



NEW CONSTRUCTION COMMERCIAL CONDO— INDIVIDUAL FLOORS AVAILABLE FOR LEASE MOUNTAIN VIEW COMMONS

1922 US-40, SUITE 6 | HEBER CITY, UT 84032

5,163 USF | FOR LEASE • \$27-29/SF NNN

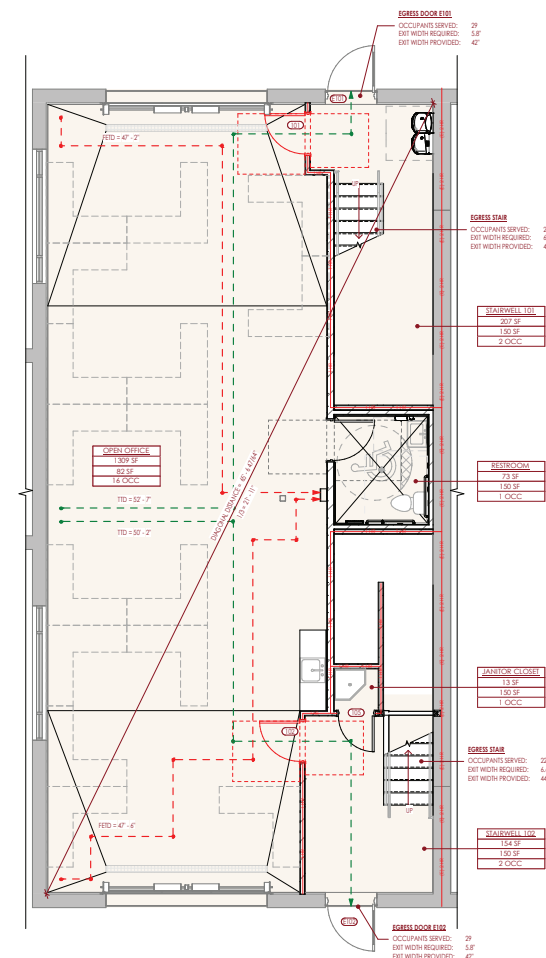
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**BERKSHIRE
HATHAWAY** | UTAH
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COMMERCIAL DIVISION

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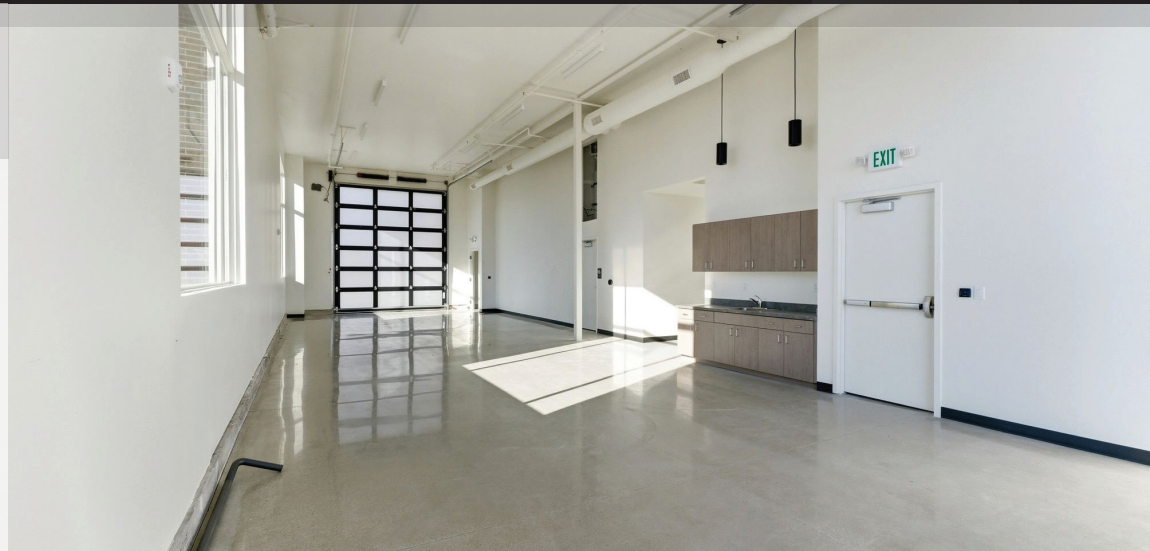
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FOR LEASE: GROUND FLOOR 1,700 SF | \$29/SF NNN

- Ground-level flex space ideal for secure boat, collector-cars, motorcycles, snowmobiles, or recreational-equipment storage
- Oversized glass garage door provides convenient drive-in access for vehicles, equipment, deliveries, and oversized inventory
- Tall ceilings and an open floorplate accommodate vehicle lifts, storage systems, fitness equipment, golf simulators, or customized business installations, subject to verification
- Excellent opportunity for a private automotive collection or enthusiast garage with room for vehicle display, storage, and an owner's workspace
- Well suited for a boutique gym, personal-training studio, sports-performance facility, or private wellness concept
- Potential for an outdoor-recreation showroom and storage facility serving ski, bike, boating, fishing, or adventure-sport users quick access to U.S. 40, restaurants, and nearby services



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FOR LEASE: 2ND & 3RD LEVELS 1,700 SF | \$27/PSF NNN

- Second and third floors may be leased separately at \$27/SF NNN
- Upper floors offer open, light-filled layouts suitable for office, studio, administrative, professional-service, or complementary showroom functions
- Businesses may lease the first floor alone or combine it with one or both upper floors to create an integrated storage, showroom, fitness, and office environment
- Two staircases provide convenient circulation throughout the building and help maintain functional separation between floors
- Stubbed plumbing on each level allows future tenants to tailor restrooms or specialty improvements to their operations





CONTACT KATIE FOR MORE INFORMATION OR TO ARRANGE A TOUR.

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