



THREE-STORY COMMERCIAL CONDO FOR LEASE MOUNTAIN VIEW COMMONS

1922 US-40, SUITE 6 | HEBER CITY, UT 84032

FOR LEASE **\$33/SF NNN**

KATIE WILKING CCIM, MRED
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**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES | PROPERTIES

COMMERCIAL DIVISION

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MOUNTAIN VIEW COMMONS 1922 US-40, SUITE 6 | HEBER CITY, UT 84032

1922 US-40, SUITE 6, HEBER CITY, UTAH

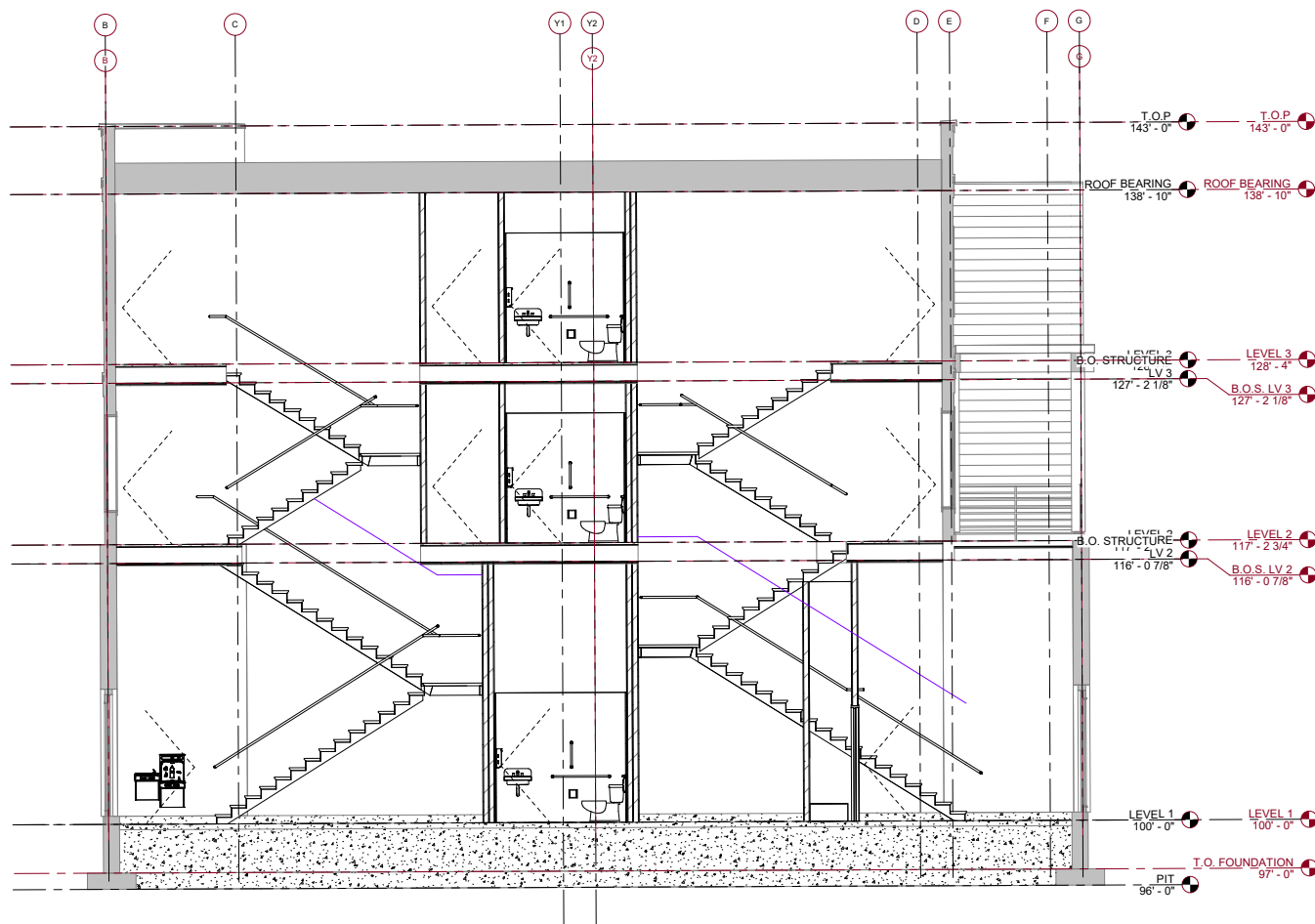
\$33/SF NNN

5,163 SFF

- **Three-story commercial condo** in the sought-after Mountain View Commons development
- **Flexible layout** ideal for flex space, office, or mixed-use concepts
- **Stubbed plumbing on each floor** for easy configuration of restrooms or specialty buildouts
- **Two staircases** for convenient access and efficient circulation
- **Open floorplates** ready for tenant customization
- **Ample natural light** as end cap with large windows and mountain views
- **Modern construction** with high-quality exterior finishes
- **Great visibility & professional setting** within a well-maintained commercial community
- **Ample parking** for staff and customers
- **Convenient Heber location** with quick access to U.S. 40, restaurants, and nearby services
- **Ideal for growing or established businesses seeking a fresh, adaptable space**

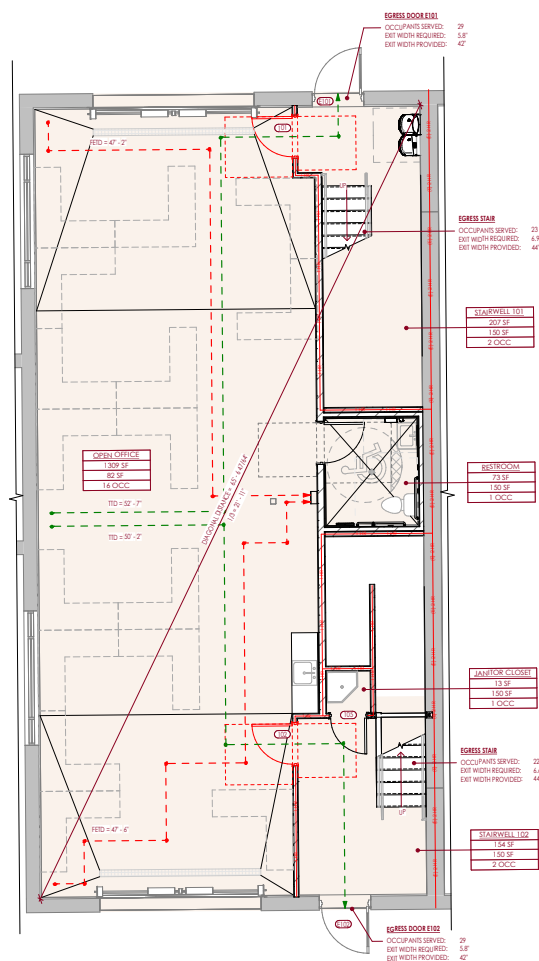


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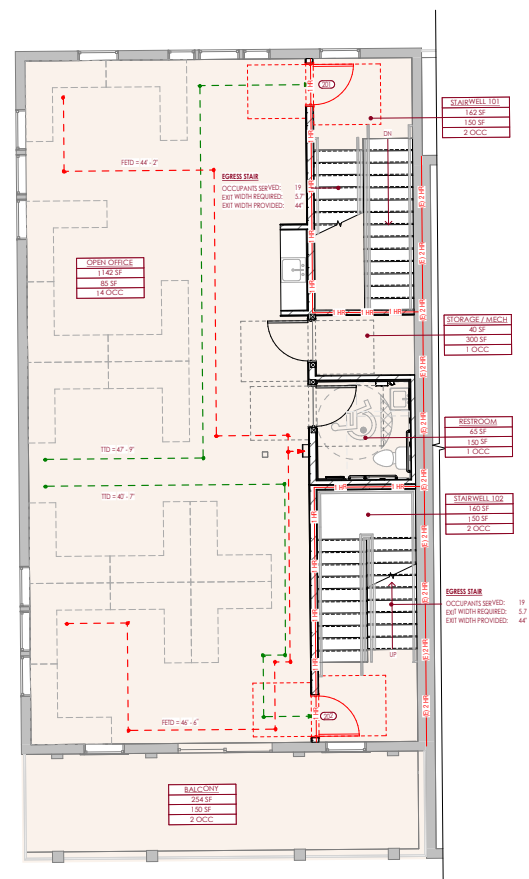


1 Section 2
SCALE: 1/4" = 1'-0"

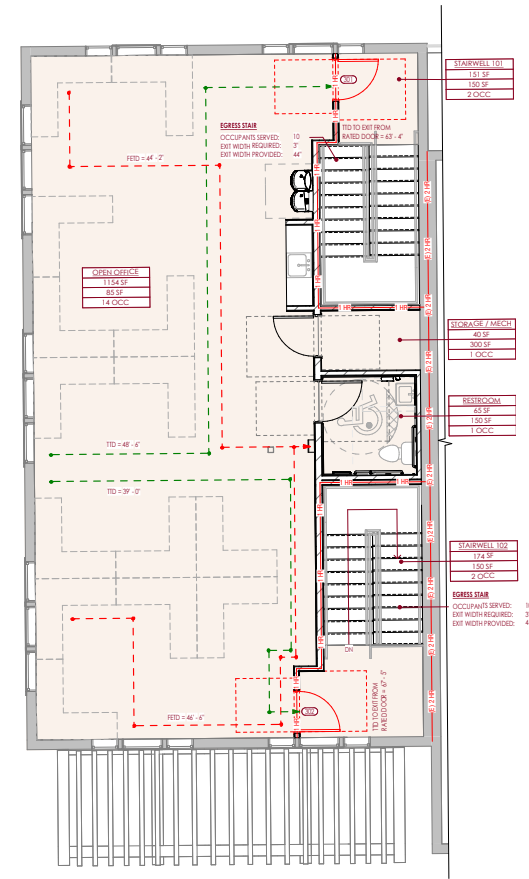
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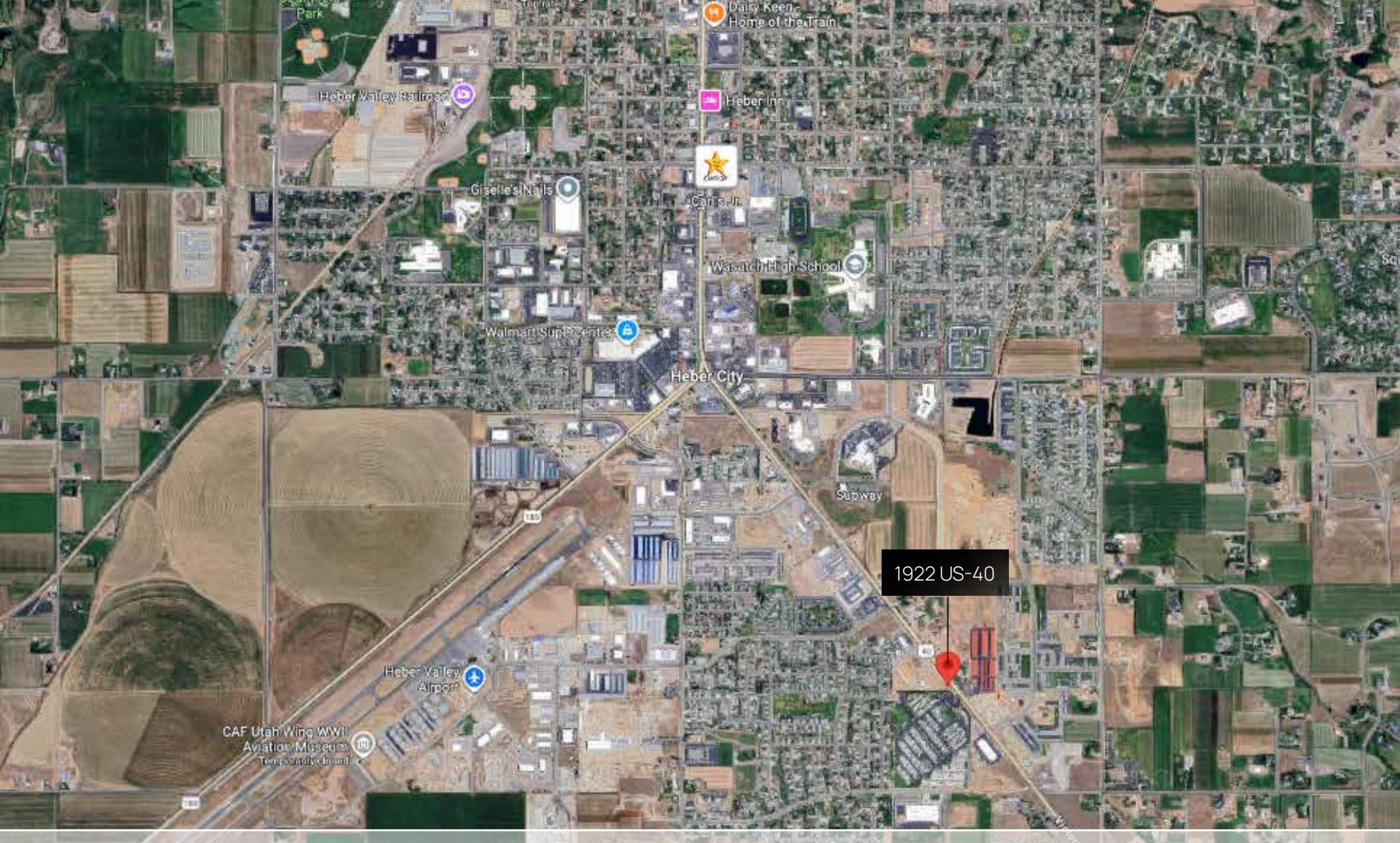
1 LEVEL 1 LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 2 LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"



3 LEVEL 3 LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"



CONTACT KATIE FOR MORE INFORMATION OR TO ARRANGE A TOUR.

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