

FOR LEASE

TWO SUITES AVAILABLE



KIESEL BUILDING

2401–2419 Kiesel Avenue · Ogden, Utah

AVAILABLE

6,374 SF

SUITE 202

5,919 SF

UNIT 102

455 SF

LEASE RATE

\$15.00 NNN

BUILDING OVERVIEW

Built in 1913 and fully restored in 2019, the Kiesel Building is one of downtown Ogden's landmark office addresses. The restoration left the bones on display: original exposed brick, open timber-and-steel ceilings, and full-height glass that carries daylight deep into every floor plate.

The available space reflects that. Suite 202 is a 5,919 SF second-floor space with an open, loft-style layout — wide sightlines, high open ceilings, and brick perimeter walls, ready for a team that wants character instead of a drop-ceiling box. Unit 102 is a 455 SF ground-floor suite, well suited to a single-user office, satellite location, or small professional practice.

The building sits on 24th Street next to the Ogden Eccles Conference Center and steps from The Junction, with restaurants, hotels, and entertainment within a short walk. On-site parking is available immediately south of the building.

■ SPACE AVAILABLE

SUITE	SIZE	TYPE	LEASE RATE	AVAILABLE
202	5,919 SF	Open loft-style office — second floor	\$15.00 SF/YR NNN	Now
102	455 SF	Single-user office suite — ground floor	\$15.00 SF/YR NNN	Now

Suite 202 is offered as a single 5,919 SF space and is not divisible. Rates are NNN; tenant pays a proportionate share of operating expenses, taxes, and insurance, with separately metered gas and electric.

■ BUILDING FEATURES

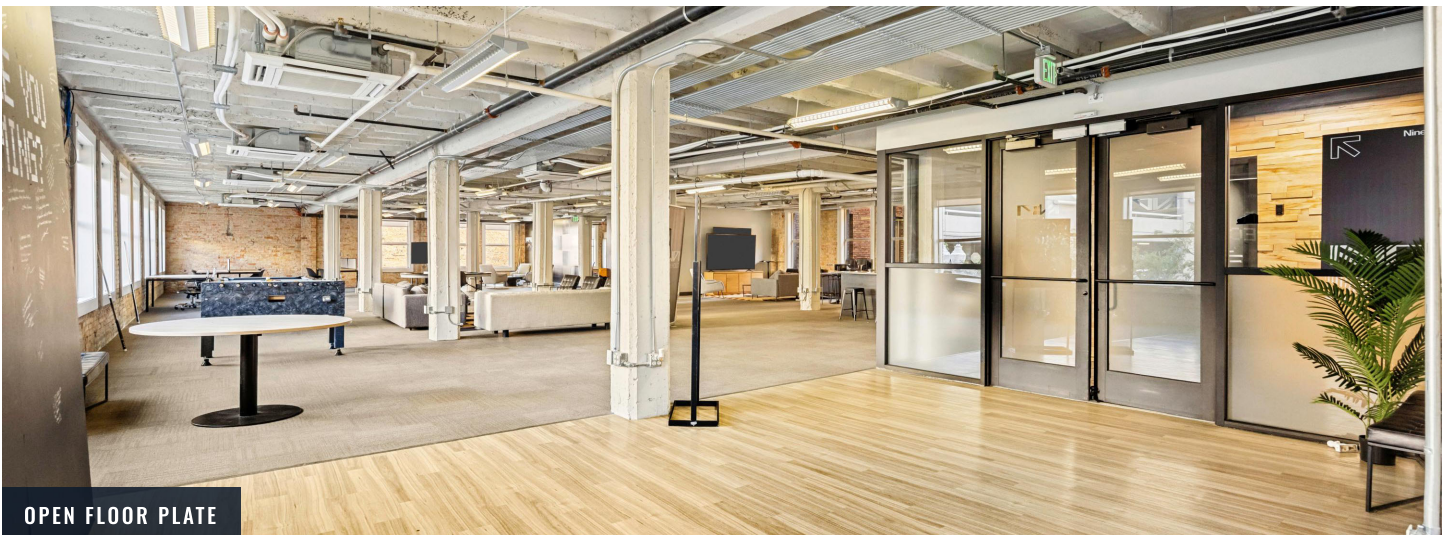
- Fully restored in 2019
- Full-height glass, abundant natural light
- Elevator served
- Fire sprinklered throughout
- Exposed brick and open ceilings
- On-site parking south of the building
- Separately metered gas and electric
- Upgraded mechanical and electrical systems

SUITE 202

5,919 SF | **SECOND FLOOR** | **\$15.00 SF/YR NNN**

Open loft-style office with exposed brick, open ceilings, and full-height glass. Wide sightlines and a flexible floor plate suit a team that wants character rather than a drop-ceiling box.

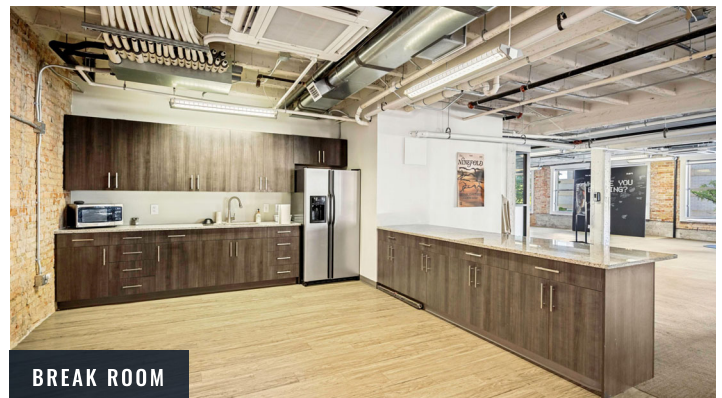
[VIEW THE 3D TOUR →](#)



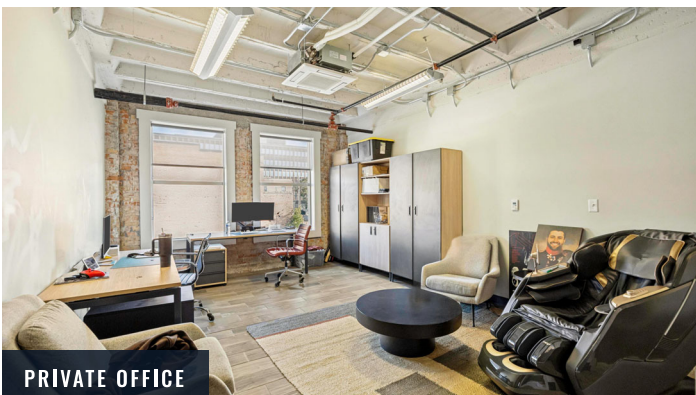
OPEN FLOOR PLATE



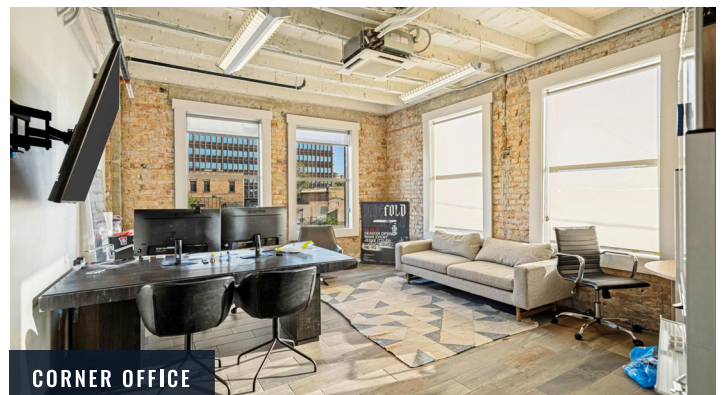
BRICK AND WINDOW WALL



BREAK ROOM



PRIVATE OFFICE



CORNER OFFICE

UNIT 102

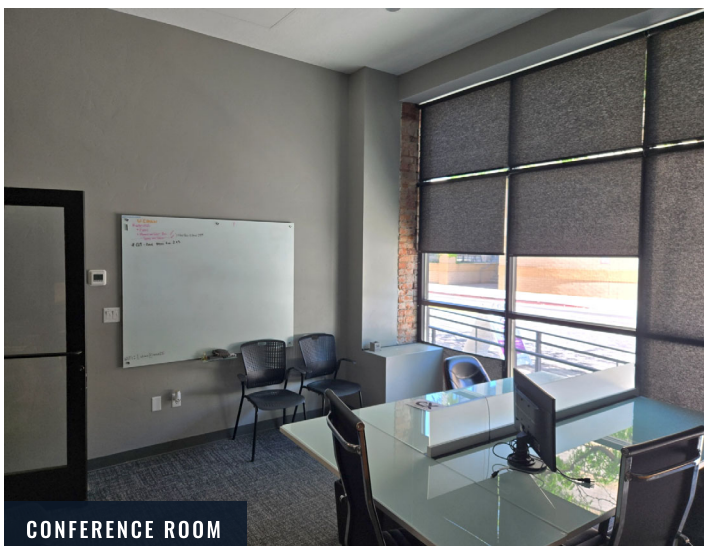
455 SF | **GROUND FLOOR** | **\$15.00 SF/YR NNN**

Efficient single-user office suite on the ground floor, well suited to a satellite location or small professional practice. Same finish vocabulary as the rest of the building — brick, exposed structure, and natural light — at a size that keeps overhead low.

[VIEW THE 3D TOUR →](#)



RECEPTION AND LOUNGE

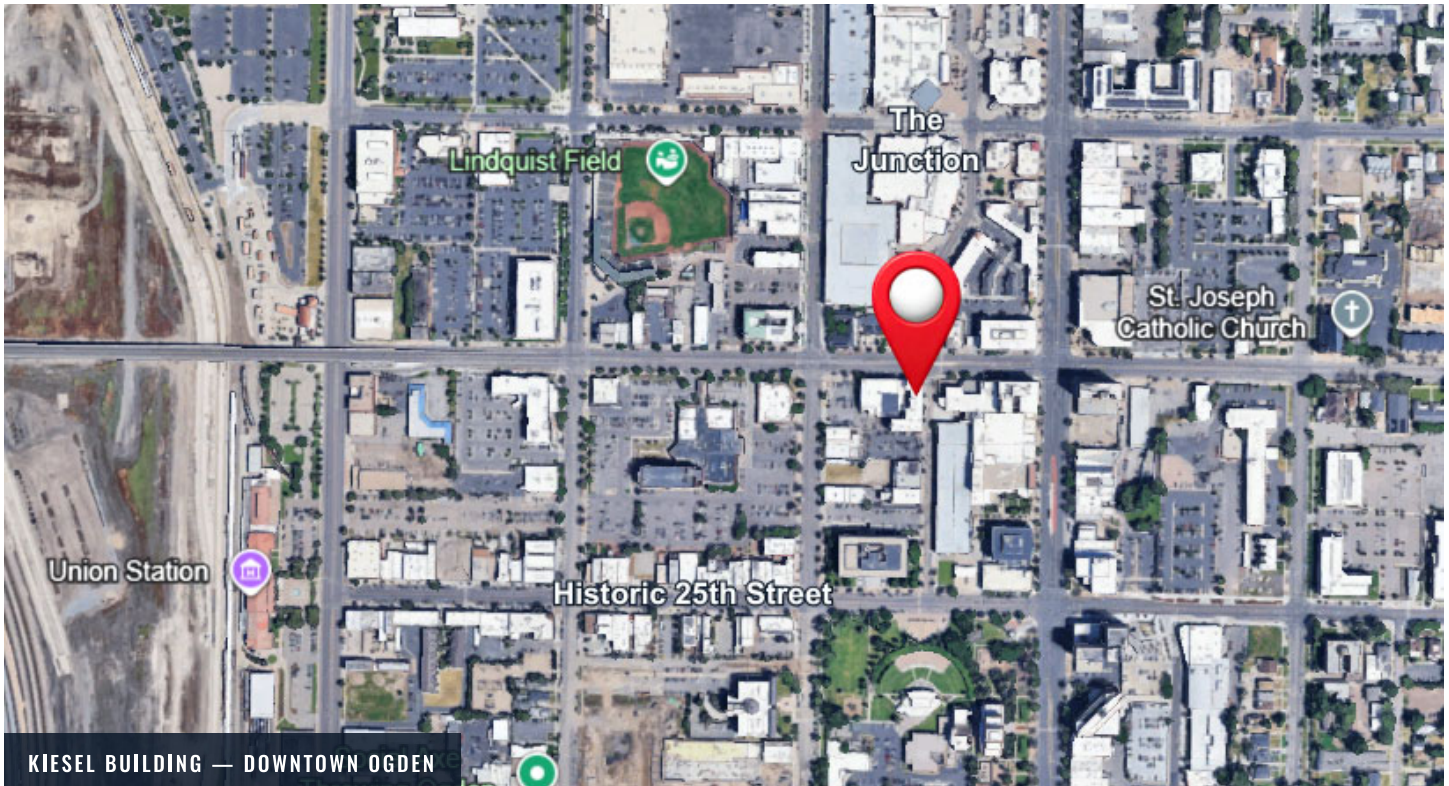


CONFERENCE ROOM



KITCHENETTE AND STORAGE

AERIAL & LOCATION



■ THE LOCATION

The Kiesel sits at the center of downtown Ogden's 24th Street corridor, one block from Historic 25th Street and directly adjacent to the Ogden Eccles Conference Center. The Junction — anchored by dining, hotels, a theater, and the Salomon Center — is immediately west. Interstate 15 is roughly five minutes out, and the FrontRunner station connects downtown Ogden to Salt Lake City in under an hour.

NEARBY

Eccles Conference Center	Adjacent
The Junction	1 block
Historic 25th Street	1 block
FrontRunner Station	0.4 mi
Interstate 15	5 min

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