

CLEARFIELD TOWN SQUARE RETAIL

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

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



Exterior Renderings of Renovations Shown*



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



FIRST FLOOR

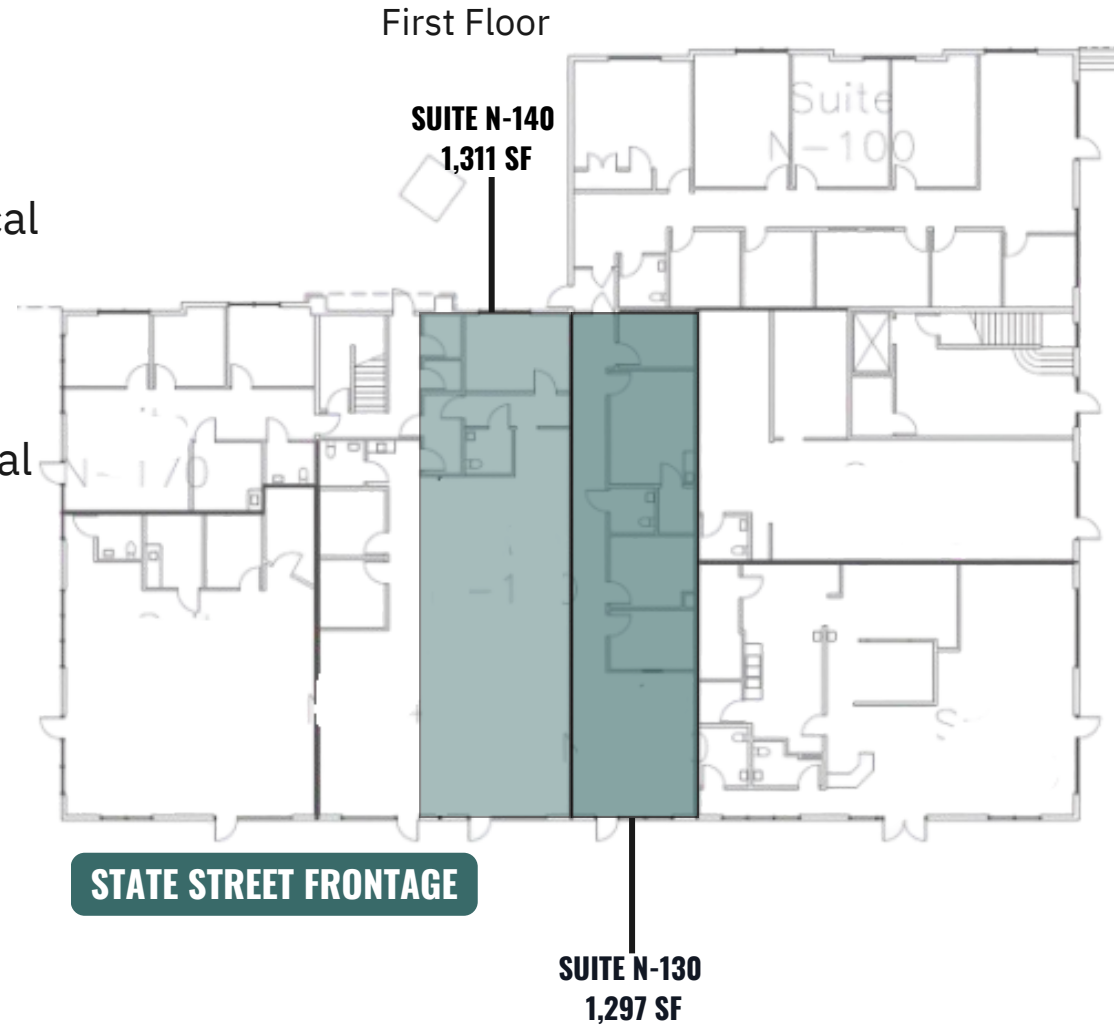
Suite N-130 | 1,297 SF | Retail / Medical
State Street Frontage

Suite N-140 | 1,311 SF | Retail / Medical
State Street Frontage

CONTIGUOUS SPACE

N-130 & N-140: 2,508 SF

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



AVAILABLE SPACE

189 S STATE ST | CLEARFIELD, UT 84015



FIRST FLOOR

Suite S-135 | 1,468 SF | Retail / Medical

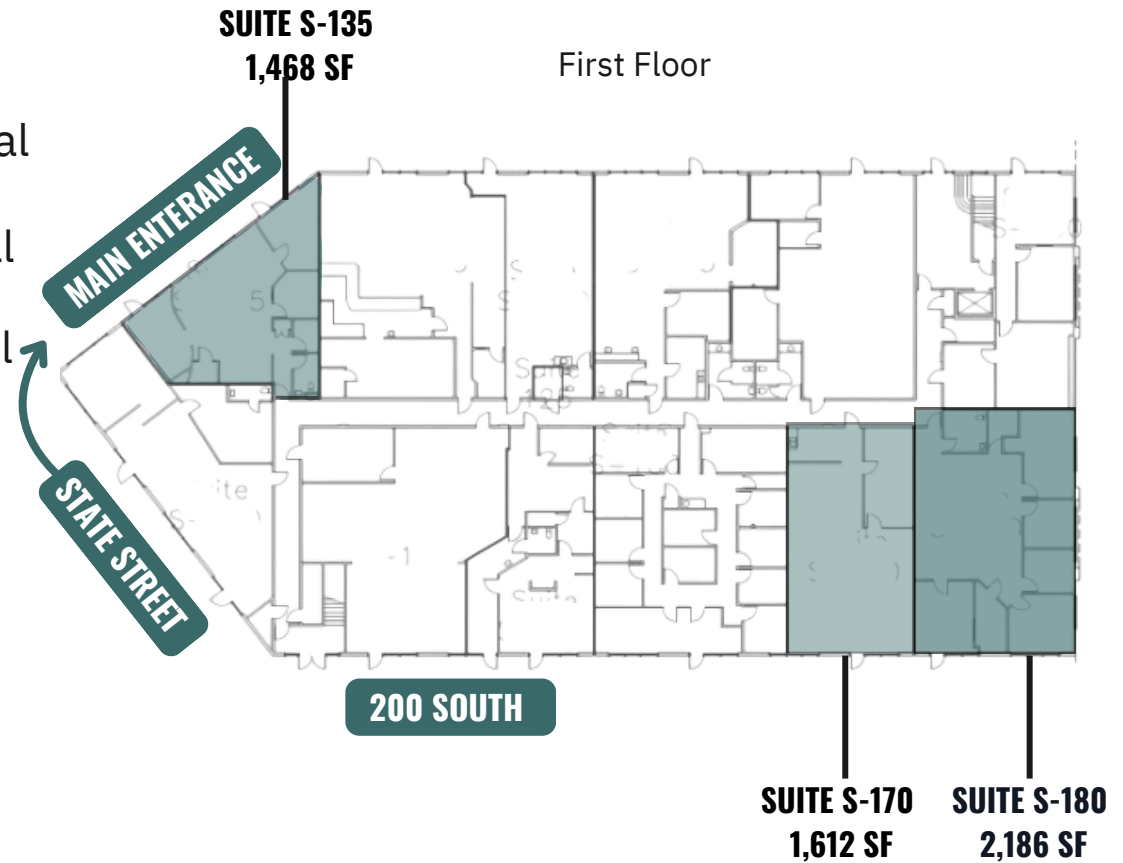
Suite S-170 | 1,612 SF | Retail / Medical

Suite S-180 | 2,186 SF | Retail / Medical

CONTIGUOUS SPACE

S-170 & S-180: 3,798 SF

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



CONTACT US

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