



FOR LEASE
1673 West 2650 South
Ogden, UT 84401



**OGDEN
INDUSTRIAL PARK
OFFICE SPACE**

- 1320 SF Office Space adjacent to warehouse
- Large lobby entry
- 4 Medium sized offices
- Breakroom
- 3 restrooms
- 6 covered parking stalls



RE/MAX ASSOCIATES

ROBERT FARNSWORTH
Associate Broker
(801) 898-8810
robertfarnsworth@remax.net
5450670-AB00, UT

RANDY CUMMINS, CLHMS
Associate
randycummins@remax.net
75467636-SA00, UT

ASHLEE BONHAM
Associate
(801) 602-6850
ashlee.bonham@remax.net
11800722-SA00, UT

ROBERT FARNSWORTH

Associate Broker
(801) 898-8810
robertfarnsworth@remax.net
5450670-AB00, UT

RANDY CUMMINS, CLHMS

Associate
randycummins@remax.net
75467636-SA00, UT

ASHLEE BONHAM

Associate
(801) 602-6850
ashlee.bonham@remax.net
11800722-SA00, UT

Disclaimer	3
FOR LEASE	4
Custom Page 1	5
Property Photos	6
Location Maps	7
Business Map	8
Demographics	9

All materials and information received or derived from RE/MAX Associates its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RE/MAX Associates its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. RE/MAX Associates will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Associates does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

RE/MAX ASSOCIATES

6955 Union Park Center Drive, Suite 140
Salt Lake City, UT 84047

Each Office Independently Owned and Operated

PRESENTED BY:**ROBERT FARNSWORTH**

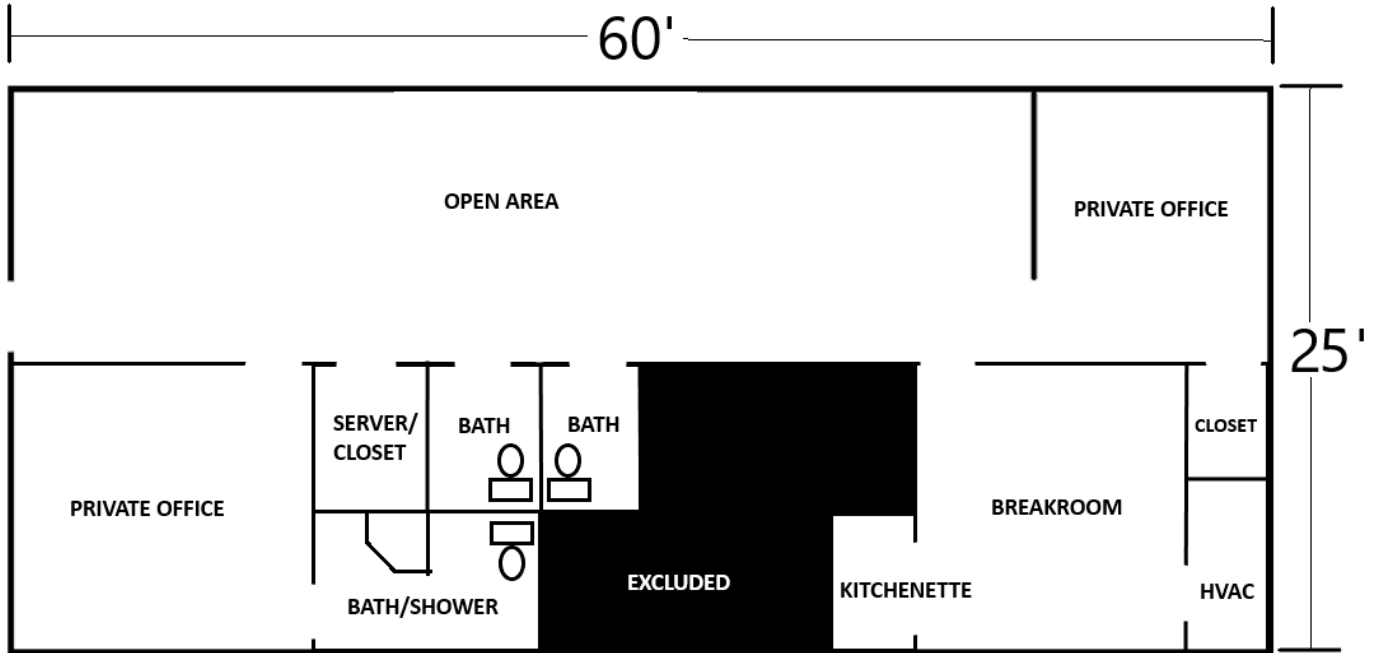
Associate Broker
O: (801) 898-8810
C: (801) 898-8810
robertfarnsworth@remax.net
5450670-AB00, UT

RANDY CUMMINS, CLHMS

Associate
C: (801) 641-8004
randycummins@remax.net
75467636-SA00, UT

ASHLEE BONHAM

Associate
O: (801) 602-6850
C: (801) 602-6850
ashlee.bonham@remax.net
11800722-SA00, UT



Property Summary

Building SF:	1320
Lots Size:	1 Acre
Lease Rate PSF:	\$14.50
Covered Parking:	6
Year Built:	1988
Zoning:	Ogden City OCIP

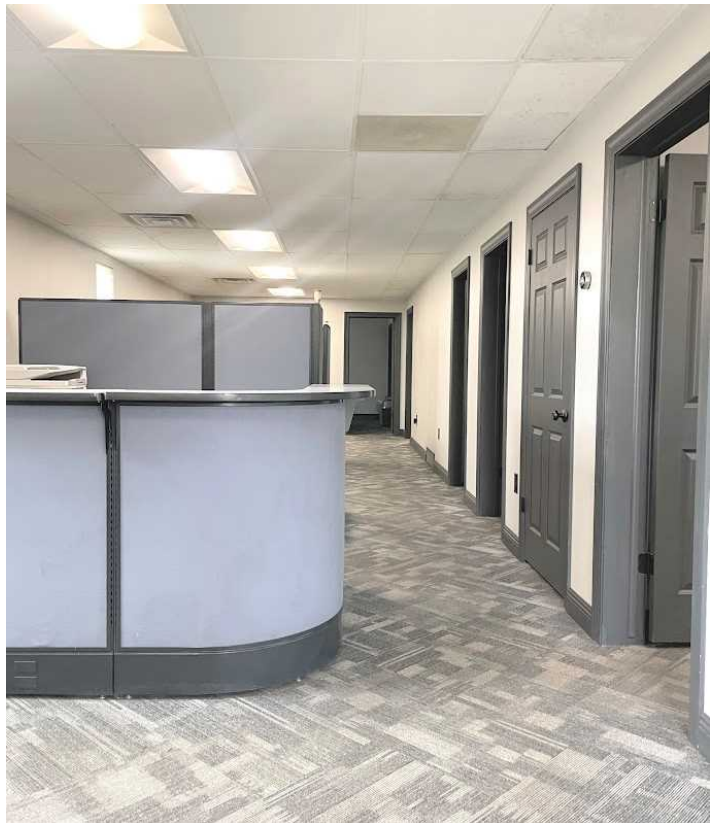
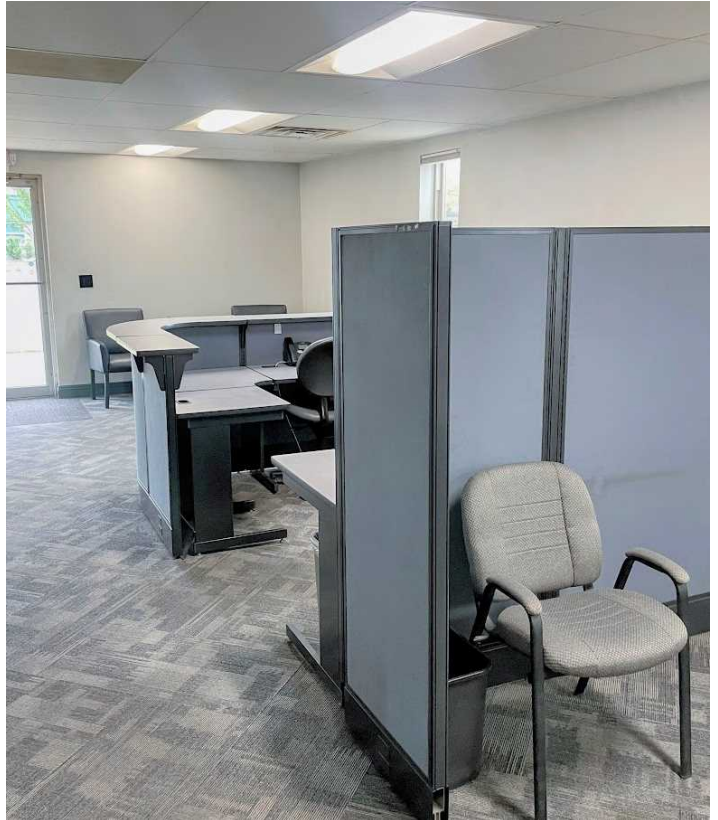
Property Overview

Approximately 1,320 SF of well-maintained office space available in the Ogden Industrial Park. The suite includes two private offices, a small kitchenette, and three restrooms with one featuring a private shower.

The space can be delivered furnished with cubicles, desks, office chairs, and a conference table, offering a turnkey solution for your business needs. 6 covered stalls of parking provided with the lease.

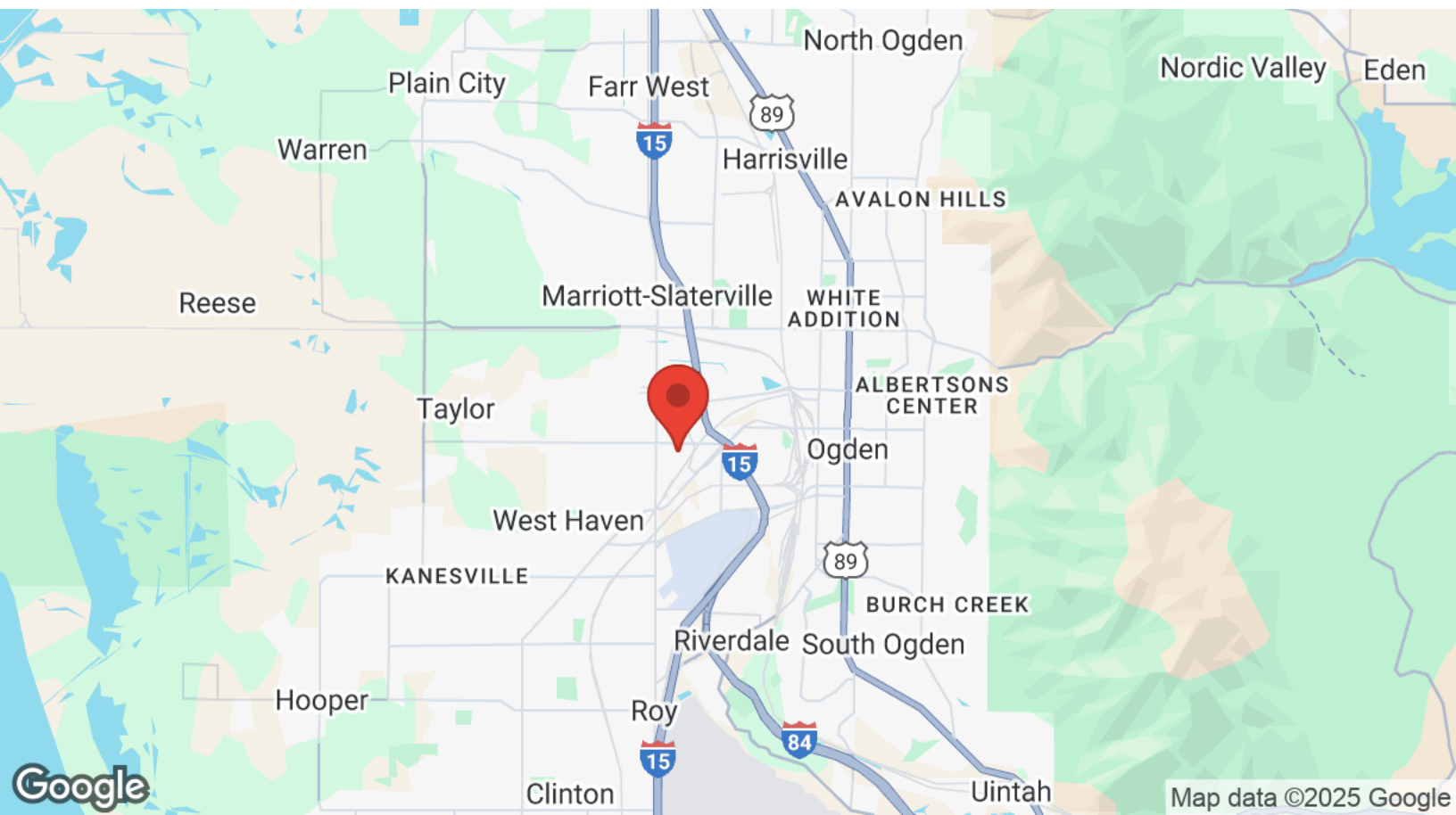


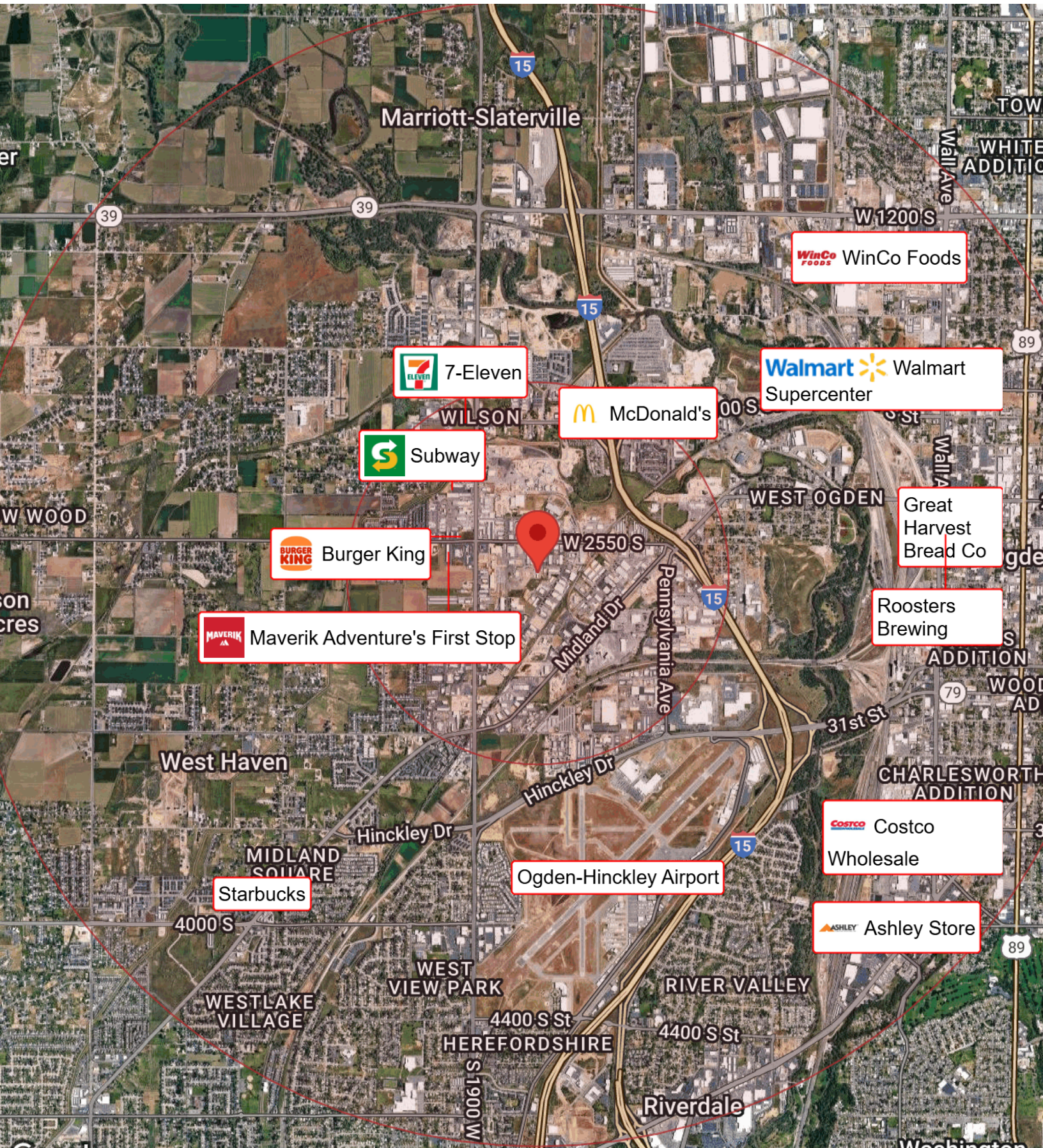
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

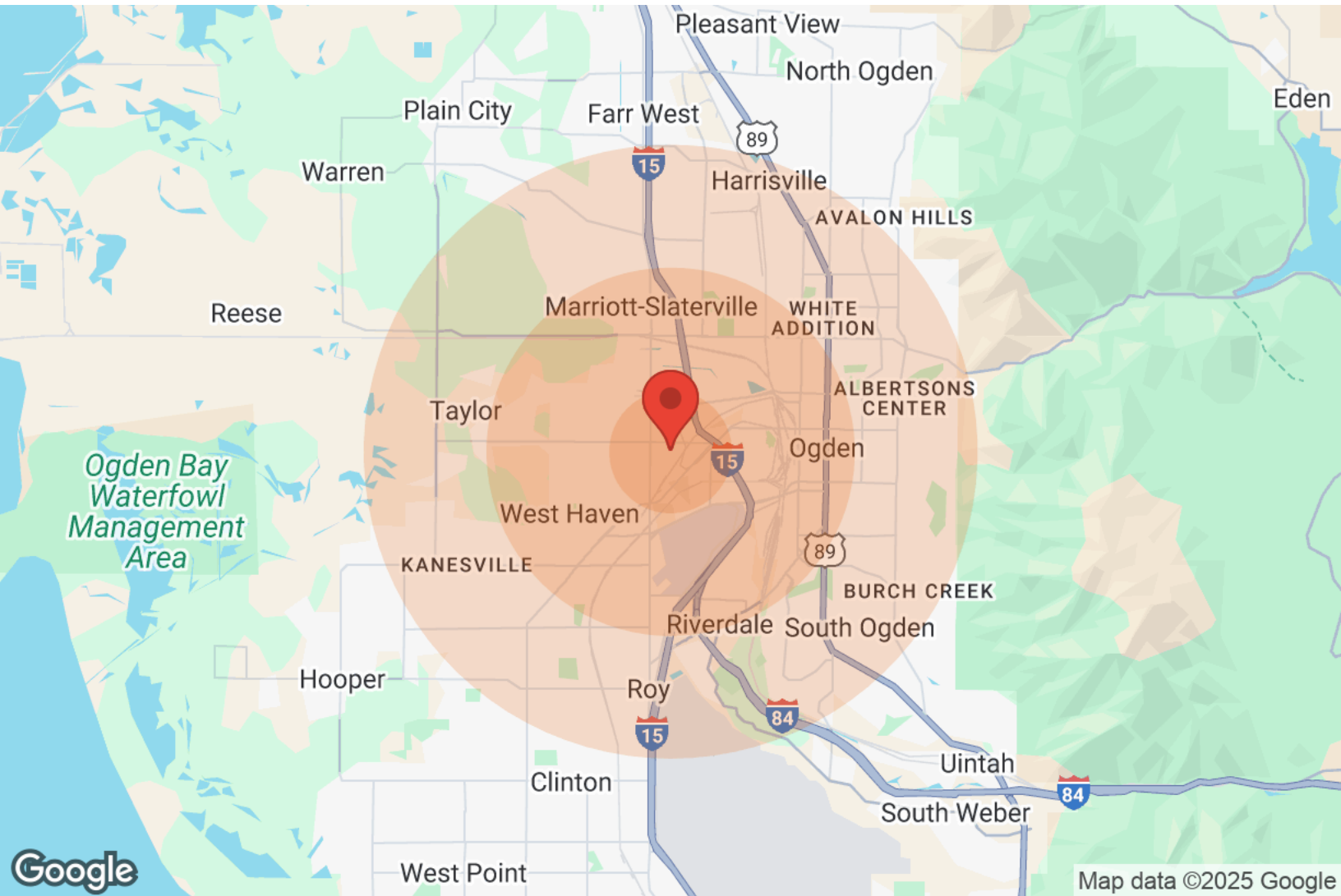




1673 WEST 2650 SOUTH • OGDEN, UT 84401







	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	1,634	18,689	82,711	Median	\$29,050	\$35,766	\$48,997
Female	1,753	18,287	83,584	< \$15,000	175	2,250	6,789
Total Population	3,387	36,976	166,295	\$15,000-\$24,999	238	1,910	6,180
				\$25,000-\$34,999	82	1,483	6,223
Age				\$35,000-\$49,999	261	2,273	10,281
Ages 0-14	873	9,796	43,273	\$50,000-\$74,999	142	2,406	13,909
Ages 15-24	526	5,641	25,140	\$75,000-\$99,999	118	1,478	7,414
Ages 25-54	1,116	14,059	64,068	\$100,000-\$149,999	98	910	5,051
Ages 55-64	323	3,324	14,988	\$150,000-\$199,999	14	187	1,211
Ages 65+	549	4,156	18,826	> \$200,000	9	71	546
				Housing			
Race				Total Units	1,090	14,571	62,373
White	2,827	28,587	139,919	Occupied	1,004	13,209	58,226
Black	42	448	1,257	Owner Occupied	552	7,134	39,148
Am In/AK Nat	24	166	568	Renter Occupied	452	6,075	19,078
Hawaiian	N/A	9	106	Vacant	86	1,362	4,147
Hispanic	889	12,244	37,824				
Multi-Racial	972	15,242	47,658				