



# OFFICE SPACE FOR SUBLEASE

## Legend Hills Office Space

1346 South Legend Hills Drive  
Clearfield, UT 84015



### PROPERTY SUMMARY

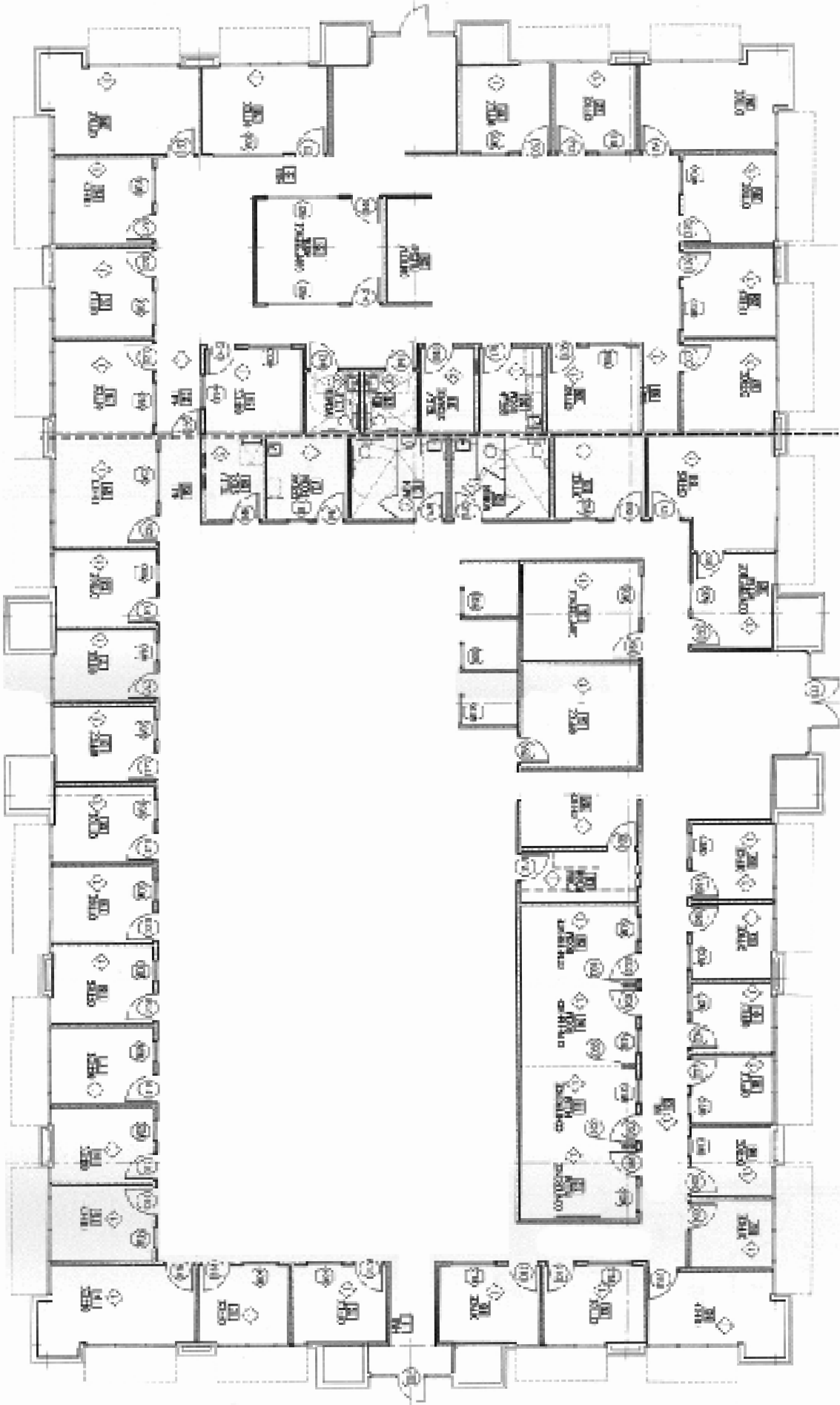
We are bringing to market a spacious 12,072 SF office facility located in the desirable Legend Hills business park, available for sublease. This versatile space offers a flexible layout ideal for a range of office uses. The current lease runs through May 31, 2028, providing long-term stability for tenants.

Don't miss this opportunity to secure a prime location with excellent access and visibility in Legend Hills.

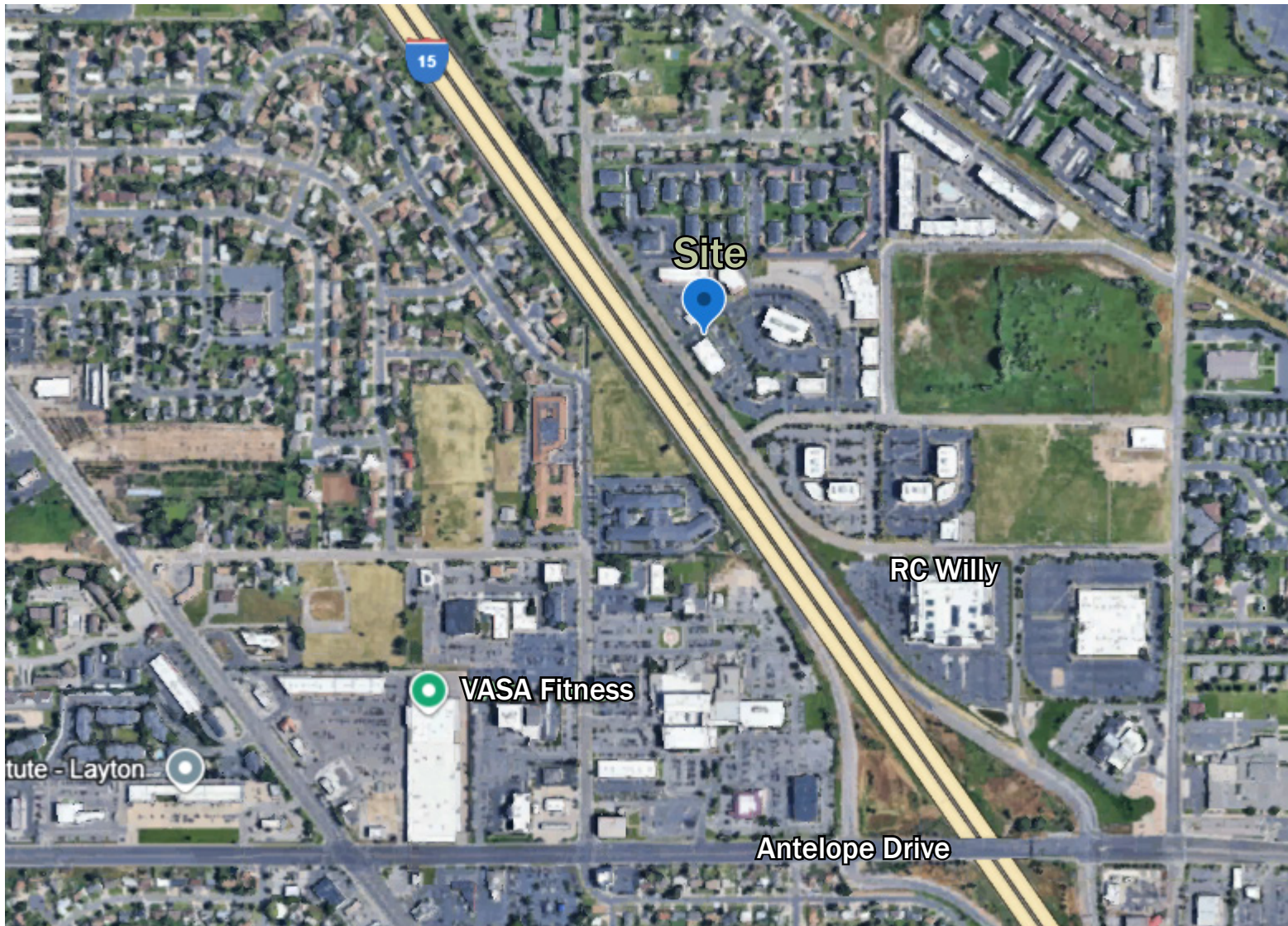
### PROPERTY SPECS

Lease Rate:	\$15.25/PSF/Year
Lease Type:	NNN
CAM Fee:	\$5.85/Month
Square Footage:	12,072 SF
Parking Spaces:	56
Sublease Expires:	May 31, 2028

# FLOOR PLAN



# AERIAL VIEW



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