

CLEARFIELD TOWN SQUARE OFFICE

129 & 189 S STATE ST | CLEARFIELD, UT



Exterior Rendering*

4% TO PROCURING BROKER
IF LEASE SIGNED BY YEAR END (2026)



STATE STREET FRONTAGE

MULTIPLE ACCESS POINTS

I-15 PROXIMITY

UNDER NEW OWNERSHIP

TENANT IMPROVEMENTS AVAILABLE

PROPERTY INFORMATION

	104,548 SF BUILDING SIZE		6 CAMPUS STYLE BUILDINGS
	20,584 VEHICLES PER DAY ON STATE ST		135,790 VEHICLES PER DAY ON I-15
	~3 MIN TO I-15		CITY CORE LOCATION

CO-TENANTS INCLUDE

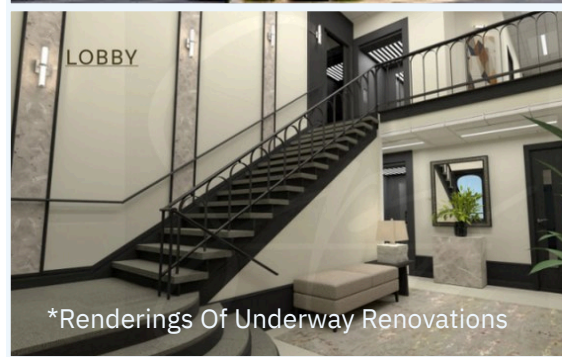


*Renderings Of Underway Renovations

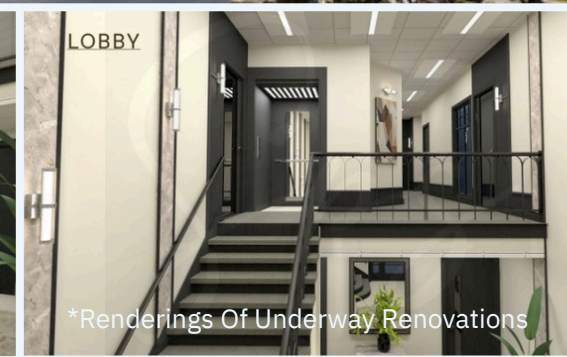
*Renderings Of Underway Renovations



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*Renderings Of Underway Renovations

3 MIN TO I-15

CLEARFIELD CITY HALL

129 & 189 S STATE STREET

HILL AFB

INTERSTATE
15

CLEARFIELD HIGH SCHOOL

WEBER STATE UNIVERSITY

LEGEND HILLS SHOPPING PLAZA

COMMONSPIRIT HOSPITAL

HARRIS SHOPPING PLAZA

LOCATION HIGHLIGHTS

-  4,000 APARTMENTS WITHIN 3 MILES
-  25 MINUTES FROM DOWNTOWN SLC
-  3 MINUTES FROM I-15
-  30 MINUTES FROM SLC INTNL AIRPORT
-  LESS THAN ONE MILE FROM FRONTRUNNER

AVAILABLE SPACE

129 S STATE ST | CLEARFIELD, UT 84015



SECOND FLOOR

Suite N-250 | 1,461 SF | Move-In Ready
Private Offices
Conference Room
Kitchenette

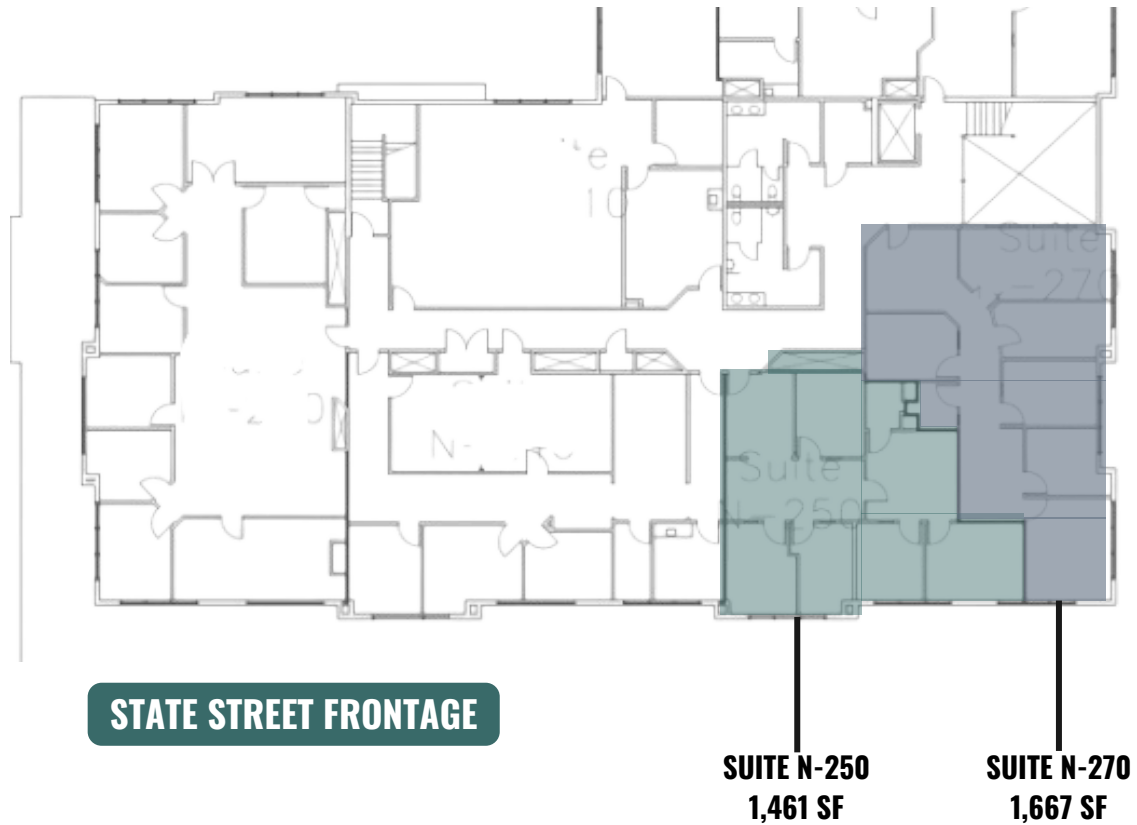
Suite N-270 | 1,667 SF | Move-In Ready

CONTIGUOUS SPACE

Max Contiguous: 3,128 SF

LEASE RATE: \$18.00 PSF/YR NNN
NNN: \$4.50 PSF/YR

First Floor



AVAILABLE SPACE

189 S STATE ST | CLEARFIELD, UT 84015



SECOND FLOOR

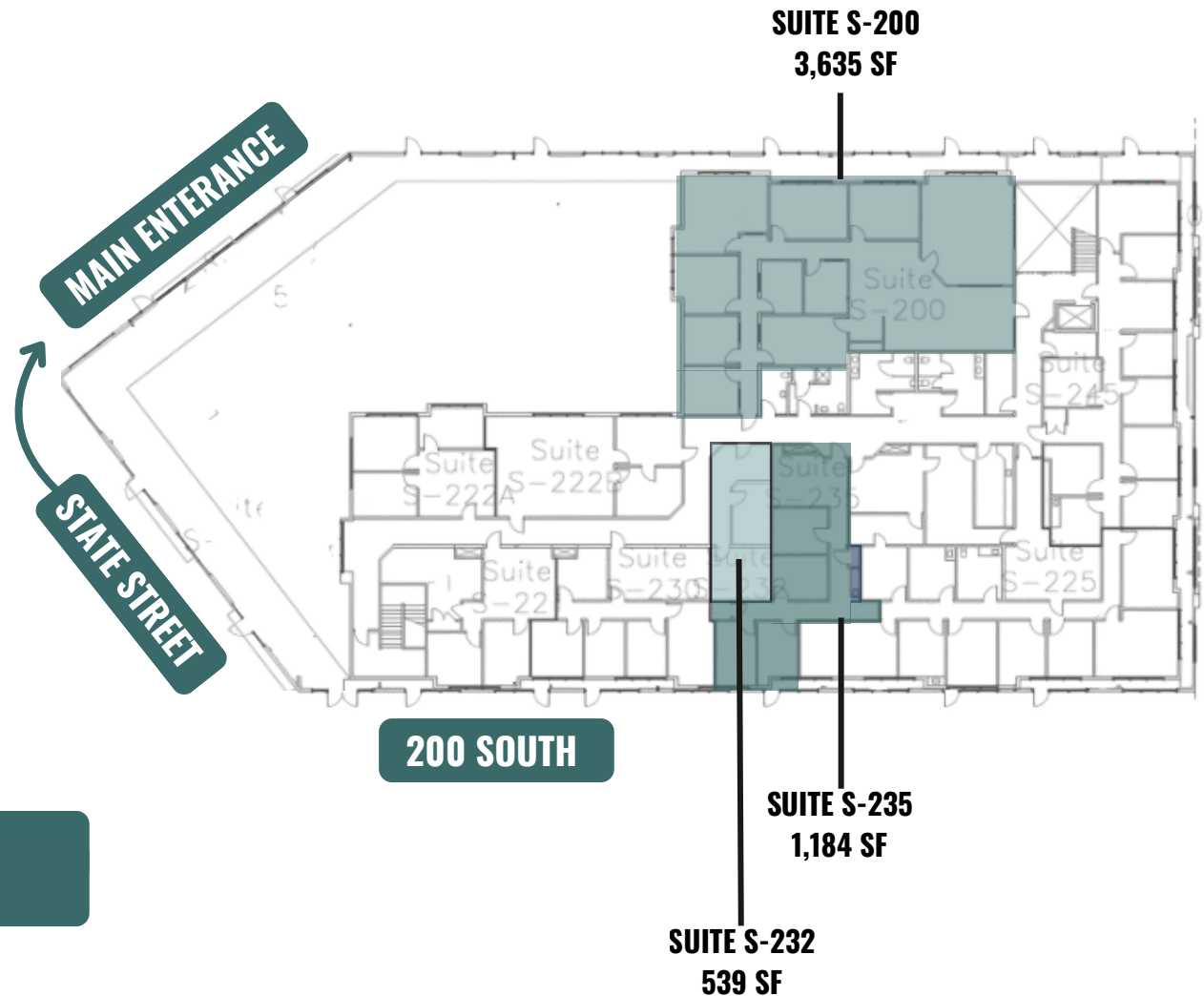
Suite S-200 | 3,823 SF

Suite S-232 | 531 SF

S-235 | 1,165 SF

S-200, S-232, & S-235: 5,519 SF

LEASE RATE: \$18.00 PSF/YR NNN
NNN: \$4.50 PSF/YR



CONTACT US

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