

Maddison Square

OGDEN CENTRAL
FLEX, OFFICE, RETAIL, INDUSTRIAL
CP3 ZONED

FOR LEASE

1890 Washington Blvd
Ogden, UT 84404



Samuel Cohen
WHW
Investment Adviser
(323) 868-2623
Samuelcohenre1@gmail.com
14193166-SA00



Maddison Square

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Exclusively Marketed by:



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<https://www.utahmountainskihomes.com>



01 Building Summary
Building Summary

MADDISON SQUARE

HIGHLIGHTS

- Commercial Space for Lease – Rare Opportunity in the Heart of Ogden! First Time Available in 30 Years!
- Zoned CP-3: Suitable for a wide range of uses — Offices & Showroom: Ideal for administrative tasks and customer-facing operations. Flexible for retail, manufacturing, office, or showroom purposes.
- Enhanced Security: Equipped with a security camera system for added peace of mind.
- Affordable Leasing: Enjoy cost-effective lease terms with low CAM fees.
- Customizable Layout: Adapt the space to fit your business needs and preferences.
- Direct access to I-15, linking your business to Downtown Salt Lake City and the greater metro area.
- Spacious & Functional: 3000+ sq. ft. of office space with natural light, thought fully designed workspaces, and private restrooms for added comfort.
- Large Flex Areas: Perfect for production, warehousing, or creative work.
- Seamless Operations: Drive-in bays ensure smooth logistics and effortless accessibility.
- Dynamic Local Economy: Tap into \$4.8 billion in annual spending, supported by an average household income of \$91,420 within a 10-mile radius.
- Tourist Destination: Proximity to three ski resorts (20 minutes from downtown) and premier fishing on the Ogden and Weber Rivers make this location a gateway to adventure.
- Strategic Location: Minutes from Downtown Ogden and Ogden-Hinckley Regional Airport (OGD), offering unparalleled convenience.



Suite	Space	Floor	Size	Lease Rate	Lease Type	Notes
1	Retail / Showroom	1	3,000 SF	\$1 Rent (Monhly)	NNN	Spacious & Functional: 3000+ sq. ft. of office space with natural light, thoughtfully designed workspaces, and private restrooms



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Suite	Space	Floor	Size	Lease Rate	Lease Type	Notes
2	Retail - Office - Flex	1	1,200 SF	\$1.05 PSF (Monthly)	NNN	Large open/flex space. 2 Separate rooms/offices. Private restroom
3	Flex - Industrial - Retail - Auto	1	8,000 SF	\$0.90 PSF (Monthly)	NNN	Build-to-Suit: Specialized Service: Flex Space: Industrial: CP3 Zoning. 2 large downdraft paintbooths
4	Flex-Retail-Industrial 1	1	7,000 SF	\$0.85 PSF (Monthly)	NNN	Build-to-Suit: Specialized Service: Flex Space: Industrial CP3 Zoning
5	Flex-Retail-Industrial 2	1	7,000 SF	\$0.85 PSF (Monthly)	NNN	Build-to-Suit: Specialized Service: Flex Space: Industrial CP3 Zoning



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02 Property Description

- Property Features
- Location Summary
- Local Business Map
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MADDISON SQUARE

PROPERTY FEATURES

BUILDING SF	23,000
LAND ACRES	1.99
YEAR BUILT	1946
ZONING TYPE	CP3
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	4
NUMBER OF PARKING SPACES	Ample Parking
CEILING HEIGHT	10ft - 16ft
DOCK HIGH DOORS	10ft -12ft
FENCED YARD	Yes
SECURITY SYSTEM	Yes

MECHANICAL

HVAC	Gas heaters and Central A/C
ELECTRICAL / POWER	1 Phase - 3 Phase
LIGHTING	Led

CONSTRUCTION

FRAMING	CBS
EXTERIOR	Stocco
PARKING SURFACE	Asphalt
ROOF	Pitched, Flat, Round
LANDSCAPING	Trees, Grass, Shrubs

TENANT INFORMATION

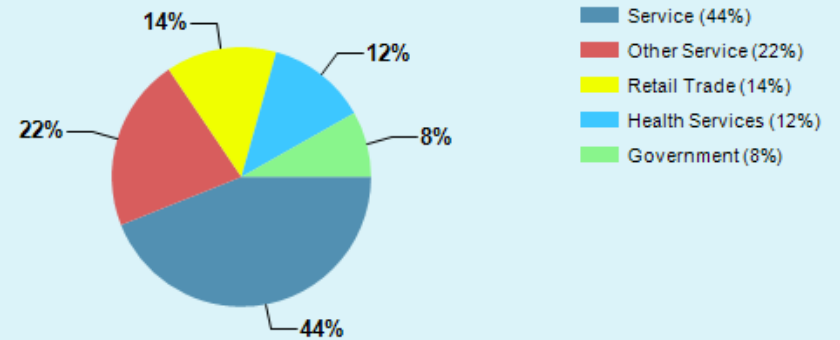
LEASE TYPE	NNN
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Retail - Flex - Office - Auto - Industrial

- Maddison Square property is located in the heart of downtown Ogden, a vibrant city known for its outdoor recreation opportunities, including nearby hiking trails in the Wasatch Mountains, and its historic 25th Street lined with shops and restaurants.
- Ogden is home to Weber State University, a prominent institution that adds a dynamic and youthful energy to the area. The university brings students, faculty, and staff to the downtown district, creating potential customer traffic for businesses in the vicinity.
- The area boasts a variety of cultural attractions, such as the Union Station Museum, which showcases Ogden's railroad history, and the Treehouse Children's Museum, offering interactive exhibits for families and children.
- Downtown Ogden hosts numerous events and festivals throughout the year, drawing crowds to the area. These events can bring increased foot traffic and visibility to businesses in the vicinity of the property.
- The property's proximity to major transportation routes, including I-15 and I-84, offers convenient access for commuters and potential customers. This accessibility can enhance the property's visibility and appeal to a wide range of businesses looking to establish a presence in a strategic location.
- Dynamic Local Economy: Tap into \$4.8 billion in annual spending, supported by an average household income of \$91,000+ within a 10-mile radius.

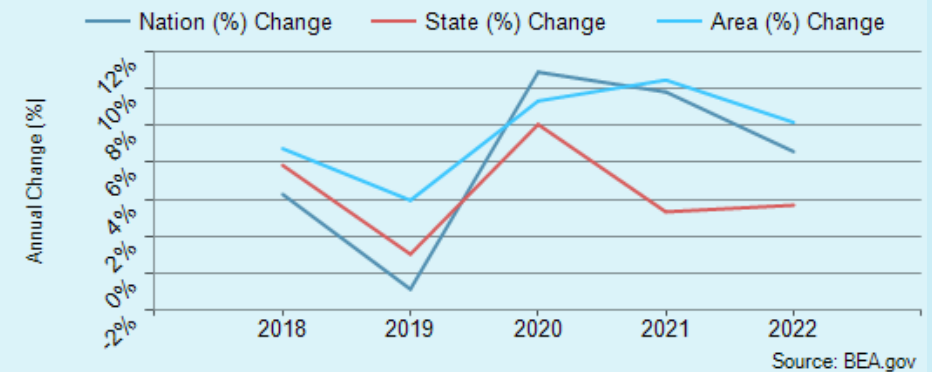
Major Industries by Employee Count

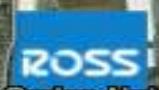
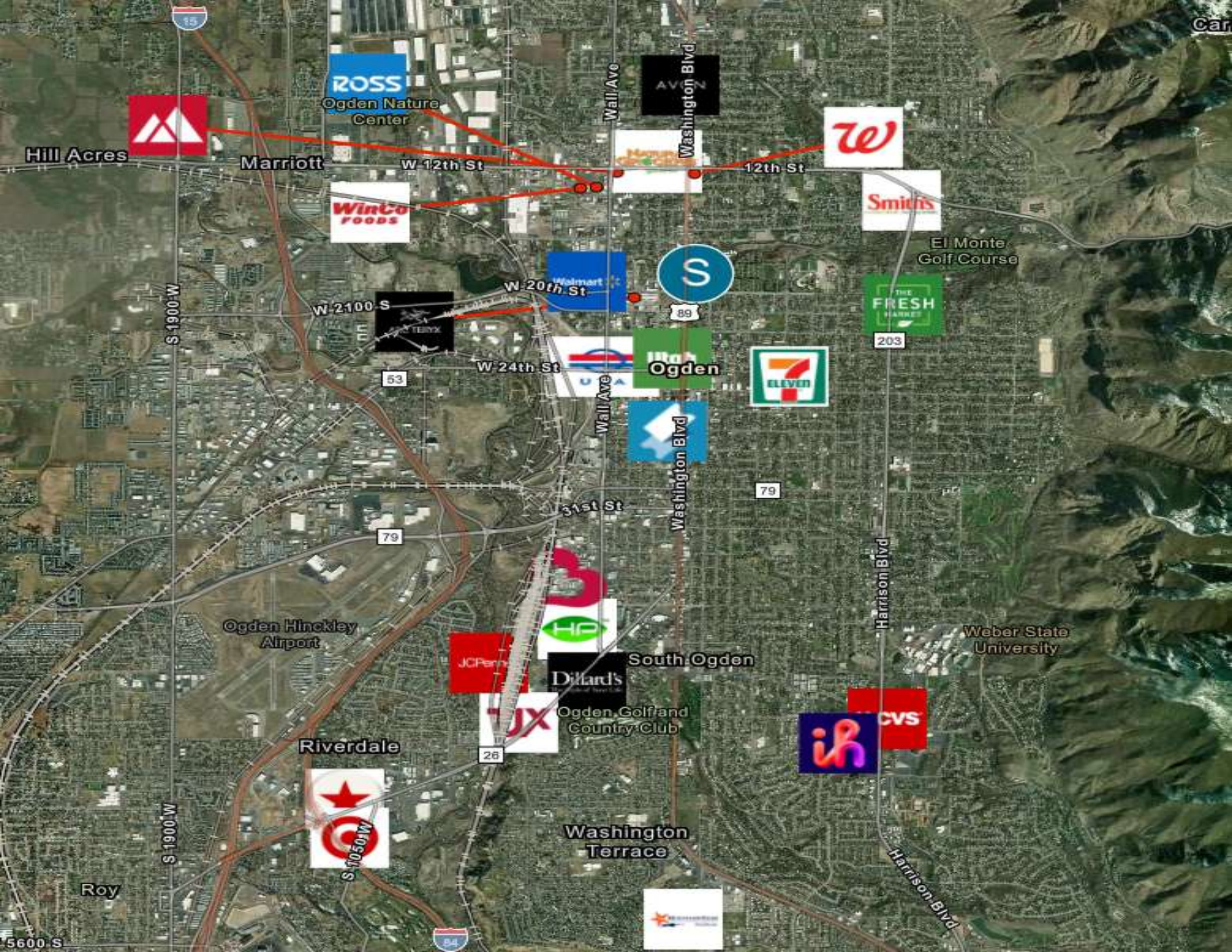


Largest Employers

Internal Revenue Service	7,000 - 9,999
McKay Dee Hospital Center	3,000 - 3,999
America First Credit Union	2,000 - 2,999
Autoliv	1,000 - 1,999
Weber State University	1,000 - 1,999
Fresenius USA	1,000 - 1,999
Ogden Regional Medical Center	1,000 - 1,999
Associated Food Stores	500 - 999

Weber County GDP Trend





Ogden Nature Center

Hill Acres

Marriott

W 12th St

Wall Ave

Washington Blvd



12th St



El Monte Golf Course



W 20th St

89

W 2100 S



203

53

W 24th St



Ogden



Wall Ave



Washington Blvd

79

31st St

79

Ogden Hinkley Airport



South Ogden

Weber State University



Ogden Golf and Country Club

Riverdale



28



Washington Terrace

Roy

S 1900 W

Harrison Blvd

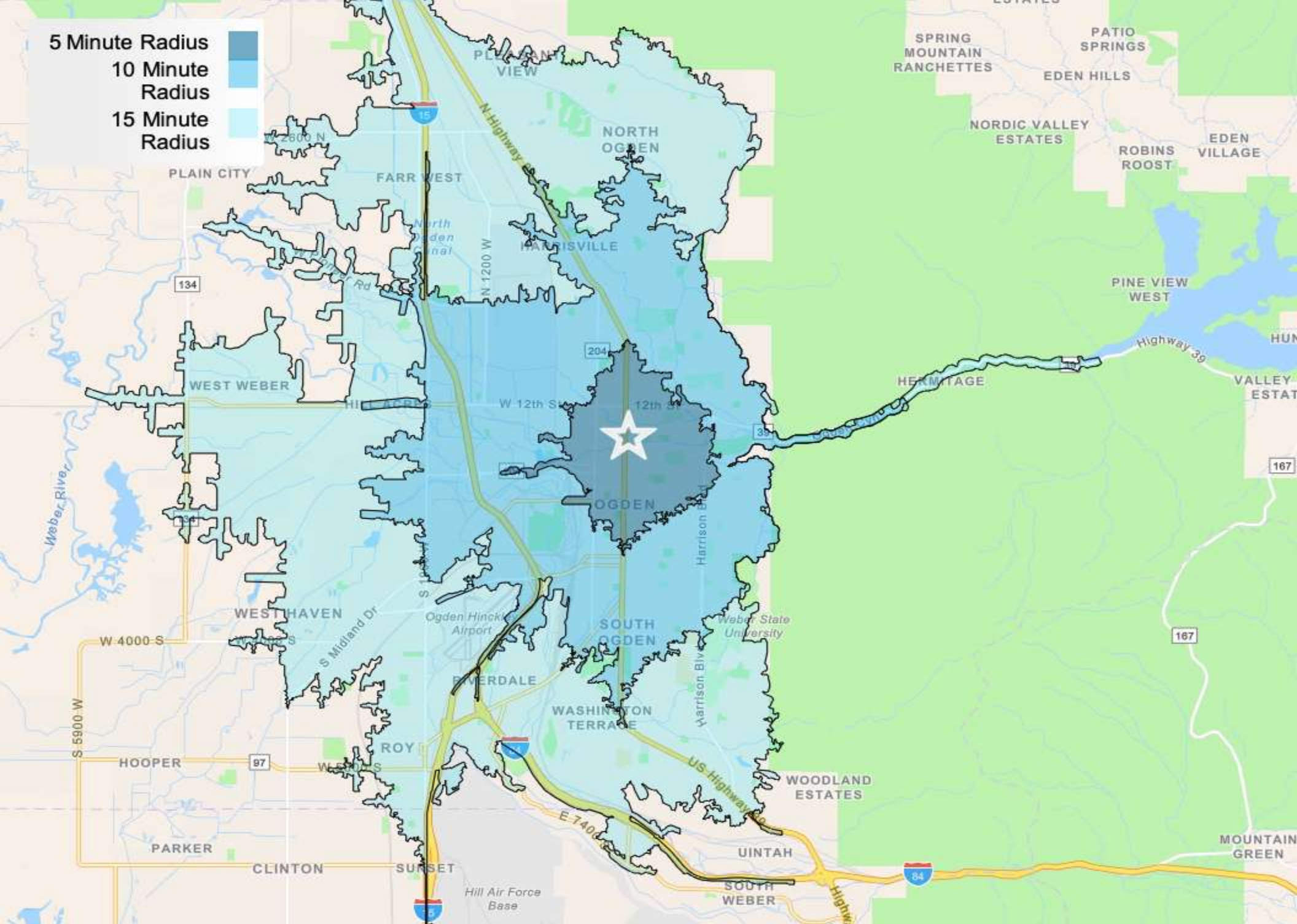
Harrison Blvd



84

5600 S

5 Minute Radius
 10 Minute Radius
 15 Minute Radius

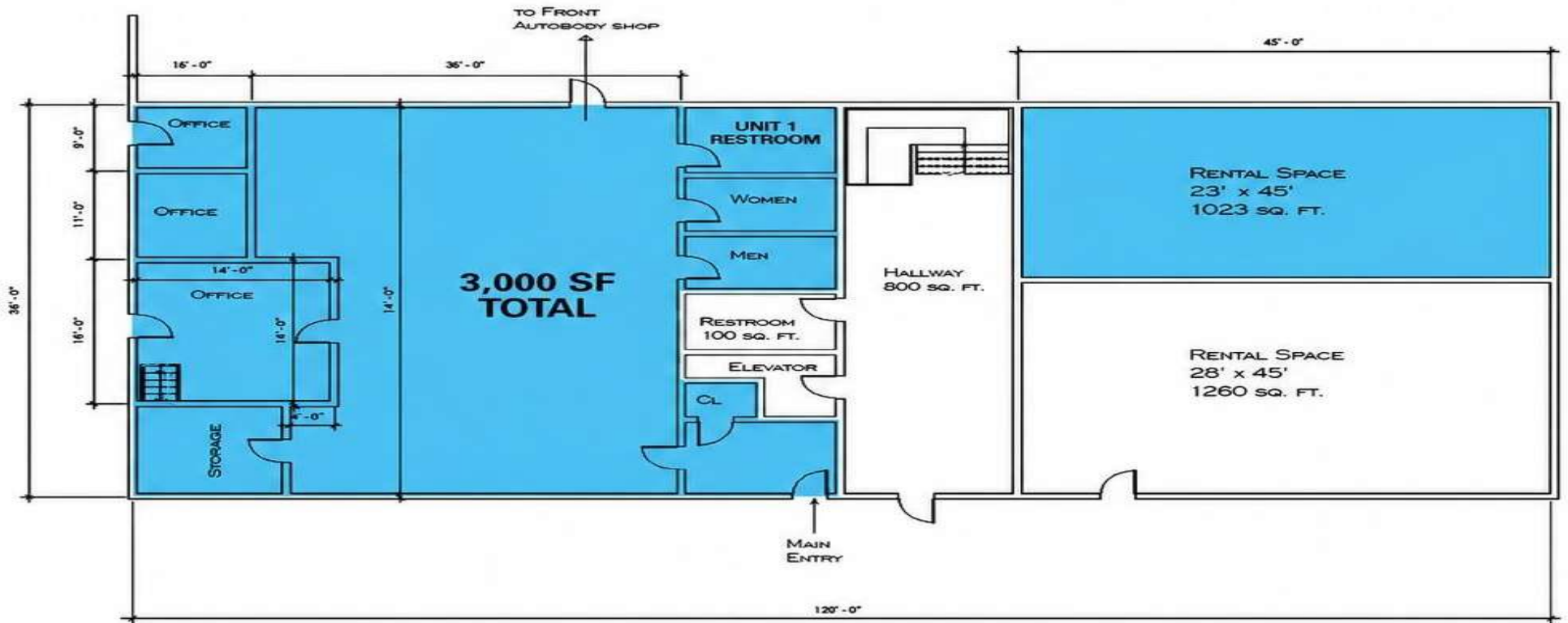
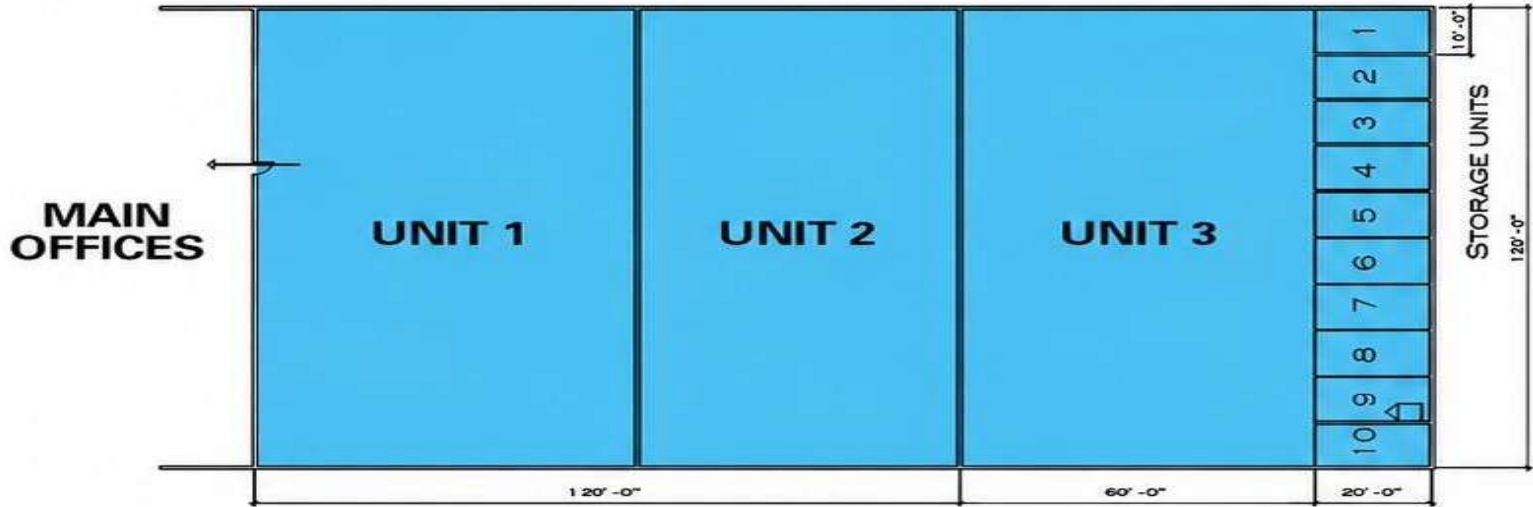


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Drive Times (Heat Map) | Maddison Square

FLEX SPACE





Unit 2 Retail/Office 1



Unit 2 Retail/flex 1



unit 2 Retail/Flex 2



Unit 2 Retail/Office 2



Unit 1 Retail/Showroom



Unit 1 Retail/Showroom



Unit 1 Retail/Showroom



Unit 1 Retail/Showroom





03

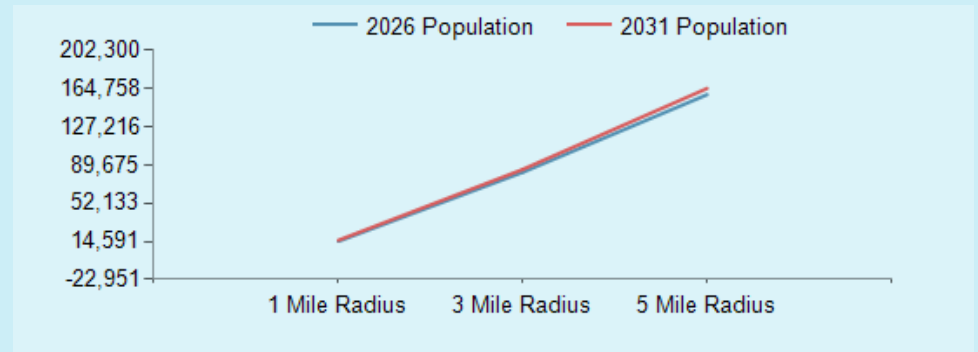
Demographics

General Demographics

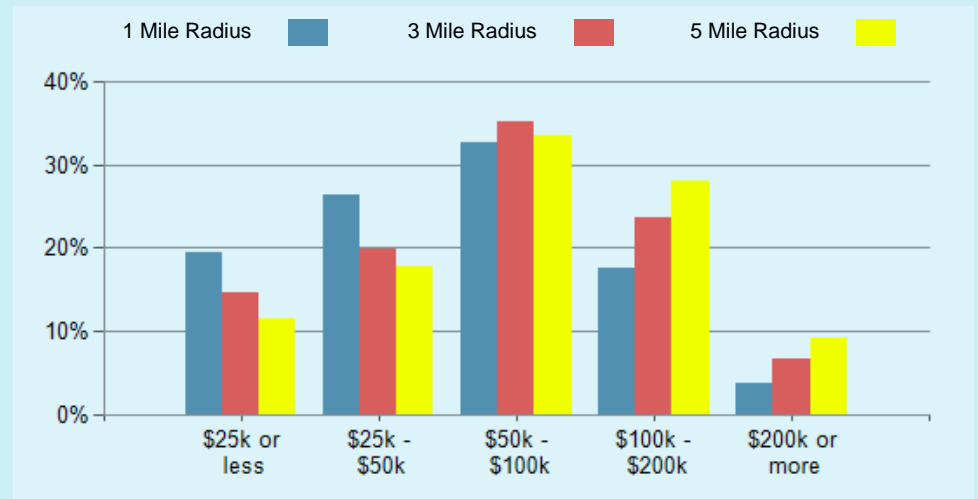
MADDISON SQUARE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,443	71,295	123,057
2010 Population	13,328	74,771	137,492
2026 Population	14,591	82,404	158,644
2031 Population	15,672	85,236	164,758
2026 African American	440	1,969	2,998
2026 American Indian	316	1,481	2,158
2026 Asian	266	1,214	2,550
2026 Hispanic	4,986	27,602	41,125
2026 Other Race	2,407	13,571	19,489
2026 White	9,169	53,258	112,897
2026 Multiracial	1,943	10,564	17,776
2026-2031: Population: Growth Rate	7.20%	3.40%	3.80%

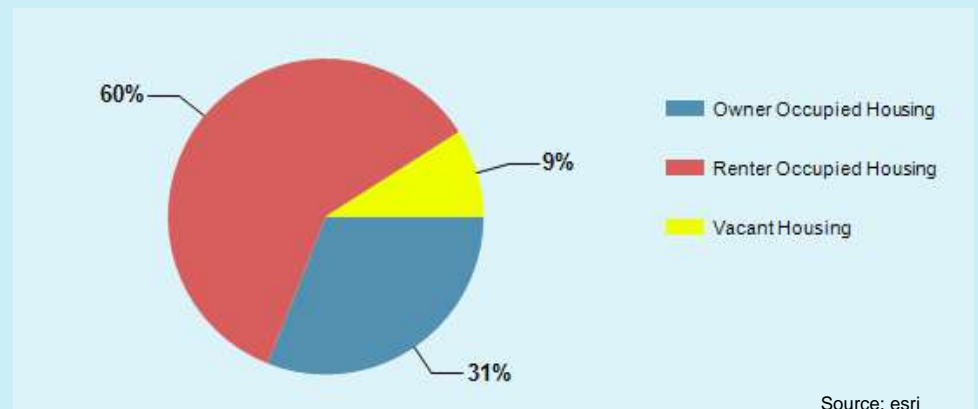
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	802	2,712	4,002
\$15,000-\$24,999	501	1,821	2,820
\$25,000-\$34,999	735	2,290	3,933
\$35,000-\$49,999	1,028	3,875	6,501
\$50,000-\$74,999	1,212	5,661	10,129
\$75,000-\$99,999	974	5,305	9,607
\$100,000-\$149,999	688	5,054	10,653
\$150,000-\$199,999	479	2,321	5,794
\$200,000 or greater	247	2,096	5,352
Median HH Income	\$54,431	\$70,593	\$79,015
Average HH Income	\$71,580	\$87,605	\$98,748



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri



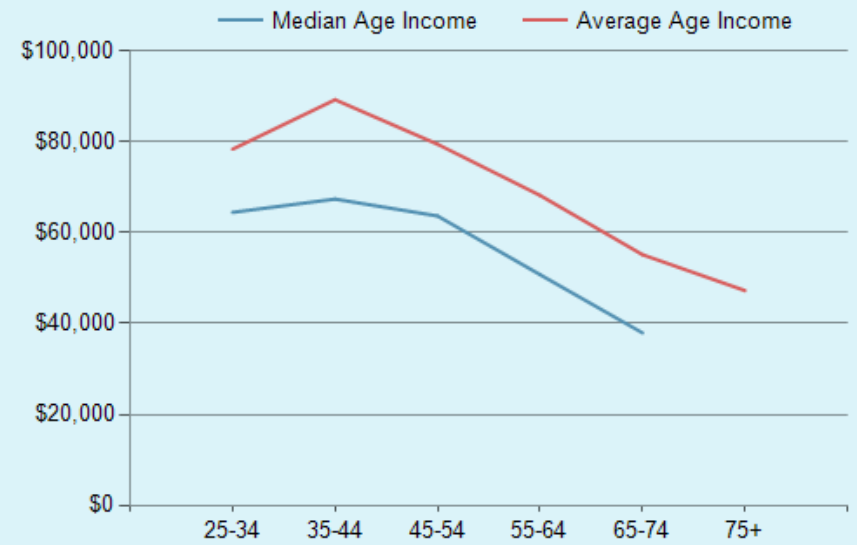
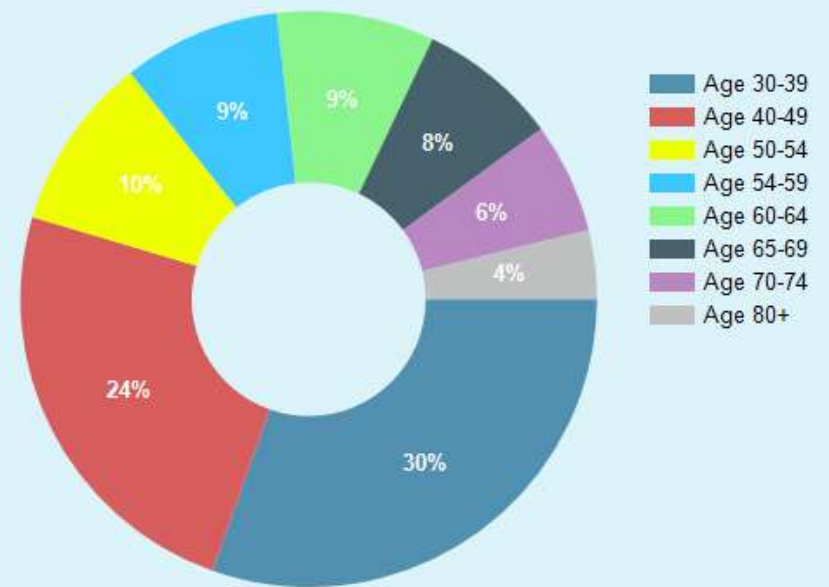
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,313	7,420	13,375
2026 Population Age 35-39	1,091	6,324	11,537
2026 Population Age 40-44	1,000	5,735	10,835
2026 Population Age 45-49	912	4,982	9,408
2026 Population Age 50-54	773	4,263	7,957
2026 Population Age 55-59	699	3,761	7,063
2026 Population Age 60-64	698	3,719	7,056
2026 Population Age 65-69	622	3,336	6,686
2026 Population Age 70-74	491	2,672	5,475
2026 Population Age 75-79	305	1,811	4,125
2026 Population Age 80-84	198	1,018	2,520
2026 Population Age 85+	135	817	2,117
2026 Population Age 18+	11,441	61,938	118,339
2026 Median Age	34	33	33
2031 Median Age	35	35	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,494	\$76,962	\$81,719
Average Household Income 25-34	\$78,396	\$91,355	\$99,269
Median Household Income 35-44	\$67,425	\$87,026	\$98,646
Average Household Income 35-44	\$89,304	\$106,755	\$117,546
Median Household Income 45-54	\$63,704	\$83,162	\$95,590
Average Household Income 45-54	\$79,498	\$100,786	\$115,327
Median Household Income 55-64	\$50,787	\$67,777	\$80,908
Average Household Income 55-64	\$68,241	\$85,934	\$103,807
Median Household Income 65-74	\$37,946	\$50,471	\$60,161
Average Household Income 65-74	\$55,173	\$70,168	\$84,168
Average Household Income 75+	\$47,260	\$56,009	\$66,277

Population By Age



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04

Company Profile

Advisor Profile

MADDISON SQUARE



Samuel Cohen
Investment Adviser

Several years ago, Samuel Cohen moved to Utah, bringing his extensive real estate expertise to the Ogden Valley, with a special focus on the Huntsville area. With over 15 years of success as a multi-family and residential agent, as well as an active property manager, he brings a wealth of knowledge to every transaction. His firsthand experience in managing investment properties allows him to provide strategic guidance to buyers, sellers, and investors alike.

Samuel takes a highly personalized and hands-on approach, ensuring that every client receives tailored advice and meticulous attention to detail. Whether navigating complex investment opportunities or helping families find their perfect home, he is committed to making the process smooth, transparent, and rewarding. His deep understanding of the local market, combined with his strong negotiation skills, makes him a trusted advocate for his clients.

Beyond real estate, Samuel embraces the outdoor lifestyle that makes the Ogden Valley so special. He enjoys skiing, hiking, and biking, taking full advantage of the area's natural beauty. When he's not exploring the mountains, he indulges in his passion for opera, showcasing a unique love for music and performance.

For those looking to buy, sell, or invest in the Ogden Valley, Samuel Cohen is a dedicated professional who combines industry expertise with a genuine passion for helping clients achieve their real estate goals.



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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WHW. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. WHW has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WHW has not verified, and will not verify, any of the information contained herein, nor has WHW conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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