



**CUSHMAN &
WAKEFIELD**
Commerce

FOR LEASE

Cornerstone Building

4590 Harrison Blvd / Ogden, UT



MIXED-USE OFFICE BUILDING

Attractive stone, mixed use office building for lease with large open spaces and smaller offices available

Property Highlights

- Size: 400 - 1,400 SF for lease
- Lease Rate: \$14.00 PSF/FS
- Located directly north of the new Ogden Clinic
- Near Weber State and the Ogden Dee Events Center
- Ample parking in covered parking structure
- Some vaulted ceilings and separate baths
- Dental suite available

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2016 Estimated Population	11,799	71,438	129,357
2021 Projected Population	12,095	73,436	133,765
Households			
2016 Estimated Households	4,220	25,277	46,030
2021 Projected Households	4,307	25,858	47,397
2016 Est. Median HH Income	\$69,674	\$52,735	\$51,074
2016 Est. Average HH Income	\$89,849	\$70,073	\$65,956
2016 Est. Per Capita HH Income	\$32,480	\$25,196	\$23,976

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020.

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