

WEX OFFICE BUILDING

FOR LEASE



OFFICE SPACES AVAILABLE FOR LEASE

258 PARKING SPACES AVAILABLE



PROPERTY DETAILS

1104 Country Hills Dr., Ogden, UT 84403

- \$22.00/SF | Full Service
- Available: 1,025–17,157 SF
- Access From Harrison Boulevard and Country Hills Drive (42nd Street)
- Parking: Structured Parking 3.5:1,000
- Furniture Negotiable in Select Suites
- Close Proximity to McKay Dee Hospital, Dee Events Center, and Weber State University

MAJOR TENANTS



2025 DEMOS



EST. POPULATION

1 MILE » 12,331
 3 MILE » 78,975
 5 MILE » 140,733



EST. HOUSEHOLDS

1 MILE » 4,482
 3 MILE » 30,119
 5 MILE » 53,518



EST. AVERAGE HH INCOME

1 MILE » \$126,110
 3 MILE » \$106,734
 5 MILE » \$103,374

NEWMARK

MOUNTAIN WEST

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312 East South Temple
 Salt Lake City, Utah 84111
 Office 801.456.8800

www.newmarkmw.com

GENERAL PROPERTY DETAILS

- 7 Floors
- Year Built: 1987
- Structured Parking
- Parcel No. 06-074-0002
- (3.5/1,000 SF)
- Multi-Tenant General Office Building
- Building Class: B

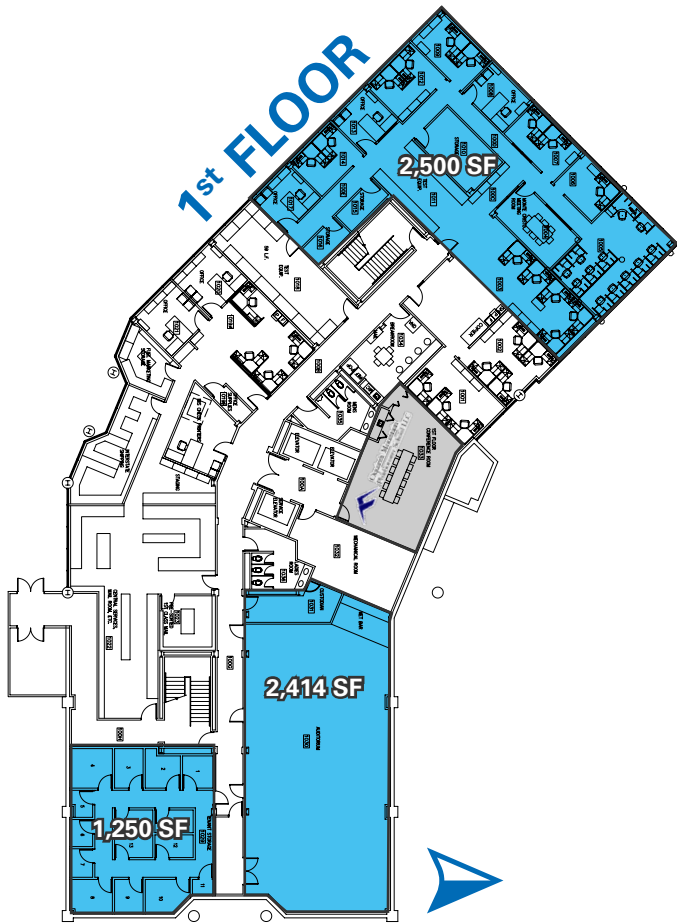


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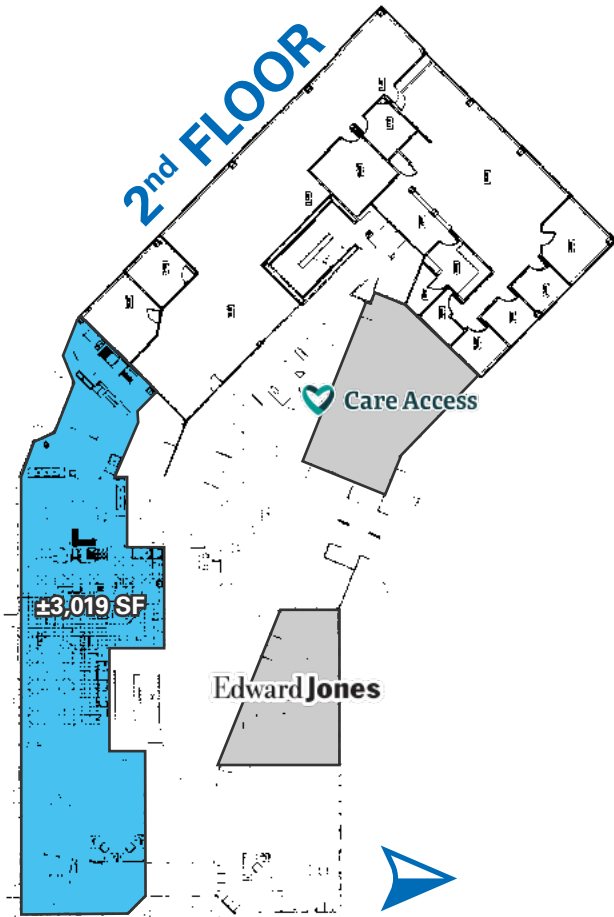


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4th FLOOR

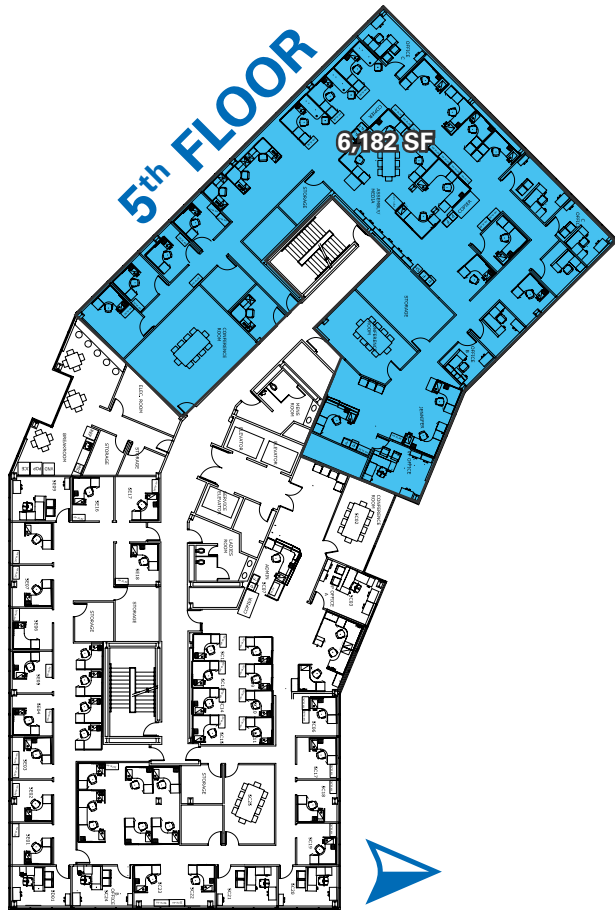


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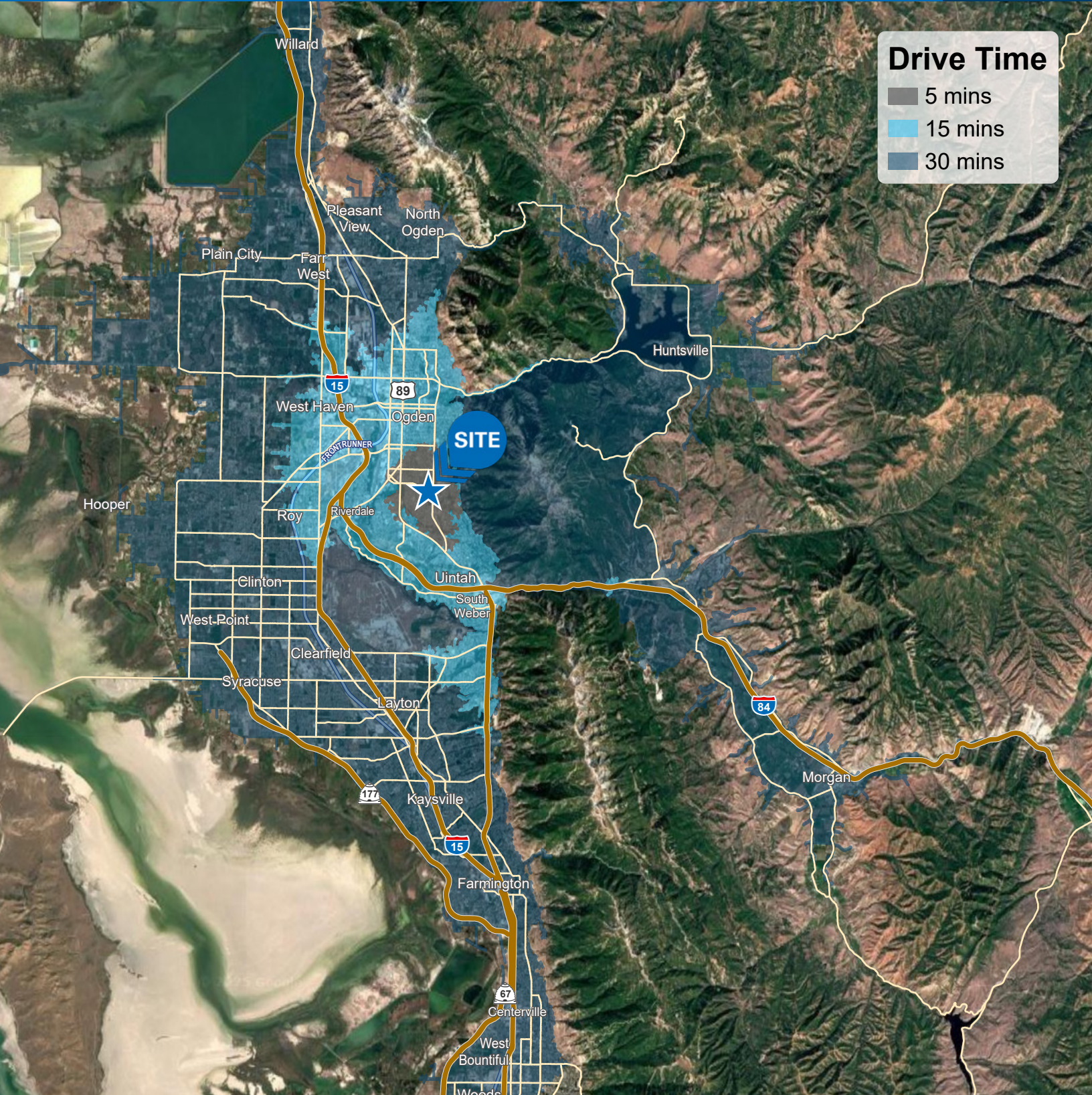
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WASATCH FRONT



Drive Time

- 5 mins
- 15 mins
- 30 mins



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