

OFFICE CONDOS FOR SALE



NEWMARK

MOUNTAIN WEST

BRAXTON WILLIE, CCIM
 bwillie@newmarkmw.com
 direct 801.803.3334
[View Profile](#)

CHRIS FALK, CCIM, SIOR
 cfalk@newmarkmw.com
 direct 801.499.6514
[View Profile](#)

BRANSON WOOD
 bwood@newmarkmw.com
 direct 801.510.5207
[View Profile](#)

PROPERTY DETAILS

233 & 235 N. 1250 W., Centerville, Utah 84014

Individual office condos available for purchase | starting at \$320,000.00

East Building (233 N.)

1,091–6,780 SF Available for Purchase

West Building (235 N.)

1,608 SF Available for Purchase

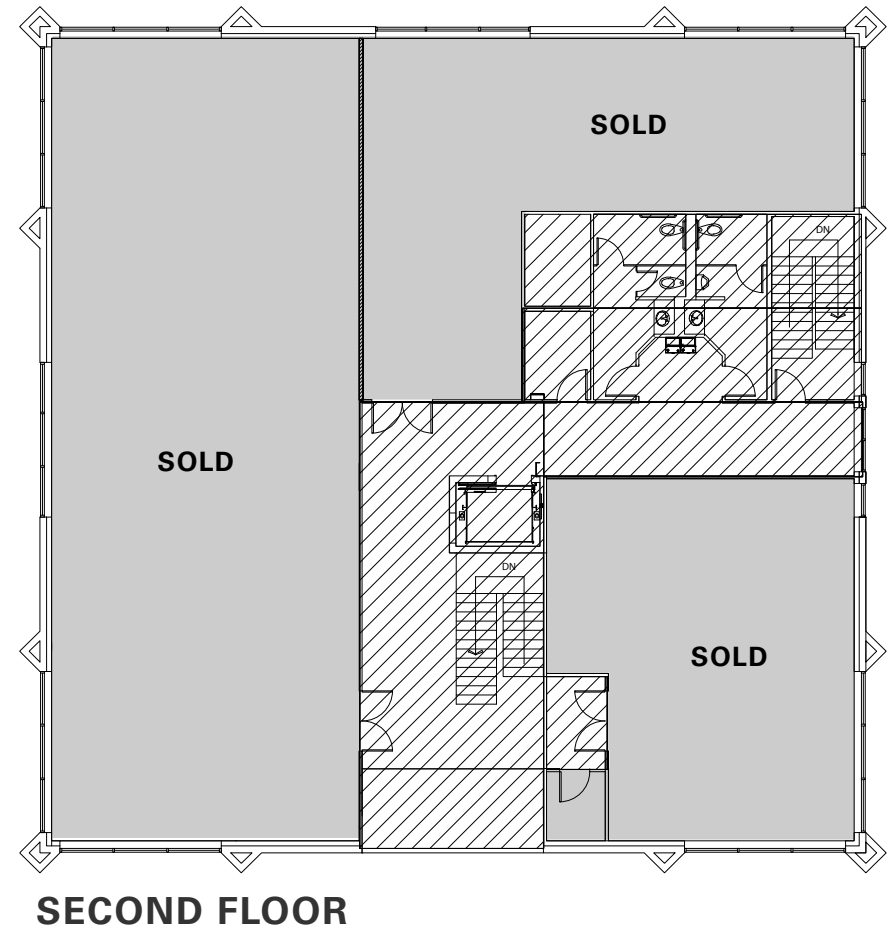
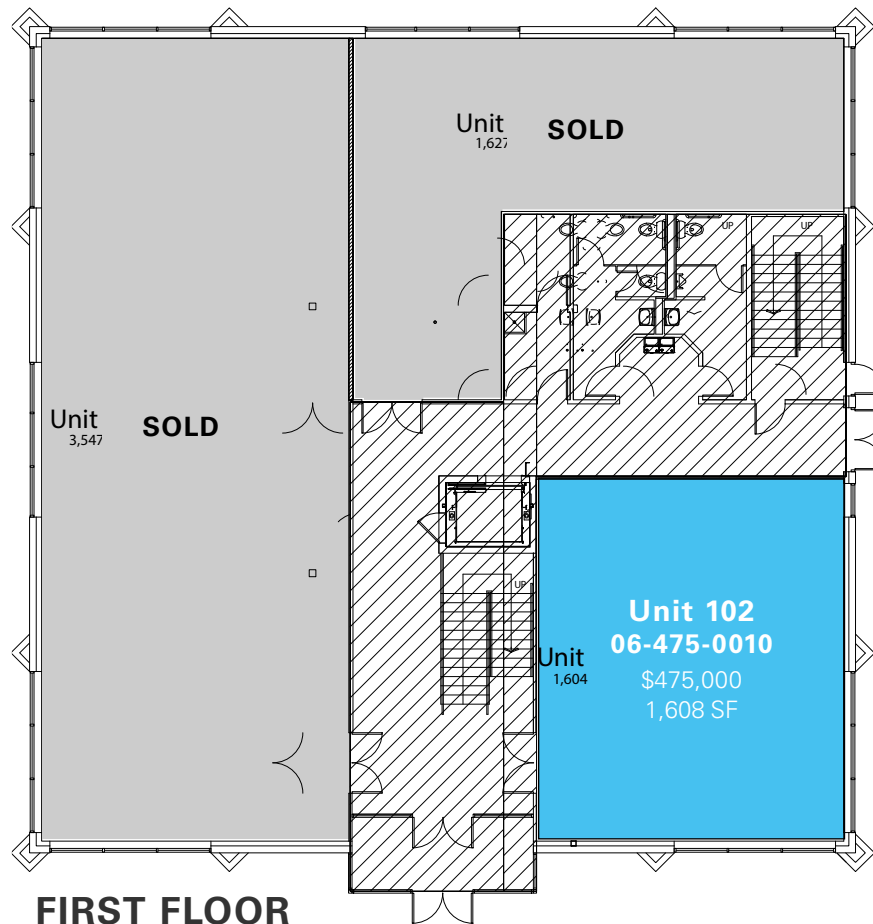
- Great visibility and easy access to I-15 and Legacy Parkway
- Constructed in 2014 (235 N.) and 2000 (233 N.)
- Nearby Megaplex Theatres, retail, banks and restaurants

SURROUNDING AMENITIES



**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 1410 S University Park Blvd, Ste 120
 Clearfield, Utah 84015
 Office 801.578.5580
www.newmarkmw.com

WEST BUILDING (235 N.)



BRAXTON WILLIE, CCIM
bwillie@newmarkmw.com
direct 801.803.3334
[View Profile](#)

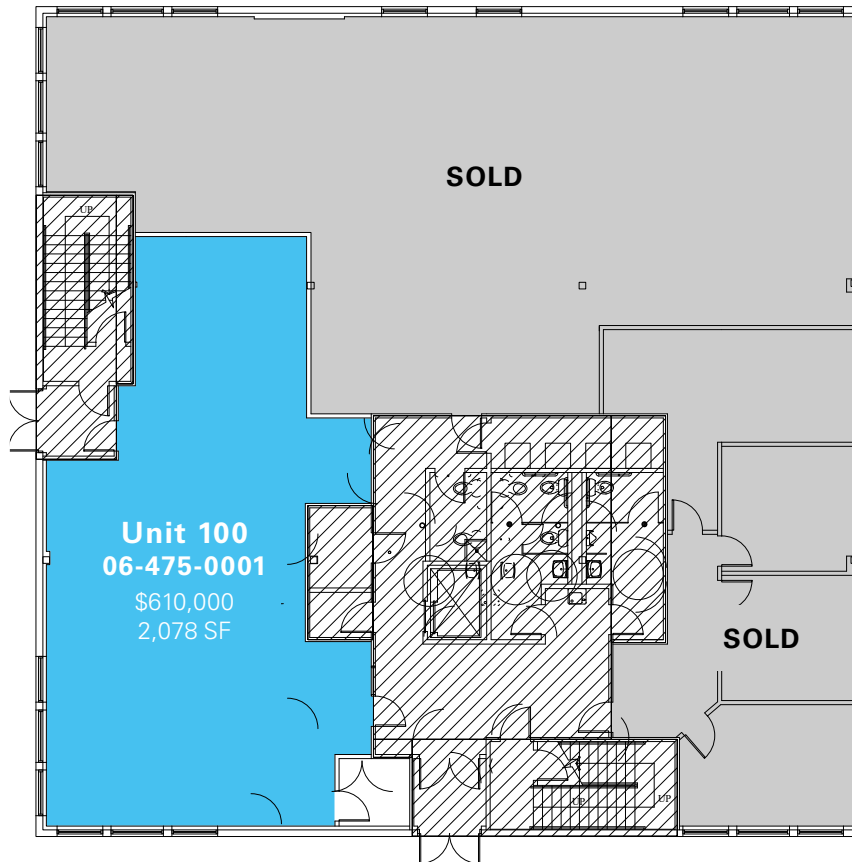
CHRIS FALK, CCIM, SIOR
cfalk@newmarkmw.com
direct 801.499.6514
[View Profile](#)

BRANSON WOOD
bwood@newmarkmw.com
direct 801.510.5207
[View Profile](#)

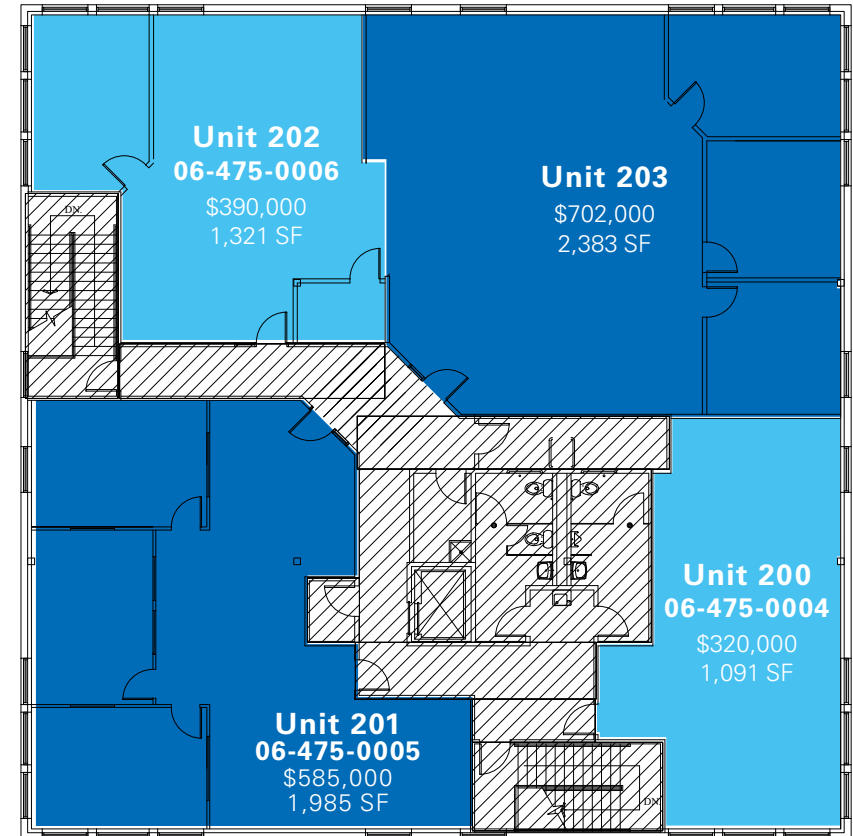
**FULL SERVICE
COMMERCIAL REAL ESTATE**
1410 S University Park Blvd, Ste 120
Clearfield, Utah 84015
Office 801.578.5580
www.newmarkmw.com

EAST BUILDING (233 N.)

AS BUILT FLOOR PLAN



FIRST FLOOR



SECOND FLOOR
1,091 – 6,780 SF AVAILABLE



BRAXTON WILLIE, CCIM
 bwillie@newmarkmw.com
 direct 801.803.3334
[View Profile](#)

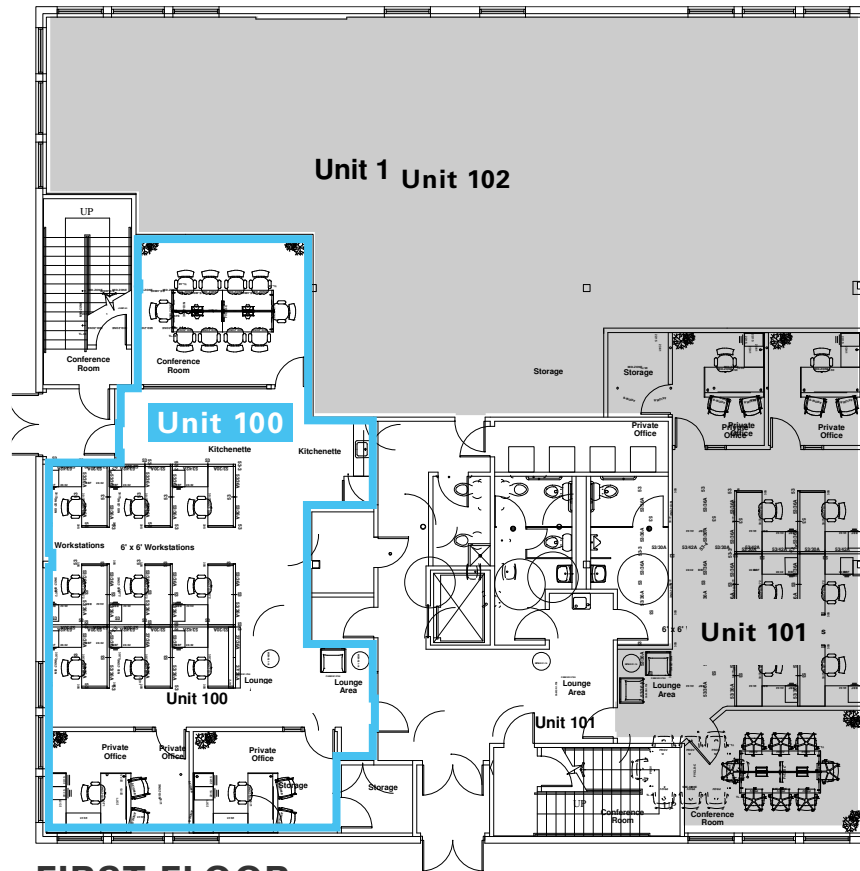
CHRIS FALK, CCIM, SIOR
 cfalk@newmarkmw.com
 direct 801.499.6514
[View Profile](#)

BRANSON WOOD
 bwood@newmarkmw.com
 direct 801.510.5207
[View Profile](#)

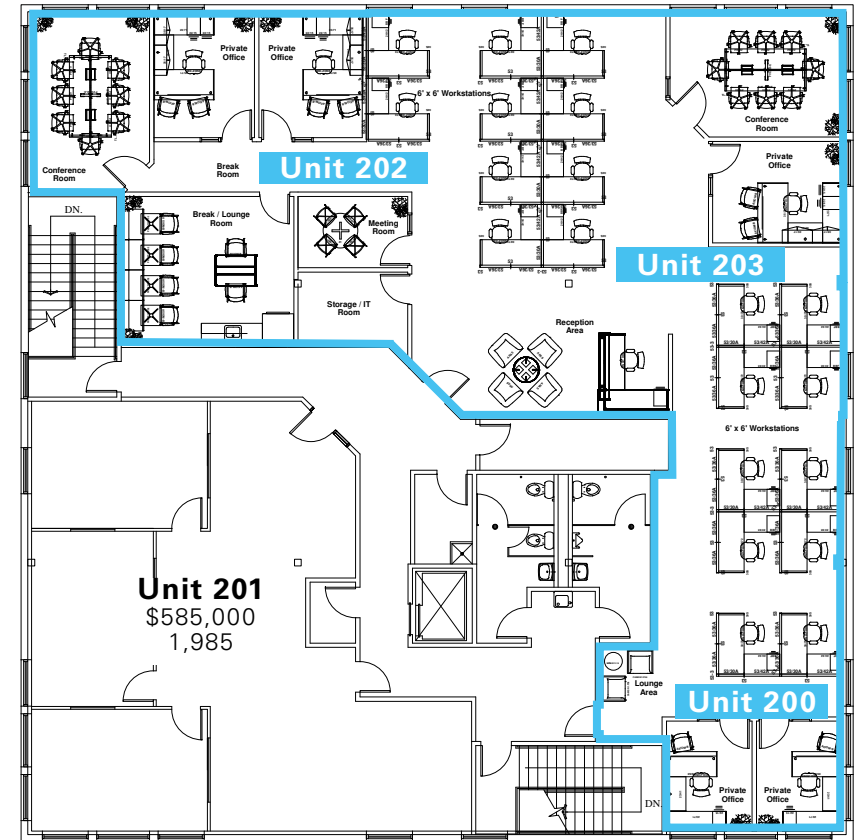
**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 1410 S University Park Blvd, Ste 120
 Clearfield, Utah 84015
 Office 801.578.5580
www.newmarkmw.com

EAST BUILDING (233 N.)

CONCEPTUAL PLAN



FIRST FLOOR



SECOND FLOOR

Units 200, 202, 203

Total: 4,795 SF

Price: \$1,412,000



BRAXTON WILLIE, CCIM
 bwillie@newmarkmw.com
 direct 801.803.3334
[View Profile](#)

CHRIS FALK, CCIM, SIOR
 cfalk@newmarkmw.com
 direct 801.499.6514
[View Profile](#)

BRANSON WOOD
 bwood@newmarkmw.com
 direct 801.510.5207
[View Profile](#)

**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 1410 S University Park Blvd, Ste 120
 Clearfield, Utah 84015
 Office 801.578.5580
www.newmarkmw.com



BRAXTON WILLIE, CCIM
bwillie@newmarkmw.com
direct 801.803.3334
[View Profile](#)

CHRIS FALK, CCIM, SIOR
cfalk@newmarkmw.com
direct 801.499.6514
[View Profile](#)

BRANSON WOOD
bwood@newmarkmw.com
direct 801.510.5207
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
1410 S University Park Blvd, Ste 120
Clearfield, Utah 84015
Office 801.578.5580
www.newmarkmw.com

SBA 504 LOAN VS. CONVENTIONAL LOAN

	SBA 504 Loan	Conventional Loan
Down Payment	As Low as 10%	Typically 20%-30%
Loan Structure	50% Bank Loan + 40% SBA Debenture + 10% Borrower Equity	100% From the Bank/Lender
Interest Rates	SBA Portion Fixed, Competitive Long-Term Rates	Fixed or Variable, Market-Driven
Amortization	Up to 25 Years, Fully Amortized	Usually 15-25 Years, May Include Balloon Payments
Which is Right For You?	Best for Business Owners Seeking to Minimize Cash Outlay and Lock in Long-Term Fixed Rates	Best for Buyers Needing Flexibility and a Faster, Simpler Process

Space planning and bids provided by Dutson Builders at no cost



NEWMARK

 MOUNTAIN WEST

BRAXTON WILLIE, CCIM

bwillie@newmarkmw.com

direct 801.803.3334

[View Profile](#)

CHRIS FALK, CCIM, SIOR

cfalk@newmarkmw.com

direct 801.499.6514

[View Profile](#)

BRANSON WOOD

bwood@newmarkmw.com

direct 801.510.5207

[View Profile](#)

FULL SERVICE

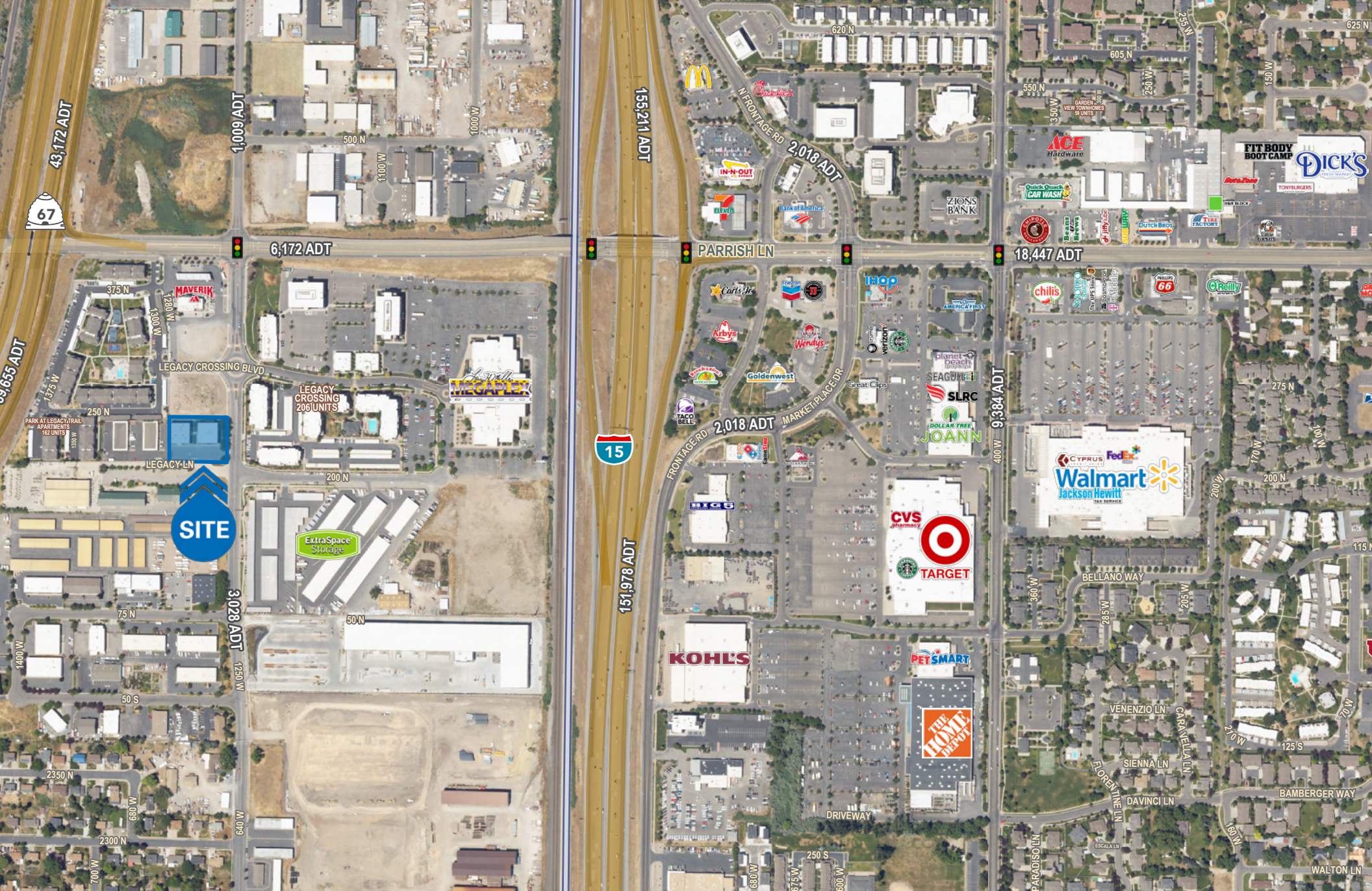
COMMERCIAL REAL ESTATE

1410 S University Park Blvd, Ste 120

Clearfield, Utah 84015

Office 801.578.5580

www.newmarkmw.com



NEWMARK
MOUNTAIN WEST

BRAXTON WILLIE, CCIM
bwillie@newmarkmw.com
direct 801.803.3334
[View Profile](#)

CHRIS FALK, CCIM, SIOR
cfalk@newmarkmw.com
direct 801.499.6514
[View Profile](#)

BRANSON WOOD
bwood@newmarkmw.com
direct 801.510.5207
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
1410 S University Park Blvd, Ste 120
Clearfield, Utah 84015
Office 801.578.5580
www.newmarkmw.com