

UNDER CONSTRUCTION - READY FOR IMPROVEMENTS MAY 2026



WonderBlock

OGDEN, UTAH



J·FISHER
COMPANIES

Colliers



UNDER CONSTRUCTION - READY FOR IMPROVEMENTS MAY 2026

WONDERBLOCK OVERVIEW

WonderBlock is a vibrant mixed-used community that will forever change downtown Ogden. The development features 101,000 square feet of Class A office space in addition to retail, residential, grocery and a boutique hotel connecting directly to Historic 25th Street. WonderBlock, which is easily accessed from FrontRunner will not only help spark a downtown revitalization but create a sense of place that will draw people throughout the region.

Ogden is a city on the rise. It's vibrant downtown, growing economy, and abundance of outdoor activities, make Ogden and the Wonderblock a great place to live, work, and raise a family.

- 101,148 square feet of market changing Class A office space.
- 350+ residential units, high amenity, within walking distance of Arts/Culture/Events
- New dining, grocery, shopping and service concepts within 70,000+ square feet of retail space.
- 100 room boutique hotel connected to Historic 25th Street.
- Curated public amenity space featuring pedestrian paseos and outdoor amenities, including plazas, gardens, fountains, and spaces to gather.
- Convenient structured/covered public parking



101,148 Square Feet

Class A office space available



Project Timing

WonderBlock will open in 2026



Parking

Over 1,100 onsite structured parking stalls



FrontRunner

3-5 minute walk from FrontRunner station.



Amenities

Restaurants, Grocery, Hospitality, and other retail on-site



Panoramic Views

5th floor panoramic outdoor patios with breathtaking mountain views



DOWNTOWN REVITALIZED

WonderBlock will not only help spark a downtown revitalization, but create a sense of place that will draw people throughout the region to the city.



SITE PLAN

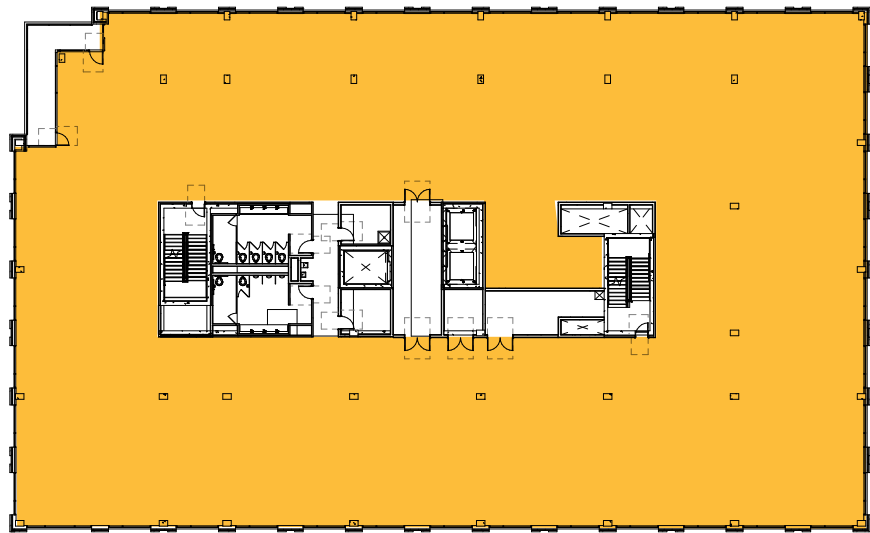


OFFICE FLOOR PLANS

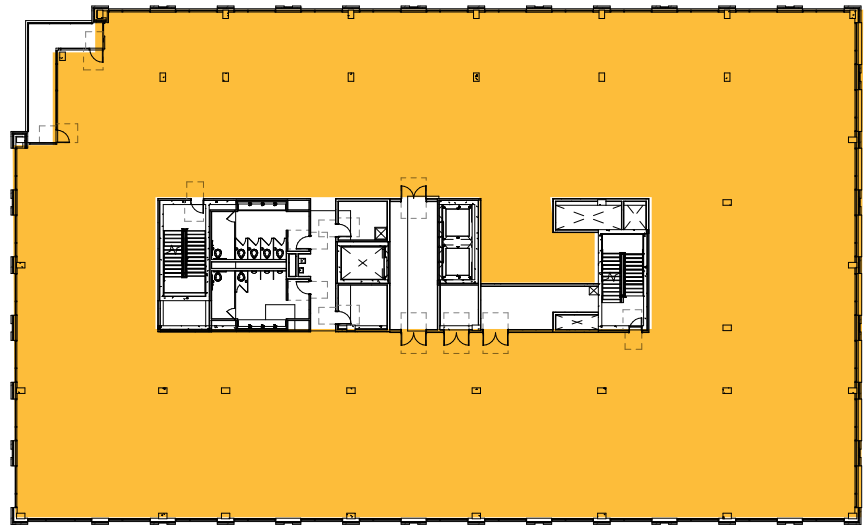
1st Floor - 11,916 RSF



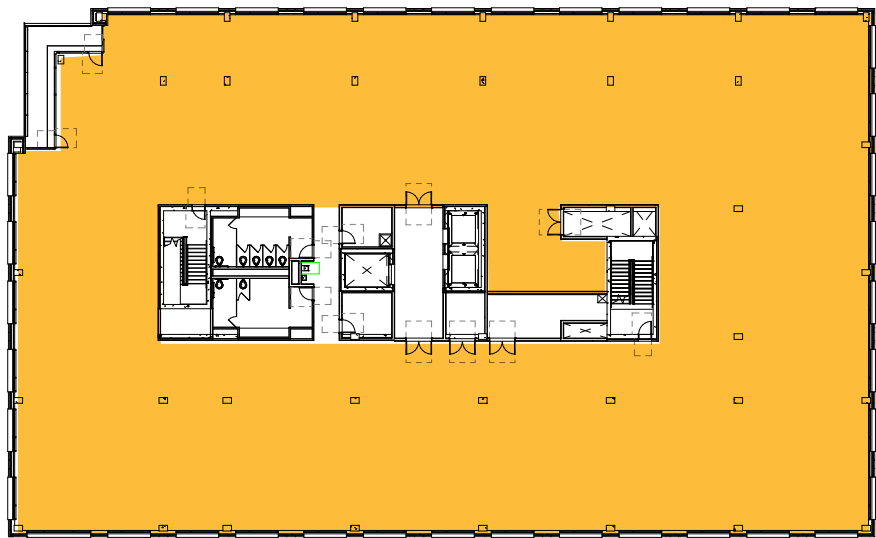
2nd Floor - 23,135 RSF



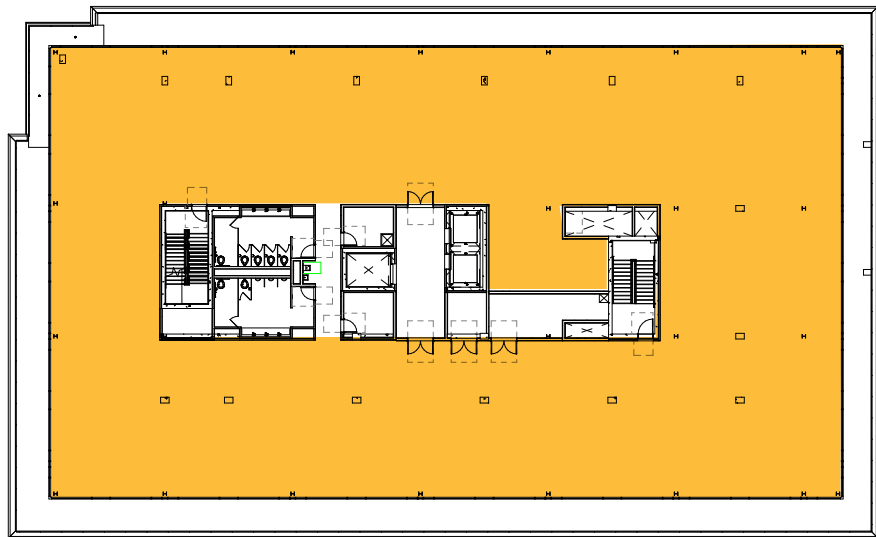
3rd Floor - 23,135 RSF



4th Floor - 23,135 RSF



5th Floor - 19,827 RSF



AREA OVERVIEW

If you are looking for a great place to locate your business, Weber County and Ogden, Utah is a great option. The city has a lot to offer businesses, including a low cost of living, a strong economy, an excellent quality of life, and a strategic location. Just a short 35-minute drive from the Salt Lake City International Airport, Ogden is the community center of Weber County with over 265,000 residents within the larger Wasatch Front metropolitan area that extends from Ogden to Salt Lake City, to Provo. Ogden is Northern Utah's regional center for employment, education, healthcare, and government.

The community offers access to all the advantages of a major metropolitan area, while maintaining an affordable cost of business and living, high quality of life, and unparalleled access to the outdoors.

Here are some additional reasons why you should consider locating a business in Ogden:

- **Business-friendly environment:** Ogden has a business-friendly environment, with a strong focus on economic development. The city offers a variety of resources and incentives to help businesses succeed.
- **Highly skilled workforce:** Ogden has a highly skilled workforce, with a strong focus on STEM education. This makes it easy for businesses to find the talent they need to grow.



WEBER STATE UNIVERSITY



HILL AIR FORCE BASE



HISTORIC 25TH STREET

INDUSTRY CLUSTERS

- **Advanced Materials & Manufacturing:** Ogden is home to a number of advanced materials and manufacturing companies, including aerospace, defense, and medical device manufacturers. These companies are attracted to Ogden by the city's skilled workforce, its proximity to major markets, and its business-friendly environment.
- **Aerospace & Defense:** The Ogden area is home to a number of aerospace and defense companies, including Northrop Grumman, BAE Systems, and ATK. These companies are attracted to Ogden by the city's proximity to Hill Air Force Base, its skilled workforce, and its business-friendly environment.
- **Outdoor Products:** Ogden is home to a number of outdoor product companies, including Lifetime Products and Rossignol. These companies are attracted to Ogden by the city's proximity to the Wasatch Mountains, its skilled workforce, and its business-friendly environment.
- **Life Sciences:** Ogden is home to a number of life sciences companies, including Fresenius Medical Care and Nutraceutical. These companies are attracted to Ogden by the city's skilled workforce, its proximity to major markets, and its business-friendly environment.
- **Software & Technology:** Ogden is home to a number of software and technology companies. The area is also the beneficiary of over 2,000+ high level software engineers/developers employed at Hill Air Force Base.

AMENITIES

RESTAURANTS

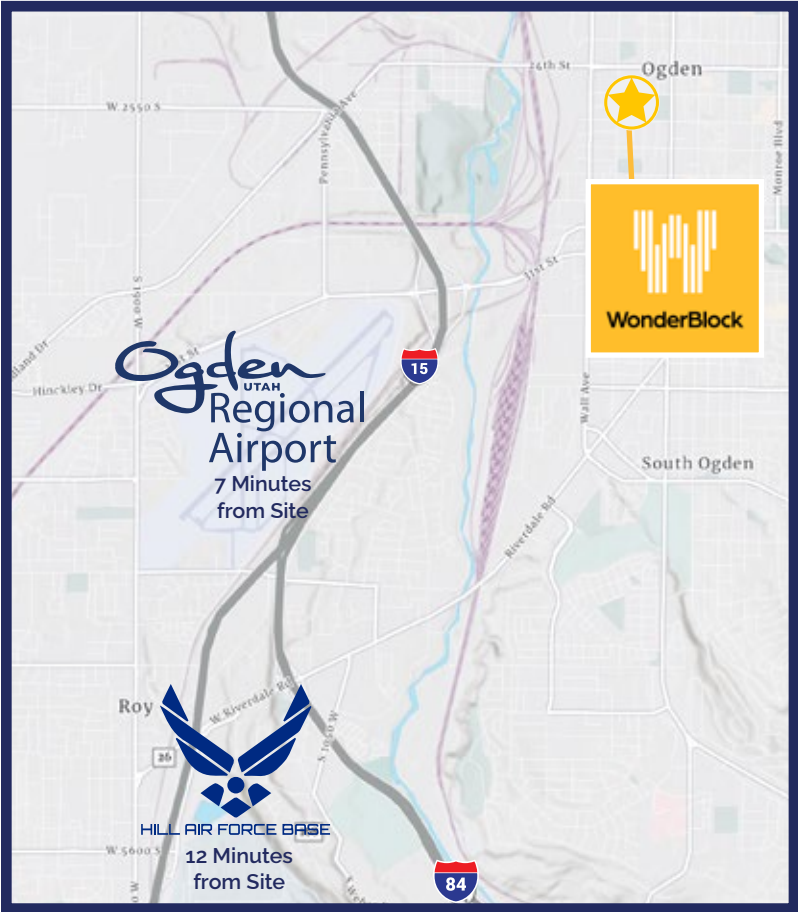
- 1. Roosters Brewing
- 2. Slackwater
- 3. Tona Sushi Bar
- 4. Union Grill
- 5. Jaun Pablos Grill
- 6. Tacos La Tapatia
- 7. The Angry Goat
- 8. Costa del Sol
- 9. Kamikazes grill
- 10. WB's Eatery
- 11. The Lotus Café
- 12. Cuppa
- 13. Waffle Love
- 14. Tokyo Station
- 15. Farr Better Ice Cream
- 16. Rosa's Cafe
- 17. Daily Rise Coffee
- 18. Lee's Mongolian BBQ
- 19. LongHorn Steakhouse
- 20. So Delicious Japanese Wasabi
- 21. Texas Roadhouse
- 22. Chick-fil-A
- 23. Olive Garden Italian
- 24. Raising Cane's
- 25. Costa Vida
- 26. Café Zupas
- 27. Tony's Pizza
- 28. Ruby River
- 29. Grounds for Coffee
- 30. The Pie Pizzeria
- 31. Einstein Brothers Bagels
- 32. Sushi Pro
- 33. Steiny's Sports Bar
- 34. Kneaders Bakery
- 35. Ogden Beer Company
- 36. Dirty Bird
- 37. Prairy Schooler Steakhouse

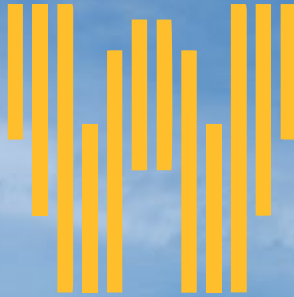
SERVICE

- 1. Goldenwest Credit Union
- 2. Bank of Utah
- 3. U.S. Bank
- 4. Chase Bank
- 5. America First Credit Union
- 6. Mountain America Credit Union
- 7. D.L. Evans

HOTELS

- 1. Courtyard Marriot
- 2. Hampton Inn
- 3. Tru by Hilton
- 4. Bigelow/Ascend
- 5. Hilton Garden
- 6. Extended Stay





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