

FOR SALE - NET LEASE INVESTMENT OFFERING

GRIFOLS BIOMAT USA PLASMA CENTER

3073 HARRISON BLVD, OGDEN, UT



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PROPERTY OVERVIEW

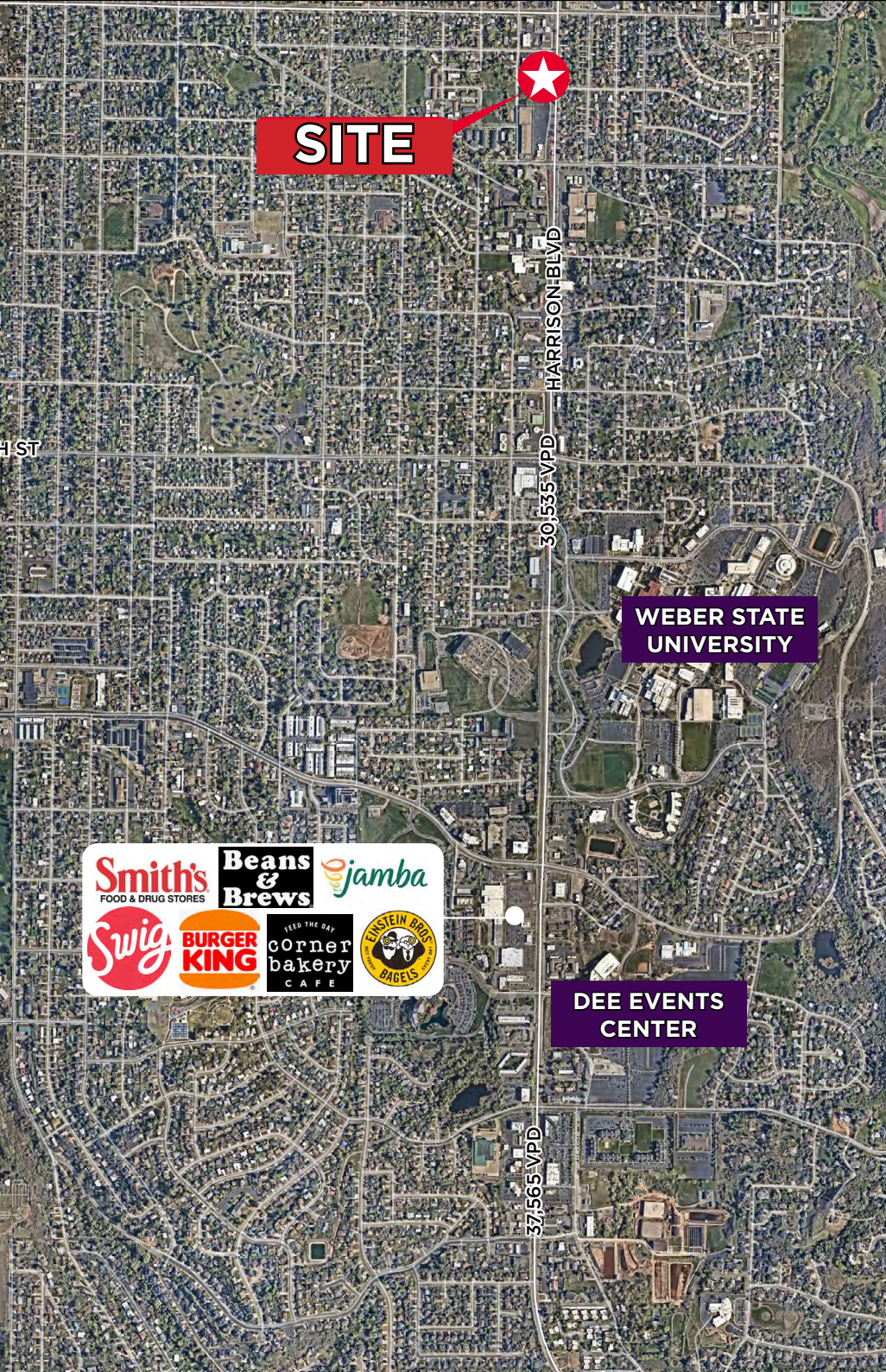
Cushman & Wakefield is pleased to exclusively offer for sale a single-tenant, net-leased Biomat USA Plasma Center located in Ogden, Utah. Biomat USA has operated at this location since 2012, when they entered into an initial 10-year lease. The current lease extends through May 2027 and includes 3% annual rent escalations for the remainder of the term, along with two additional 5-year renewal options that could extend tenancy through May 2037.

TENANT	Grifols Biomat USA Ogden, UT
ADDRESS	3073 Harrison Blvd, Ogden, UT 84403
PROPERTY TYPE	Single Tenant Office - 100% Occupied
BUILDING SIZE	7,286 SF
PARCEL DETAILS	0.43 Acres / 04-014-0040
ZONING	CP-2
YEAR BUILT	1994
SALES PRICE	\$4,309,105
CAP RATE	5%
NOI	\$215,455
LEASE COMMENCEMENT	April 2012
LEASE EXPIRATION	May 2027
RENEWAL OPTIONS	Two 5-year
RENTAL ESCALATION	3%

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LOCATION OVERVIEW

The subject property is strategically located at 3073 Harrison Boulevard in Ogden, Utah, a highly trafficked corridor with excellent visibility and easy access. Positioned less than one mile from Weber State University (enrollment over 32,400 students), the property benefits from a strong and consistent flow of student, faculty, and community traffic.

Harrison Boulevard serves as a primary north-south arterial road through Ogden, ensuring exceptional exposure to more than 30,535 vehicles per day (VPD). The site's corner location and convenient ingress/egress make it easily accessible to both local residents and commuters.

Surrounding national and regional retailers, restaurants, and service providers create a synergistic commercial environment that drives additional foot traffic to the area. The property's prime location, strong demographics, and proximity to one of the region's most significant educational institutions make it an ideal, long-term location for Biomat USA.

TENANT OVERVIEW

Biomat USA, Inc. is a subsidiary of Grifols, a global healthcare company founded in 1909 and headquartered in Barcelona, Spain. Operating in more than 110 countries, Grifols is a pioneer in the plasma industry, developing plasma-derived medicines and biopharmaceutical solutions that treat chronic, rare, and life-threatening conditions. The company focuses on four primary therapeutic areas: immunology, infectious diseases, pulmonology, and critical care.

Grifols operates the world's largest network of plasma donation centers, with nearly 400 locations worldwide, and is a recognized leader in transfusion medicine, clinical diagnostics, and biological supplies for life-science research. With more than 23,800 employees across 30+ countries, Grifols is committed to continuous innovation, quality, and ethical leadership.

Learn more at www.grifols.com

FOR MORE INFORMATION, PLEASE CONTACT:

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NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVG. HOUSEHOLD INCOME	HOUSEHOLDS
1 Mile	17,774	\$99,014	6,445
3 Miles	77,225	\$96,043	29,822
5 Miles	146,713	\$98,953	55,416