

# Hart Plaza

1638 N Washington Blvd, North Ogden, UT 84404

ASKING PRICE

**\$2,450,000**

Sept. 15, 2026 broker account export

## THE OFFERING

### North Ogden office investment

A two-story office property in a high-traffic North Ogden corridor, offering 9,833 rentable square feet, practical front and rear access, an elevator and a second-floor deck.

#### ASKING PRICE

**\$2,450,000**

Sept. 15, 2026 export

#### STATED CAP RATE

**7.10%**

#### STATED NOI

**\$173,895**

**01** 9,833 rentable SF

**02** 100% stated occupancy

**03** NNN / multi-tenant

**04** Built in 2007

**05** Elevator and front/rear entrances

**06** Second-floor deck

Financial figures and occupancy are broker-marketed values from the Sept. 15, 2026 account export and are subject to buyer underwriting.

### BUILDING & SITE

## Building and site specifications

|                 |                                       |
|-----------------|---------------------------------------|
| PROPERTY TYPE   | Class A office                        |
| OFFICE SUBTYPES | Executive office / traditional office |
| RENTABLE AREA   | 9,833 SF                              |
| COMMON AREA     | 2,603 total CAM SF                    |
| SITE AREA       | 0.725 acres                           |
| STORIES         | Two                                   |
| YEAR BUILT      | 2007                                  |
| ACCESS          | Front and rear entrances              |
| VERTICAL ACCESS | Elevator                              |
| FACILITIES      | Restrooms on both floors              |
| OUTDOOR FEATURE | Second-floor deck                     |
| PARKING         | On-site parking                       |
| APN             | 11-222-0003                           |

Areas and physical specifications reflect broker materials.

### INVESTMENT

## Investment and transaction record

|                   |                       |
|-------------------|-----------------------|
| ASKING PRICE      | \$2,450,000           |
| INVESTMENT TYPE   | Net lease             |
| LEASE TYPE        | NNN                   |
| TENANCY           | Multi-tenant          |
| STATED OCCUPANCY  | 100%                  |
| STATED CAP RATE   | 7.10%                 |
| STATED NOI        | \$173,895             |
| UNITS             | 8                     |
| NUMBER OF TENANTS | 11                    |
| OWNERSHIP         | Mantas Investment LLC |
| SALE CONDITION    | 1031 exchange         |
| BROKER CO-OP      | Yes                   |
| OPPORTUNITY ZONE  | No                    |

### Location context

Washington Boulevard near North 1700 North, with proximity to Walker Cinemas and strong corridor exposure.

Investment information is dated to the Sept. 15, 2026 broker account export.