

# 3226 Washington Blvd

3226 Washington Blvd, Ogden, UT 84401

Presented by  
Miles-Williamson Properties LLC



## Price: \$18.60 /SF/YR

Located just off of 32nd and Washington, the space offers unlimited potential. A full glass street facing entrance brings in lots of light and helps the space feel very open and inviting.

Currently set up as an office, there are 2 separate rooms that could be used for private offices or a conference room, the first of which has a window into the main room. It features a fairly large space in the back that can facilitate data servers, physical file storage, or anything you can imagine all while maintaining space for a break room area with a sink and fridge. If office space is what you are looking for, the desks and chairs are part of the package!

The possibilities don't end at office space! We can imagine it as a Dance Studio, Martial Arts space, Yoga, Pilates, Tattoo Shop, Performance Arts space, Daycare, Vocal coaching/recording studio, photography studio, or even a retail store front!

If you have an established business looking to move or open a 2nd location, if you are just getting going, we are here to help you brainstorm and see if the space can fit your needs!

Please reach out to us!

Email - [mileswill.properties.llc@gmail.com](mailto:mileswill.properties.llc@gmail.com)

Call or Text

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Building Facade

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Equitable Finance	-	April 2021



Private Office 1

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Breakroom

## Listing space

### 1st Floor

Space Available	2,197 SF
Rental Rate	\$18.60 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	5 - 10 Years

Built out as standard office. please reach out for more information regarding the space.

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## Property Photos



Main Area



Interior Photo

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## Property Photos



Back Hall



Separate Office 1 w/ Interior facing window

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## Property Photos



Separate Office 2 / Conference Room



Separate Office 2 / Conference Room Interior

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## Property Photos



Breakroom / Storage Interior

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## Location

