

Properties Offered For Lease



Quality Truss Systems

Manufacturing

Contact: Wes Davis



1483 E Commerce Dr St. George, UT 84790		Property Class: YearBuilt: 2005					Bldg SF: 20,670 Acres:				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6209		NNN	\$0.42	\$5.04		\$0.10		20,670	10,670	8,000	

Description: Former truss plant operation located in Ft. Pierce - Southern Utah's premier industrial park, just miles from the new airport and I-15. Includes 2-story, 8,000 SF office building, 12,670 SF auxiliary building and spacious yard with sufficient room for expansion. Adjacent to upcoming 800,000+ SF Family Dollar distribution center. Other nearby businesses include: Blue Bunny Ice Cream, Parke-Cox Trucking, Sunroc, Viacon, Yesco and Czarnowski. Lease for \$8,500/month NNN (estimated at \$.10/SF). Available approximately August 1, 2012.

Large Industrial Bldgs in Cedar

Office/Retail Warehouse

Contact: The Walter Group



600 N Airport Rd (Corner of Industria Cedar City, UT 84720		Property Class: YearBuilt: 1995					Bldg SF: 26,000 Acres: 6.33				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5618		NNN	\$0.20	\$2.40				26,000	16,000		

Description: 20,000 SF and 6,000 SF industrial buildings. 24' ceiling height, 2 and 3-phase power, overhead cranes, fully fenced. Almost entirely paved. Easy access through and around the building. Lease for \$5,000 per month NNN. BROCHURE #5617

Port 15 Building

Office/Retail Warehouse

Contact: Brandon Vandermyde



5352 W 900 N Cedar City, UT 84720		Property Class: YearBuilt: 2008					Bldg SF: 9,800 Acres:				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5587	Bldg 4	MG	\$0.30	\$3.60				9,800	2,450		

Description: Concrete tilt-up with 24' ceilings, four 14X12' roll-up doors, 3 phase power/480 volts, fire sprinklers and skylights. Minimum lease space is 2,450 SF. BROCHURE #5586

Fairgrounds Industrial Park, Lot 38

Office/Retail Warehouse

Contact: Jason Griffith & Meeja McAllister



526 S Commerce St Hurricane, UT 84737		Property Class: B YearBuilt:					Bldg SF: 20,296 Acres: 1.00				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
3538	Unit 107	MG	\$0.31	\$3.72				1,787	1,787		
5625	Unit 104	MG	\$0.31	\$3.72				3,100	3,100		
6233	Unit 110	MG	\$0.35	\$4.20				1,755	1,755		

Description: New, small office/warehouse spaces available by the county fairgrounds. Reasonable rates! Office & restroom included, mezzanine storage above office. BROCHURE #3407

Office/Warehouse/Yard

Office/Retail Warehouse

Contact: Wes Davis



146 N Old Hwy 91 Hurricane, UT 84737		Property Class: YearBuilt: 2007					Bldg SF: 20,000 Acres: 8.00				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
4570	Unit 1 or 6	NNN	\$0.30	\$3.60				6,000	3,000		
5939	Unit 2 or 5	NNN	\$0.30	\$3.60				4,000	2,000		

Description: Units 1 and 6 are 3,000 SF each. Units 2 and 5 are 2,000 SF. Each unit has 3-phase power, 14' roll-up door, 20-25' clear height and security cameras. Outdoor storage possible. Starting at \$.30/SF NNN. Free rent. Flexible lease terms. Owner is a licensed real estate agent in Utah. BROCHURE #4570

Properties Offered For Lease

Industrial

NAI Utah Southern Region

Commercial Real Estate Services, Worldwide.



Dimsdale Property on State Street

Office/Retail Warehouse

Contact: Meeja McAllister & Jason Griffith



150 S State St
La Verkin, UT 84745

Property Class:
YearBuilt:

Bldg SF: 4,100
Acres: 0.41

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5886		MG	\$0.28	\$3.36				1,455	1,455		

Description: Retail/Warehouse with great State Street visibility. Lease for \$400 per month MG. BROCHURE #5879

Retail w/ Warehouse on State Street

Office/Retail Warehouse

Contact: Curren Christensen



296 S State St
La Verkin, UT 84745

Property Class:
YearBuilt: 2006

Bldg SF: 15,000
Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5754	Various	MG						9,750	2,250		

Description: Perfect for any retail/warehouse user. Multiple sizes available. Starting at \$750/month MG.

CBD Retail/Warehouse Space

Office/Retail Warehouse

Contact: Wes Davis



67 E St. George Blvd
St. George, UT 84770

Property Class:
YearBuilt: 1928

Bldg SF: 34,594
Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5350	Suite 200	NNN	\$0.50	\$6.00		\$0.15		3,600	3,600		
5524		NNN	\$0.17	\$2.04		\$0.10		10,375	0,375		

Description: Great downtown location (Central Business District). Visibility on The Boulevard. BROCHURE #5350

Dixie Sunset Plaza Warehouse

Office/Retail Warehouse

Contact: Pat Chappell



1812 W Sunset Blvd
St. George, UT 84770

Property Class: B
YearBuilt: 2000

Bldg SF: 17,393
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6230	Various	MG						1,890	1,375		

Description: Small office/warehouse spaces with roll-up doors. Units have air conditioned offices, evaporative cooled warehouses and 3-phase power. Lease rates starting at \$750/month MG.

Office Warehouse with Block Fenced Yard

Office/Retail Warehouse

Contact: Curren Christensen



3784 S 1500 E Cir
St. George, UT 84790

Property Class:
YearBuilt: 2006

Bldg SF: 2,500
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6034	Unit 205	MG	\$0.48	\$5.76	3			2,500	2,500	1,080	10,000

Description: Beautiful office warehouse for lease in Ft. Pierce Industrial Park. Warehouse is 1,420 SF with 20' clear height and 400 Amp/3-phase power. Office is 1,080 SF and yard is 10,000 SF (.2 acre) with a block fenced yard and secure gate. Located close to I-15 and the new airport. Priced below other properties in the center.

Properties Offered For Lease



Office/Warehouse in Ft. Pierce

Office/Retail Warehouse

Contact: Jason Griffith & Meeja McAllister



1030 E Commerce Dr
St. George, UT 84790

Property Class: Bldg SF: 68,000
YearBuilt: 2006 Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
4530	Unit 400	MG	\$0.40	\$4.80	3	\$0.06	\$0.06	5,000	5,000		

Description: 4,292 SF warehouse with 708 SF office.

River Park

Office/Retail Warehouse

Contact: Jason Griffith/Meeja McAllister & Brandon Vandermyde



4012 S River Rd
St. George, UT 84790

Property Class: A Bldg SF: 41,200
YearBuilt: 2006 Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5369	ldg 3, Units A-	MG	\$0.40	\$4.80				3,717	1,800		
5371	ldg 4, Units E-	MG	\$0.35	\$4.20				3,656	1,828		
6198	ldg 1, Units A-	MG	\$0.40	\$4.80				3,717	3,717		

Description: Great looking multi-tenant industrial buildings in Ft. Pierce Industrial Park. All sizes available. We are making deals! All offers seriously considered. BROCHURE #5342

Riverside Drive Retail/Warehouse

Office/Retail Warehouse

Contact: Jason Griffith & Meeja McAllister



393 E Riverside Dr
St. George, UT 84790

Property Class: B Bldg SF: 10,000
YearBuilt: 2005 Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5038	Bldg 5	NNN	\$0.40	\$4.80				2,750	2,750		

Description: Retail/Warehouse next to Dal-Tile, Alpine Fireplaces and Aztec Stone. Build-to-suit office/showroom at negotiated price. Good visibility and close to downtown and I-15.

Sunland Commercial Center

Office/Retail Warehouse

Contact: Wes Davis



376 E Sunland Dr
St. George, UT 84790

Property Class: C Bldg SF:
YearBuilt: 1996 Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5333	Suite 9	MG	\$0.41	\$4.92				1,600	1,600		
5565	Suite 2B	MG	\$0.50	\$6.00				800	800		

Description: SUITE 1B: Small office located in Sunland Commercial Center. Open floor plan. Quick access to freeway and downtown. Plenty of parking. Sublease (\$375/month MG) with option to extend. Flexible terms - possible rent assistance. BROCHURE #5850 / SUITE 2B: Great space for start-up office or small call center. Reception area, 2 large offices, bathroom and storage. Lease for \$400/Month MG (utilities split 50/50 with Suite 2A). Free rent possible. BROCHURE #5565 / SUITE 9: In Sunland Commercial Center. Conveniently located off of Sunland Drive, close to I-15. Office, showroom, restroom, storage closet, open area and 800 SF of warehouse. Retail & office use. Lease for \$650/Month MG. Flexible term and rate. BROCHURE #5333

Properties Offered For Lease



Office/Warehouse

Office/Retail Warehouse

Contact: Wes Davis



1460 E Washington Dam Rd
Washington, UT 84780

Property Class:
YearBuilt: 2004

Bldg SF: 2,016
Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5298	Unit 6	NNN	\$0.32	\$3.84		\$0.10		1,500	1,500		
5839	Unit 1	NNN	\$0.32	\$3.84		\$0.10		1,000	1,000		
5840	Unit 2	NNN	\$0.32	\$3.84		\$0.10		1,000	1,000		
5841	Unit 3	NNN	\$0.32	\$3.84		\$0.10		1,500	1,500		

Description: Office/Warehouse/Yard for lease. 12' overhead door. Lease rates starting at \$.32/SF NNN. Flexible terms. BROCHURE #4239

Office/Warehouse

Office/Retail Warehouse

Contact: Wes Davis



1324 S Sandhill Dr
Washington, UT 84780

Property Class:
YearBuilt: 2008

Bldg SF: 9,272
Acres: 1.29

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5659	Unit 4	NNN	\$0.32	\$3.84		\$0.10		3,871	3,871		

Description: Spacious Office/Warehouse for lease. 3-phase power, 12X14' overhead door, fire sprinkled. Lease rate starting as low as \$.32/SF NNN. Flexible lease terms: Unit 2 = 1,600 SF, Unit 4 = 3,871 SF. BROCHURE #4241

Telegraph Warehouse

Office/Retail Warehouse

Contact: Roger Stratford



400 W Telegraph St
Washington, UT 84780

Property Class:
YearBuilt: 2000

Bldg SF: 12,486
Acres: 0.87

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
4740		NNN	\$0.55	\$6.60	5			12,500	2,500	1,250	

Description: High visibility warehouse in a commercial zone. Close to I-15 and several big box stores. BROCHURE #4739

Crocker Ventures Park

Warehouse/Distribution

Contact: Jason Griffith & Meeja McAllister



492 N Old Hwy 91
Hurricane, UT 84737

Property Class:
YearBuilt: 2000

Bldg SF: 26,500
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5782		MG	\$0.30	\$3.60				5,000	5,000	1,000	

Description: Quality construction, 22' clear height, one 12x14' overhead door & one 15x12' dock door. Convenient access from I-15 & Highway 9.

Large Building in Kanab

Warehouse/Distribution

Contact: The Walter Group



6746 Hwy 89
Kanab, UT 84741

Property Class:
YearBuilt: 1995

Bldg SF: 40,363
Acres: 5.22

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5240		NNN	\$0.20	\$2.40	3 to 5			40,003	10,003	13,041	

Description: Commercial building previously occupied by Stampin' Up. 23,995 SF warehouse, 13,041 SF office and 2,967 SF mezzanine. Reinforced slab flooring, radiant tube heating, swamp coolers, box compactor, freight elevator for mezzanine, 18' ceiling height, (7) 8'X10' doors / (1) 12'X14' door.

Properties Offered For Lease

Industrial

NAI Utah Southern Region

Commercial Real Estate Services, Worldwide.



Ft. Pierce Industrial Building

Warehouse/Distribution

Contact: Ryan Garrett



4332 S Enterprise Dr		Property Class:	Bldg SF: 14,780							
St. George, UT 84790		YearBuilt: 2008	Acres: 3.00							
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5966		NNN	\$0.39	\$4.68		\$0.07	13,376	3,376		

Description: Steel frame construction, six docks, four 10X10 roll-up doors, 30' total wall height, multiple skylights, 208 3-phase power. Paved parking with room to expand buildings. Located minutes from the new St. George Regional Airport (jet service). Three-hundred+ sunny days per year provides for ideal shipping and receiving. BROCHURE #5965

Ft. Pierce Warehouse

Warehouse/Distribution

Contact: Curren Christensen



4256 S 950 E		Property Class:	Bldg SF: 5,000							
St. George, UT 84790		YearBuilt: 2006	Acres: 0.98							
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5929	Bldg A	MG	\$0.30	\$3.60	3		6,000	6,000	600	

Description: Warehouse has 220 volt / 400 amp 3-phase power, 5 infrared heaters and 2 swamp coolers. Has 2 remodeled offices, breakroom and 2 restrooms.

Ft. Pierce Warehouse

Warehouse/Distribution

Contact: Jason Griffith & Meeja McAllister



1555 E 3850 S		Property Class:	Bldg SF: 8,052							
St. George, UT 84790		YearBuilt: 2010	Acres:							
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
6039		MG	\$0.51	\$6.12			3,959	3,959	224	

Description: Multi-tenant industrial building located in the Ft. Pierce Industrial Park. Newer block construction, two 10X12 overhead doors, metal roof, approximately 14' clear height.

Industrial Warehouse Space

Warehouse/Distribution

Contact: Jason Griffith & Meeja McAllister



1076 E Commerce Dr		Property Class:	Bldg SF:							
St. George, UT 84790		YearBuilt: 2001	Acres:							
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
2911	Unit 200&300	MG	\$0.30	\$3.60	3		24,000	2,000		

Description: Each bay is 200X60 wide. One 10X12 dock and one 12X16 ground level door for each 12k SF unit, 26' clear height, fire sprinklers, gas heaters, 120/208 Volt 3-Phase power available up to 600 Amps. UNITS 200 & 300 each have a 3,013 SF office/showroom and an 8,987 SF warehouse. BROCHURE #2911

Norandex Reynolds Building

Warehouse/Distribution

Contact: Jason Griffith & Meeja McAllister



890 E Factory Dr		Property Class:	Bldg SF: 25,000							
St. George, UT 84790		YearBuilt: 2006	Acres: 1.96							
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
2345	Suite 2	NNN	\$0.42	\$5.04	3 to 5		5,000	5,000		
5648	Suite 1	MG	\$0.32	\$3.84			20,000	5,000		

Description: Newer warehouse space in the Ft. Pierce Industrial Park. (Build-to-suit office negotiable.) Suite 1 is a sublease. Expires 12/31/2019. BROCHURE #5648

Properties Offered For Lease



Office Warehouse Off I-15 Interchange Warehouse/Distribution

Contact: Wes Davis



133 E 2580 S Cir		Property Class:					<i>Bldg SF:</i> 5,422				
St. George, UT 84790		YearBuilt:	2005				<i>Acres:</i>				
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
6015		MG	\$0.50	\$6.00				5,422	5,422		

Description: Office warehouse next to I-15 interchange, exit 4. Includes 3,342 SF of warehouse and 2,100 SF of office (additional mezzanine space). Clear height is +/- 20'. Has a 16X14 roll-up door. Freeway visible signage. Well kept inside and out.

St. George Industrial Park Warehouse/Distribution

Contact: Brandon Vandermyde



389 N Industrial Rd		Property Class:					<i>Bldg SF:</i> 22,718				
St. George, UT 84770		YearBuilt:	1998				<i>Acres:</i>				
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
6106	Suite 8	MG	\$0.36	\$4.32				2,560	2,560		

Description: Centrally located industrial warehouse. Near the I-15 St. George Blvd Exit. Great signage from Industrial Road. Showroom downstairs. Roll-up door. Lease for \$900/month MG.

Sunset Cabinet Shop Warehouse/Distribution

Contact: Jason Griffith & Meeja McAllister



1155 W 1130 N		Property Class:					<i>Bldg SF:</i> 6,400				
St. George, UT 84770		YearBuilt:	1993				<i>Acres:</i>				
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5805	Bldg. 2	MG	\$0.40	\$4.80				4,020	4,020		

Description: Small warehouse off of Sunset Blvd. Would make a great cabinet shop. 3 Phase 400 Amp power, (1) 14 X 14 & (1) 10 X 10 roll-up door, swamp cooled, fire sprinklers, natural gas heaters.

Westridge Warehouse Warehouse/Distribution

Contact: Roger Stratford



1054 N Westridge Dr		Property Class:					<i>Bldg SF:</i> 17,993				
St. George, UT 84770		YearBuilt:	2005				<i>Acres:</i>				
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
6008	4,550 SF	MG	\$0.50	\$6.00	5			4,550	4,550		
6009	1,458 SF Loft	MG	\$0.30	\$3.60	5			1,458	1,458		

Description: Open warehouse space has 24' ceilings, a 7'4"X12' roll-up door, skylights and fire sprinklers. Parking lot has 24/7 security camera and a fenced yard. Also available is a 1,458 SF loft area. BROCHURE #6008

ARCO Warehouse Warehouse/Distribution

Contact: Curren Christensen



1425 W Red Ledge Rd		Property Class: A					<i>Bldg SF:</i> 18,925				
Washington, UT 84780		YearBuilt:	1997				<i>Acres:</i> 1.00				
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5579	Jnit 101 & 102	MG	\$0.39	\$4.68	3			12,850	6,250		

Description: Office/Warehouse located just off of Middleton Drive on Red Ledge Road. 28' clear height. Nice office build out and efficient layout. Unit 101 = 6,600 total SF with 1,000 SF office / Unit 102 = 6,250 total SF with 1,000 SF office. Lease all or half. Fenced yard and dock high door is accessible to tenant(s). Priced aggressively. No CAM charges.

Properties Offered For Lease



Kolob Market Texaco C-Store in New Harmony C-Store

Contact: The Walter Group (Neil)



3802 E Hwy 144		Property Class:		Bldg SF: 2,700							
New Harmony, UT 84757		YearBuilt: 1998		Acres: 1.13							
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
6130		NNN	\$1.32	\$15.84				3,036	3,036		

Description: Freeway service convenience store on 1.16 acres. Traffic counts of over 20,000 cars per day. Investment shows strong cash flow and good margins. Tenant has the option to operate a Subway franchise or lease to a Subway franchisee to generate additional cash flow. Conveniently located near the Kolob Canyons entrance to Zion National Park, between St. George and Cedar City. At least 15 miles from any competing convenience store or gas station. Lease for \$4,000/month NNN.

Residential Treatment Center/Ranch/Retreat Other

Contact: Wes Davis



Off of SR-59		Property Class:		Bldg SF: 41,500							
Hurricane, UT 84737		YearBuilt:		Acres: 120.00							
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
6249								41,500	11,500		

Description: For lease. Make offer. Presently a residential treatment center but could be a ranch or corporate retreat. Facility houses 150+ individuals in 12 dormitories. Has 2 corporate offices, 2 large multi-purpose buildings, restrooms, kitchens, shed/workshop, large grassy areas, orchard, 2 private ponds stocked with fish, stables/corrals, 2 basketball courts, sand volleyball court, security system, culinary water system and water rights. Incredible views. Secluded, yet only 20 minutes from town. Available November 2012.

Properties Offered For Lease



Freeway Visible Land Lease

Retail/Office

Contact: Wes Davis



1850 E Redhills Pkwy
St. George, UT 84770

Property Class:
YearBuilt:

Bldg SF:
Acres: 1.30

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5680		MG	1,700.00	20,400.0							

Description: Great I-15 visibility. Flat and prime for construction. Utilities nearby. Flexible terms. May consider lease with option to purchase. Joint venture possible.

Properties Offered For Lease



NAI Utah Southern Region

Commercial Real Estate Services, Worldwide.



Boulevard Office Park

Central Business District

Contact: The Walter Group



134 N 200 E
St. George, UT 84770

Property Class: A
YearBuilt: 1996

Bldg SF: 12,015
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5334	Suite 302	NNN	\$1.15	\$13.80	3 to 5	\$0.19	\$0.10	4,306	4,306		
5984	Suite 202	NNN	\$0.95	\$11.40	3 to 5	\$0.19	\$0.10	2,228	2,228		
5985	Suite 203	NNN	\$0.80	\$9.60	3 to 5	\$0.19	\$0.10	725	725		

Description: All brick, 3-story building. Great location in the Central Business District. Entire 3rd floor available. Lots of windows. Great views of the city. Built out for professional office. Owner/Agent. BROCHURE #5334

CBD Office Space

Central Business District

Contact: Wes Davis



67 E St. George Blvd
St. George, UT 84770

Property Class:
YearBuilt: 1928

Bldg SF: 34,594
Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5350	Suite 200	NNN	\$0.50	\$6.00		\$0.15		3,600	3,600		
5524		NNN	\$0.17	\$2.04		\$0.10		10,375	0,375		

Description: Great downtown location (Central Business District). Visibility on The Boulevard. BROCHURE #5350

City Center Office Bldg-Downtown St. Geo

Central Business District

Contact: The Walter Group



168 N 100 E
St. George, UT 84770

Property Class: C
YearBuilt: 1960

Bldg SF: 24,000
Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5950		MG	\$0.50	\$6.00				8,730	100		

Description: Office building in the heart of downtown St. George. Located near the city offices, county offices and the Chamber of Commerce. Originally built in 1960, most of the building was rebuilt in 1990 and remodeled in 2007. \$300,000 in recent upgrades, including fiber optic internet service. Building has an elevator and plenty of parking. Create your own space or take an existing floor plan. Possible tenant improvement allowance. Executive suites starting at 100 SF. Up to 8,730 SF available for lease. CAMs and taxes included in lease price. Utilities an additional \$.15/SF. BROCHURE #5949

Downtown Office Building

Central Business District

Contact: Wes Davis



249 E Tabernacle
St. George, UT 84770

Property Class:
YearBuilt: 1988

Bldg SF: 15,408
Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6143	Suite 301	MG	\$0.80	\$9.60				1,655	1,655		

Description: Four-story building in the Central Business District. High-quality finishes, elevators, ample parking (some covered). Flexible lease terms and rate. Potential to lease with an option to buy. BROCHURE #5731

Downtown Office Building

Central Business District

Contact: Brandon Vandermyde



335 E St. George Blvd
St. George, UT 84770

Property Class: A
YearBuilt: 2000

Bldg SF: 24,273
Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6171	Various	NNN	\$0.90	\$10.80		\$0.32		7,063	500		

Description: Suites 202, 203 and 204 can be combined for a total of 7,063 SF. See brochure for individual suite details. □ Suite 103 = 2,014 SF, □ Suite 104 = 1,200 SF for \$.75/SF NNN, □ Suite 202 = 500 SF, □ Suite 203 = 1,145 SF, □ Suite 204 = 5,418 SF

243 E St. George Blvd Suite 200 | St. George UT 84770 | tel 435 628 1609 | fax 435 628 8096 | www.naiutahsouth.com

Market as of 14-May-2012. Information is believed reliable, but not guaranteed.

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Properties Offered For Lease



Downtown Office Space for Lease!

Central Business District

Contact: The Walter Group



166 N 300 W
St. George, UT 84770

Property Class: B
YearBuilt: 1997

Bldg SF: 10,688
Acres: 0.78

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5563	Suite 2	MG	\$0.60	\$7.20	3 to 5			900	900		
6212	Suite 4	MG	\$0.60	\$7.20	3 to 5			1,200	1,200		

Description: Nicely designed office space. Convenient Downtown location. BROCHURE #3821

Second North Plaza

Central Business District

Contact: Jason Griffith & Meeja McAllister



192 E 200 N
St. George, UT 84770

Property Class: A
YearBuilt: 1998

Bldg SF: 20,991
Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5787	Suite 202	MG	\$0.90	\$10.80				2,016	2,016		

Description: Space available in this nice, existing Central Business District office. Close to city offices and the courthouse. Includes 2 underground parking spaces.

Tabernacle Office Building

Central Business District

Contact: The Walter Group



435 E Tabernacle St
St. George, UT 84770

Property Class:
YearBuilt: 1980

Bldg SF: 14,997
Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5849		MG	\$0.60	\$7.20				8,001	187		

Description: Downtown office space. Three story building. Multiple suite sizes available. Lease from 187 to 2,646 SF. Landlord will consider modification on a case-by-case basis.

Chase Plaza

Downtown

Contact: Wes Davis



50 E 100 S
St. George, UT 84770

Property Class: B
YearBuilt: 1981

Bldg SF: 24,198
Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
3202	Suite 301	G	\$0.90	\$10.80				1,646	1,646		
3469	Suite 302	G	\$0.90	\$10.80				1,286	1,286		
5235	Suite 101	G	\$0.90	\$10.80				1,627	1,627		
6172	Suite 204	G	\$0.90	\$10.80				263	263		

Description: Great downtown location. Easily accessible. Brick exterior. Ample parking at the rear of the building. Tenant pays own phone and internet, everything else is included. Flexible lease terms. Up to 6 months free rent possible. BROCHURE #231

Chelsea Commercial Condos

Downtown

Contact: Jason Griffith & Meeja McAllister



163 W 1600 S
St. George, UT 84770

Property Class: B
YearBuilt: 2002

Bldg SF: 9,240
Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
3562	Suite 3	MG	\$0.80	\$9.60				1,283	1,283		
5194	Suite 4	MG	\$0.80	\$9.60				1,283	1,283		

Description: Single level building with easy access to Downtown. Located between Hilton Drive and Blackridge Drive. Suite 4 is furnished. Owner is a licensed real estate agent in the State of Utah. BROCHURE #3562

Properties Offered For Lease



NAI Utah Southern Region

Commercial Real Estate Services, Worldwide.



East Tabernacle Commercial Center

Downtown

Contact: Jason Griffith & Meeja McAllister



1067 E Tabernacle St		Property Class: C	<i>Bldg SF:</i> 23,367								
St. George, UT 84770		YearBuilt: 1998	<i>Acres:</i>								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
2815	Suite 12	MG	\$0.65	\$7.80				1,224	1,224		
4691	Suite 7C	MG	\$0.65	\$7.80				793	793		
6167	Suite 7B	MG	\$0.65	\$7.80				839	839		

Description: Commercial PUD project. Downtown location near Dixie State College. I-15 visibility. BROCHURE 2815

Furnished Professional Office

Downtown

Contact: Wes Davis



393 E Riverside Dr		Property Class:	<i>Bldg SF:</i> 14,406								
St. George, UT 84790		YearBuilt: 2006	<i>Acres:</i>								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5954	Suite 101	MG	\$0.90	\$10.80				1,850	1,850		

Description: Great condition. Has 5+ offices, reception desk, break area, conference room, storage area, 2 private restrooms and built-in cabinets. Great visibility from Riverside Drive. Near freeway interchange with quick accessibility to all of downtown.

Highly Visible Office at Signalized Corner

Downtown

Contact: Curren Christensen



910 S Bluff St		Property Class: B	<i>Bldg SF:</i>								
St. George, UT 84770		YearBuilt: 1984	<i>Acres:</i> 0.52								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5766	Various	MG	\$0.75	\$9.00	3			2,300	600		

Description: Amazing office space, located at a signalized corner on Bluff Street, next to the Holiday Square Retail Center. Great visibility, signage and access. (Price does NOT include tenant's prorated share of the utilities.)

Large Office Buildings for Lease

Downtown

Contact: The Walter Group



359, 377A & 377B E Riverside Dr		Property Class: B	<i>Bldg SF:</i> 28,364								
St. George, UT 84790		YearBuilt: 2001	<i>Acres:</i> 4.00								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5636								28,364	500		

Description: Three separate office buildings. Conveniently accessible from I-15. Close to Convention Center. Space available from 500 SF. Landlord will consider tenant improvements. Available for lease July 1, 2011. All reasonable offers considered.

Office Condo on Bluff Street

Downtown

Contact: Curren Christensen



437 S Bluff St		Property Class: B	<i>Bldg SF:</i> 16,647								
St. George, UT 84770		YearBuilt: 1995	<i>Acres:</i> 1.00								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
6222	Suite 302	MG	\$0.95	\$11.40				2,100	2,100		

Description: Third floor suite with amazing views and upgrades. Condo has a reception area, eight offices and a copy center. Convenient Bluff Street location with plenty of parking. Perfect for medical, attorney, CPA, mortgage, title or any other professional use. Co-broker is the property owner.

Properties Offered For Lease



Park Plaza Office Space Downtown

Contact: Ryan Garrett



368 E Riverside Dr		Property Class: A	<i>Bldg SF:</i> 10,500								
St. George, UT 84790		YearBuilt: 2003	<i>Acres:</i>								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
6180	Suite C	MG	\$1.34	\$16.08	2			900	900		

Description: Best location in the professional park. Fantastic visibility from Riverside Drive. Tenant can place business sign on the building. Has an independent entrance, reception area, 3 offices, ADA bathroom, new paint, carpet and a security system. Perfect for professional and medical uses. Square footage is approximate. Lease for \$1,200/month MG. Water, electrical and garbage included.

Professional Offices Downtown

Contact: Wes Davis



91 W 1470 S		Property Class:	<i>Bldg SF:</i> 7,098								
St. George, UT 84770		YearBuilt:	<i>Acres:</i>								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5667		MG	\$0.70	\$8.40				900	900		

Description: Two private offices, private restroom, large/open area (ideal for build-out or cubes), plenty of windows. Located off of the Bluff Street I-15 interchange. Lease for \$630/month MG. Flexible lease terms. Possible free rent. DO NOT DISTURB TENANTS.

Retail & Office Spaces Downtown

Contact: The Walter Group



170 N 400 E		Property Class:	<i>Bldg SF:</i> 32,460								
St. George, UT 84770		YearBuilt: 1992	<i>Acres:</i> 1.00								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5134	Suite E	MG	\$0.46	\$5.52	3			601	601		
6012	Suite B	MG	\$0.38	\$4.56	3			12,857	2,857		

Description: Located near Café Rio, Town and Country Bank, State Bank of Southern Utah and Designer Furniture. Flood Street Theater with 4 screens available for \$4,900/month MG. Offices are located above the theater. Lease Suite E for \$275/month MG. BROCHURE #6010

Sandale Terrace Downtown

Contact: Jason Griffith & Meeja McAllister



382 S Bluff St		Property Class: B	<i>Bldg SF:</i> 15,000								
St. George, UT 84770		YearBuilt: 1995	<i>Acres:</i> 2.00								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5420	Suite 175	MG	\$0.70	\$8.40				1,400	1,400		

Description: Downtown office space with easy Bluff Street access. Covered parking. View over downtown St. George.

St. George Blvd Retail Location (Zion Plaza) Downtown

Contact: The Walter Group



511 E St. George Blvd		Property Class: C	<i>Bldg SF:</i> 7,723								
St. George, UT 84770		YearBuilt: 1980	<i>Acres:</i>								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5719	2nd Flr, Ste F	MG	\$0.40	\$4.80				1,100	1,100		
6213	2nd Flr, Ste E	MG	\$0.67	\$8.04				600	600		

Description: Great location, exposure and price. Monument signage. BROCHURE #5164.

Properties Offered For Lease



Sunland Commercial Center

Downtown

Contact: Curren Christensen



376 E Sunland Dr
St. George, UT 84790

Property Class: B
YearBuilt:

Bldg SF:
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5333	Suite 9	MG	\$0.41	\$4.92				1,600	1,600		
5565	Suite 2B	MG	\$0.50	\$6.00				800	800		

Description: SUITE 1B: Small office located in Sunland Commercial Center. Open floor plan. Quick access to freeway and downtown. Plenty of parking. Sublease (\$375/month MG) with option to extend. Flexible terms - possible rent assistance. BROCHURE #5850 / SUITE 2B: Great space for start-up office or small call center. Reception area, 2 large offices, bathroom and storage. Lease for \$400/Month MG (utilities split 50/50 with Suite 2A). Free rent possible. BROCHURE #5565 / SUITE 9: In Sunland Commercial Center. Conveniently located off of Sunland Drive, close to I-15. Office, showroom, restroom, storage closet, open area and 800 SF of warehouse. Retail & office use. Lease for \$650/Month MG. Flexible term and rate. BROCHURE #5333

Sunland Professional Park, Phase 1

Downtown

Contact: Jason Griffith & Meeja McAllister



491 E Riverside Dr
St. George, UT 84790

Property Class: B
YearBuilt: 2005

Bldg SF: 13,500
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
4765	Suite 4A	MG	\$0.70	\$8.40				1,480	1,480		
4766	Suite 3A	MG	\$0.70	\$8.40				1,013	1,013		
5422	Suite 2B	MG	\$0.70	\$8.40				1,525	1,525		

Description: Great office space located in the Sunland Professional Park. BROCHURE #3558

Sunland Professional Park, Phase 1

Downtown

Contact: Jason Griffith & Meeja McAllister



491 E Riverside Dr
St. George, UT 84790

Property Class: B
YearBuilt: 2005

Bldg SF: 5,142
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
4345	Suite 5B	MG	\$0.70	\$8.40				1,482	1,482		
5577	Suite 5A	MG	\$0.70	\$8.40				2,180	2,180		

Description: Great office space located in the Sunland Professional Park. BROCHURE #3558

Troon Park Professional Office

Downtown

Contact: Wes Davis



1240 E 100 S
St. George, UT 84770

Property Class: B
YearBuilt: 1997

Bldg SF: 41,975
Acres: 3.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
4244	Bldg 22-219	MG	\$0.60	\$7.20				1,871	1,871		
5917	Bldg 22-119	MG	\$0.60	\$7.20				1,871	1,871		
5918	Bldg 22-220	MG	\$0.60	\$7.20				2,226	2,226		
6091	dg 23, 203&20NNN		\$0.65	\$7.80				3,703	1,730		

Description: Located in Troon Business Park near 100 South and River Road. Walking distance to several restaurants and Sandstone Village retail center. BLDG 22, Suite 119 = 1,871 SF / Suite 219 = 1,871 SF / Suite 220 = 2,226 SF. Prior medical facility. Lease together or separately. Possible free rent. Flexible terms. BROCHURE #4243. BLDG 23, Suite 203 = 1,730 SF / Suite 204 = 1,973 SF. Lease together or separately. Efficient floor plan. Interior and exterior offices, elevator, multiple restrooms. Newly repainted and ready for occupancy. BROCHURE #6091

Properties Offered For Lease



Unique Office Space on Tabernacle Downtown

Contact: Roger Stratford



494 E Tabernacle		Property Class:					Bldg SF: 1,341				
St. George, UT 84770		YearBuilt:	1916				Acres: 0.30				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6075		MG	\$0.56	\$6.72	0.5			1,341	1,341		

Description: Great downtown location. Corner lot with excellent visibility. Monument sign available. Ample parking. Tenant to pay all utilities and maintain the yard. Minimum 6 month lease for \$750/month MG.

Medical Office Plaza Medical Office

Contact: Wes Davis



736 S 900 E		Property Class:					Bldg SF: 40,972				
St. George, UT 84790		YearBuilt:	1998				Acres: 3.00				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5762	Various	NNN				\$0.20		7,380	1,680		

Description: Near IHC Dixie Regional Medical Center (both the River Road & 400 East Campuses). Many other medical users in the area. Private offices with private entrances, built out exam rooms, x-ray rooms, reception desks, shelving and more. Free rent, lease incentives, flexible lease terms and possible TI's. SUITE 106: 1,680 SF on main floor, built out-\$1.10/SF NNN. SUITE B101: 2,800 SF on lower level, built out-.80/SF NNN. SUITE B107: 2,900 SF on lower level, built out-.80/SF NNN.

New Medical Office Building Medical Office

Contact: Jason Griffith & Meeja McAllister



2019 E Riverside Dr		Property Class:					Bldg SF:				
St. George, UT 84790		YearBuilt:					Acres: 2.62				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5559	Suite 101	NNN	\$1.28	\$15.36		\$0.23		1,276	1,276		

Description: Great medical office space available. Oncologist to occupy the entire second floor. Close proximity to the new hospital. \$15/SF tenant improvement allowance.

Retail/Office in West Wind Plaza Suburban

Contact: Curren Christensen



525 W State St		Property Class: B					Bldg SF: 8,300				
Hurricane, UT 84737		YearBuilt:	1990				Acres: 0.95				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5765	Suite B3	G	\$0.70	\$8.40	3			720	720		

Description: Amazing office/retail space located in downtown Hurricane. Great visibility, signage and access. Includes two large/private offices, reception area and private restroom. Has new paint, carpet, tile and fixtures. Lease for \$500/month gross.

Sun Valley Professional Park Suburban

Contact: Jason Griffith & Meeja McAllister



48 S 2500 W		Property Class: A					Bldg SF: 16,000				
Hurricane, UT 84737		YearBuilt:	2007				Acres:				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
2343	Suite 240	NNN	\$1.10	\$13.20	3	\$0.10	\$0.10	1,691	1,691		
2344	Suite 210	NNN	\$1.10	\$13.20	3	\$0.10	\$0.10	1,700	1,700		
5340	Suite 110	NNN	\$0.75	\$9.00	3	\$0.10	\$0.10	1,497	1,497		

Description: Professional/medical space available in a newly constructed building. Various suite sizes to meet your needs. BROCHURE #2343

Properties Offered For Lease



5,250 SF in Tonaquint Office Building Suburban

Contact: The Walter Group



1165 W Silicon Cir		Property Class:		Bldg SF: 12,011							
St. George, UT 84770		YearBuilt: 2005		Acres:							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5873	Suite 3	NNN	\$0.65	\$7.80				5,250	5,250		

Description: Several offices with a very large meeting / conference area. Excellent location in the Tonaquint Center Business Park. Next to New Life Christian Church.

Executive Suites Suburban

Contact: Roger Stratford



1224 S River Rd		Property Class: B		Bldg SF: 24,000							
St. George, UT 84790		YearBuilt: 2005		Acres: 4.00							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6100	Suite 214	G	\$2.37	\$28.44	1			232	232		

Description: Located at River Road and Riverside Drive, next to the post office and RE/MAX First Realty. Near banks and title companies. Suite #214 is 232 SF for \$550/month gross.

Goldenwest Credit Union-Class A Suburban

Contact: The Walter Group & Roger Stratford



1805 W Sunset Blvd		Property Class: A		Bldg SF: 16,492							
St. George, UT 84770		YearBuilt: 2008		Acres: 2.16							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5126		NNN	\$0.89	\$10.68	3 to 5			6,200	1,200		

Description: Space available on the second floor. Elevator access. Excellent exposure. Surrounded by retail and IHC Instacare. Great for medical business offices. Suite size can be adjusted to fit. Access to shared conference room (780 SF) available at additional cost. \$25/SF tenant improvement allowance. Would consider selling office condo.

Lease Office Condo Suburban

Contact: Wes Davis



1054 E Riverside Dr		Property Class:		Bldg SF: 20,000							
St. George, UT 84790		YearBuilt: 2005		Acres:							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6037	Suite 104	MG	\$0.80	\$9.60				1,300	1,300		

Description: Ground level condo with interior and exterior entry. Open floor plan. Co-tenancy includes many medical users. Located off of Riverside Drive and River Road. Near walking trails. CAM estimated at \$120/month. BROCHURE #6036

Mall Drive Office Building Suburban

Contact: Jason Griffith & Meeja McAllister



94 S Mall Dr		Property Class: B		Bldg SF: 14,674							
St. George, UT 84790		YearBuilt: 2007		Acres:							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5778	Suite 102	MG	\$0.65	\$7.80				1,943	1,943		
5779	Suite 103	MG	\$0.65	\$7.80				2,434	2,434		

Description: Newer building located on Mall Drive. Large, open areas. Offices built out. Great for a small call center. BROCHURE #5777

Properties Offered For Lease



Office Condo on Bluff Street

Suburban

Contact: Curren Christensen



1150 S Bluff St		Property Class: B					Bldg SF: 7,155				
St. George, UT 84770		YearBuilt: 1987					Acres: 1.00				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6080	Suite 6	MG	\$0.75	\$9.00	3	\$0.18		800	800		

Description: Has reception area, two offices, conference and work room. Great signage on Bluff Street. Over 35,000 ADT count.

Office Suite at Southgate Professional Center

Suburban

Contact: Curren Christensen



283 W Hilton Dr		Property Class:					Bldg SF: 14,629				
St. George, UT 84790		YearBuilt: 1995					Acres: 2.00				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6134	Suite 101	MG	\$0.69	\$8.28	1 to 3			1,420	1,420		

Description: Office space conveniently located near the new Dixie Center I-15 Exit, just off Hilton Drive. Perfect for professional office or medical use. Great signage and visibility from Hilton Drive and Dixie Drive. BROCHURE #5405

Office with Upgraded Finish

Suburban

Contact: Wes Davis



780 N 2860 E		Property Class:					Bldg SF: 6,541				
St. George, UT 84790		YearBuilt: 2006					Acres:				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5650	Suite 202	MG	\$0.80	\$9.60				1,500	1,500		

Description: Office with upgraded finish - reception area, 3 offices, conference room, balcony, private restroom, utility closet, security system with cameras and more. Located near the Washington interchange. Monument sign available. Flexible terms. BROCHURE # 5650

Professional Offices

Suburban

Contact: Wes Davis



3143 S 840 E		Property Class: A					Bldg SF: 14,275				
St. George, UT 84790		YearBuilt: 2006					Acres: 9.31				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6231		MG	\$0.70	\$8.40				781	781		

Description: Nicely built and finished. Has private access, reception area, waiting room, 2 offices, storage area and ample parking. Located near existing real estate office and executive suites. Good freeway access.

Red Cliffs Professional Park

Suburban

Contact: Jason Griffith & Meeja McAllister



321 N Mall Dr		Property Class: B					Bldg SF: 65,519				
St. George, UT 84790		YearBuilt: 1996					Acres:				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
4581	Suite A202	MG	\$0.65	\$7.80				1,000	1,000		
4747	Suite VW-105	MG	\$0.65	\$7.80				945	945		
4834	Suite C-2	MG	\$0.75	\$9.00				787	787		
5349	ite A101&A10:	MG	\$0.65	\$7.80				2,000	1,000		
5931	Suite A201	MG	\$0.65	\$7.80				1,000	1,000		
5972	Suite E-101A	MG	\$0.70	\$8.40				650	650		
6119	Suite M-201B	MG	\$0.66	\$7.92				350	350		
6135	Suite H101	MG	\$0.65	\$7.80				866	866		

Description: Office space available in the Red Cliffs Professional Park, located just behind the Red Cliffs Regional Mall. BROCHURE 3098

Properties Offered For Lease



Red Cliffs Professional Park Suburban

Contact: Jason Griffith & Meeja McAllister



321 N Mall Dr		Property Class: B		Bldg SF: 65,519							
St. George, UT 84790		YearBuilt: 1996		Acres:							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
4581	Suite A202	MG	\$0.65	\$7.80				1,000	1,000		
4747	Suite VW-105	MG	\$0.65	\$7.80				945	945		
4834	Suite C-2	MG	\$0.75	\$9.00				787	787		
5349	Suite A101&A10	MG	\$0.65	\$7.80				2,000	1,000		
5931	Suite A201	MG	\$0.65	\$7.80				1,000	1,000		
5972	Suite E-101A	MG	\$0.70	\$8.40				650	650		
6119	Suite M-201B	MG	\$0.66	\$7.92				350	350		
6135	Suite H101	MG	\$0.65	\$7.80				866	866		

Description: Office space available in the Red Cliffs Professional Park, located just behind the Red Cliffs Regional Mall. BROCHURE 3098

Rio Plaza Suburban

Contact: Jason Griffith & Meeja McAllister



558 E Riverside Dr		Property Class: B		Bldg SF: 43,364							
St. George, UT 84790		YearBuilt: 2007		Acres:							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
2553	Suite 212	NNN	\$1.05	\$12.60	3-5	\$0.10	\$0.10	1,270	1,270		
2554	Suite 209	NNN	\$1.05	\$12.60	3-5	\$0.10	\$0.10	1,190	1,190		
2929	Suite 106	NNN	\$1.10	\$13.20	3-5	\$0.10	\$0.10	1,219	1,219		
2931	Suite 108	NNN	\$1.10	\$13.20	3-5	\$0.10	\$0.10	1,270	1,270		
2932	Suite 109	NNN	\$1.10	\$13.20	3-5	\$0.10	\$0.10	1,190	1,190		
2935	Suite 211	NNN	\$1.05	\$12.60	3-5	\$0.10	\$0.10	1,190	1,190		
3851	Suite 206	NNN	\$1.05	\$12.60	3-5	\$0.10	\$0.10	1,343	1,343		
4355	Suite 107	NNN	\$1.10	\$13.20	3-5	\$0.10	\$0.10	1,343	1,343		
5348	210 (As Is)	MG	\$0.70	\$8.40	3-5			1,356	1,356		

Description: Incredible, dynamic, new mixed-use retail/office development on Riverside Drive. Retail is downstairs and fully-finished offices are upstairs. Next to Barefoot Gymnastics. Plenty of signage. TI's negotiable. BROCHURE #2552

River Road Frontage Suburban

Contact: Wes Davis



1224 S River Rd		Property Class:		Bldg SF:							
St. George, UT 84790		YearBuilt: 2005		Acres:							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6026	Suite 106	MG	\$0.75	\$9.00				1,387	1,387		

Description: Ground floor suites. Ideal for retail or office (medical, legal or other professional services). Building signage available. Excess parking. Handicap accessible. Tenants include RE/MAX, Paul Properties, Southern Utah Title and more. Possible TI allowance. BROCHURE #5711

Tonaquint Office Campus, Bldg A Suburban

Contact: Jason Griffith & Meeja McAllister



912 W 1600 S		Property Class: A		Bldg SF: 23,346							
St. George, UT 84770		YearBuilt: 2005		Acres:							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5906	Suite A	MG	\$0.95	\$11.40				995	995		

Description: Attractive office space consisting of three (3) offices, reception area, open area and a break room. Minutes from Downtown. Covered parking.

Properties Offered For Lease



Ventana Office Park Suburban

Contact: Jason Griffith & Meeja McAllister



230 N 1680 E
St. George, UT 84790

Property Class: B
YearBuilt: 2004

Bldg SF: 16,170
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5978	Various	NNN	\$0.50	\$6.00		\$0.09	\$0.12	2,310	1,155		

Description: Office space available in Ventana Office Park, located just behind the Red Cliffs Regional Mall. Convenient access. Serene atmosphere. Built out.

Ventana Office Park Suburban

Contact: Jason Griffith & Meeja McAllister



230 N 1680 E
St. George, UT 84790

Property Class: B
YearBuilt: 2007

Bldg SF: 4,962
Acres: 7.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5979	Bldg O & P	NNN	\$0.50	\$6.00		\$0.09	\$0.12	5,040	2,520		

Description: Office space available in Ventana Office Park, located just behind the Red Cliffs Regional Mall. Convenient access. Serene atmosphere. Built out. BROCHURE #5978

Coral Canyon Town Center II Suburban

Contact: Roger Stratford



2250 N Coral Canyon Blvd
Washington, UT 84780

Property Class: A
YearBuilt: 2007

Bldg SF: 24,295
Acres: 0.70

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5128	Suite 200	NNN	\$0.70	\$8.40	3			8,870	1,878		

Description: Great office or business location. Single level building. Ample parking at rear. Easy access to I-15. AVAILABLE: 6,382 SF of finished space & 2,488 SF of gray shell space (\$20/SF TI allowance).

Properties Offered For Lease

Retail

NAI Utah Southern Region

Commercial Real Estate Services, Worldwide.



Providence Center Prof. Office/Retail

Anchorless Center

Contact: Curren Christensen



1020 S Bentley Blvd
Cedar City, UT 84720

Property Class: A
YearBuilt:

Bldg SF:
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5922		NNN	\$0.50	\$6.00	3			3,600	3,600		

Description: Prime office/retail adjacent to the Providence Center. Great exposure (I-15 visibility). Perfect for professional office or retail user. Submit any offer.

Grand Circle Plaza

Anchorless Center

Contact: The Walter Group



1141 W State St
Hurricane, UT 84737

Property Class: A
YearBuilt: 2000

Bldg SF: 39,200
Acres: 3.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5597	Suite 13	NNN	\$1.00	\$12.00			\$0.10	1,848	1,848		

Description: Located at a signalized corner. Tenants include Radio Shack, Edward Jones, Wendy's, Stout Home Furnishings and many others. Walgreens, McDonalds and Lin's Market are on the other corners. SUITE 13: End unit. SF is from Washington County tax records - BROCHURE #5598. SUITE 6A: Ready for immediate occupancy. Lease for \$790 per month MG - BROCHURE #5535.

SR-9 Retail & Restaurant

Anchorless Center

Contact: Wes Davis



980-984 W State St
Hurricane, UT 84737

Property Class:
YearBuilt: 2006

Bldg SF: 10,930
Acres: 2.99

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5545		NNN	\$0.60	\$7.20		\$0.22		10,470	5,110		

Description: Current retail and restaurant location. High traffic and great visibility. Restaurant is 5,360 SF. (Could be converted to other use.) Retail space is 5,110 SF and fronts SR-9. BROCHURE #5544

The Shoppes at Santa Clara

Anchorless Center

Contact: The Walter Group



1100 Canyon View Dr
Santa Clara, UT 84765

Property Class:
YearBuilt: 2006

Bldg SF: 10,270
Acres: 1.18

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
3443	Suite E	NNN	\$0.70	\$8.43	3 to 5	\$0.22		2,058	2,058		

Description: Beautiful retail center at the corner of Canyon View Drive and Santa Clara Drive. Landlord is offering a \$20/SF tenant improvement allowance for a custom build out. Signage available on the exterior of the building and on the monument sign.

Astin Mele Retail Center

Anchorless Center

Contact: Brandon Vandermyde



1025 E Tabernacle
St. George, UT 84770

Property Class:
YearBuilt: 2008

Bldg SF: 6,415
Acres: 1.20

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6030		NNN	\$1.00	\$12.00		\$0.25		3,073	692		

Description: High traffic area near I-15. Located across the street from Dixie State College. Other tenants include Closet Revival, Papa John's and IDEAL Distributors.

Properties Offered For Lease

Retail

NAI Utah Southern Region

Commercial Real Estate Services, Worldwide.



Dinosaur Crossing

Anchorless Center

Contact: The Walter Group



446 S Mall Dr		Property Class:		Bldg SF: 21,300							
St. George, UT 84790		YearBuilt: 2008		Acres: 4.07							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
3885	Suite B-3	NNN	\$1.15	\$13.80				1,800	1,800		
5174	Suite B-5	NNN	\$0.79	\$9.48				2,090	2,090		
5176	Suite B-8	NNN	\$1.15	\$13.80				1,280	1,280		

Description: Dinosaur Crossing is located at the corner of Mall Drive and Riverside Drive, in close proximity to the hospital, regional mall, and commercial development. Appealing architecture and design. Ample parking. Suite sizes are negotiable. BROCHURE #3885

Dixie Sunset Plaza

Anchorless Center

Contact: Pat Chappell



1812 W Sunset Blvd		Property Class: B		Bldg SF: 33,676							
St. George, UT 84770		YearBuilt: 2000		Acres: 5.00							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6227	Various	NNN				\$0.19	\$0.08	4,785	1,000		

Description: Great location on Sunset Blvd. No pads to block visibility. NNN charges include advertising time on a full-color, LED sign. Lease rates from \$.55 to 1.25 SF NNN.

Horizon Plaza II

Anchorless Center

Contact: The Walter Group



1007 W Sunset Blvd		Property Class:		Bldg SF: 2,448							
St. George, UT 84770		YearBuilt: 2008		Acres: 0.67							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5503		NNN			3			2,448	2,448		

Description: Retail/Warehouse space next to KWAL Howells on Sunset Blvd. Fenced yard, high ceilings and tall overhead doors. Lease rate dependent upon tenant financial strength and type of business. Call for details.

I-15 Visible 'Class A' Retail

Anchorless Center

Contact: Curren Christensen



2051 E Red Hills Pkwy		Property Class: A		Bldg SF: 19,650							
St. George, UT 84770		YearBuilt: 2006		Acres:							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5921	Suite 7	NNN	\$0.75	\$9.00	3	\$0.24		1,580	1,580		

Description: Prime retail available on Red Hills Parkway. Perfect for a business demanding the best exposure (I-15 visibility). Open floor plan with 'Class A' finishes. Submit all offers. BROCHURE #5921

Retail & Office Spaces

Anchorless Center

Contact: The Walter Group



170 N 400 E		Property Class:		Bldg SF: 32,460							
St. George, UT 84770		YearBuilt: 1992		Acres: 1.00							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5134	Suite E	MG	\$0.46	\$5.52	3			601	601		
6012	Suite B	MG	\$0.38	\$4.56	3			12,857	2,857		

Description: Located near Café Rio, Town and Country Bank, State Bank of Southern Utah and Designer Furniture. Flood Street Theater with 4 screens available for \$4,900/month MG. Offices are located above the theater. Lease Suite E for \$275/month MG. BROCHURE #6010

Properties Offered For Lease

Retail

NAI Utah Southern Region

Commercial Real Estate Services, Worldwide.



Retail Buildings

Anchorless Center

Contact: The Walter Group (Jon)



210 N 1000 E Property Class: Bldg SF: 10,080
 St. George, UT 84770 YearBuilt: Acres: 3.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
4768	Old Theatre							13,000	3,000		
6142	North End Unit, ' MG		\$0.90	\$10.80	3 to 5			1,000	1,000		

Description: Excellent traffic counts on Red Hills Parkway and 1000 East. Near Wendy's, Day's Inn, Motel 6 and Travelodge. Close to the I-15 St. George Blvd interchange. Tenant pays utilities. Lease Suite A for \$900/month MG. Possible uses for 13,000 SF building include church, school, theater or other specialty use. (Present all offers.) Listing Agents are related to Owner. BROCHURE #4750

Retail Near College & CBD

Anchorless Center

Contact: Wes Davis



700 E 50 N (Approx.) Property Class: C Bldg SF: 25,947
 St. George, UT 84770 YearBuilt: 1968 Acres: 2.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5681		NNN	\$0.50	\$6.00		\$0.15		2,500	850		

Description: Retail space available in the Sunburst Shopping Center. High-traffic location, near the college and Central Business District. Spaces ranging from 850 to 2,500 SF. Flexible lease terms. TI's negotiable. BROCHURE #3960

Retail/Office Just Off Sunset

Anchorless Center

Contact: Jason Griffith & Meeja McAllister



1418 W Sunset Blvd Property Class: Bldg SF: 6,460
 St. George, UT 84770 YearBuilt: 1995 Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5874	Suite 2	MG	\$0.55	\$6.60				1,250	1,250		
5875	Suite 4	MG	\$0.50	\$6.00				1,300	1,300		

Description: Located just off Sunset Boulevard. High visibility (28,385 ADT). BROCHURE #4455

Rio Plaza

Anchorless Center

Contact: Jason Griffith & Meeja McAllister



558 E Riverside Dr Property Class: B Bldg SF: 43,364
 St. George, UT 84790 YearBuilt: 2007 Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
2553	Suite 212	NNN	\$1.05	\$12.60	3-5	\$0.10	\$0.10	1,270	1,270		
2554	Suite 209	NNN	\$1.05	\$12.60	3-5	\$0.10	\$0.10	1,190	1,190		
2929	Suite 106	NNN	\$1.10	\$13.20	3-5	\$0.10	\$0.10	1,219	1,219		
2931	Suite 108	NNN	\$1.10	\$13.20	3-5	\$0.10	\$0.10	1,270	1,270		
2932	Suite 109	NNN	\$1.10	\$13.20	3-5	\$0.10	\$0.10	1,190	1,190		
2935	Suite 211	NNN	\$1.05	\$12.60	3-5	\$0.10	\$0.10	1,190	1,190		
3851	Suite 206	NNN	\$1.05	\$12.60	3-5	\$0.10	\$0.10	1,343	1,343		
4355	Suite 107	NNN	\$1.10	\$13.20	3-5	\$0.10	\$0.10	1,343	1,343		
5348	210 (As Is)	MG	\$0.70	\$8.40	3-5			1,356	1,356		

Description: Incredible, dynamic, new mixed-use retail/office development on Riverside Drive. Retail is downstairs and fully-finished offices are upstairs. Next to Barefoot Gymnastics. Plenty of signage. TI's negotiable. BROCHURE #2552

Properties Offered For Lease

Retail

NAI Utah Southern Region

Commercial Real Estate Services, Worldwide.



S&R Commercial Center, Building 1

Anchorless Center

Contact: Jason Griffith & Meeja McAllister



1062 E Tabernacle St		Property Class:	<i>Bldg SF:</i> 21,207								
St. George, UT 84770		YearBuilt: 1984	<i>Acres:</i> 2.00								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
4808		NNN	\$0.65	\$7.80				7,000	7,000		

Description: For sale or lease. Outdoor Outlet's former downtown location. Open space. Overhead door. Least expensive retail in St. George. BROCHURE #4807

St. George Blvd Retail Location (Zion Plaza)

Anchorless Center

Contact: The Walter Group



511 E St. George Blvd		Property Class: C	<i>Bldg SF:</i> 7,723								
St. George, UT 84770		YearBuilt: 1980	<i>Acres:</i>								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5719	2nd Flr, Ste F	MG	\$0.40	\$4.80				1,100	1,100		
6213	2nd Flr, Ste E	MG	\$0.67	\$8.04				600	600		

Description: Great location, exposure and price. Monument signage. BROCHURE #5164.

Coral Canyon Town Center

Anchorless Center

Contact: Roger Stratford



2303 N Coral Canyon Blvd		Property Class: A	<i>Bldg SF:</i> 25,974								
Washington, UT 84780		YearBuilt: 2003	<i>Acres:</i>								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5145	Suite 102	NNN	\$0.70	\$8.40	3	\$0.15		1,278	1,278		
5146	Suite 103	NNN	\$0.70	\$8.40	3	\$0.15		1,265	1,265		
5148	Suite 107	NNN	\$0.70	\$8.40	3	\$0.15		1,086	1,086		
5151	Suite 110	NNN	\$0.70	\$8.40	3	\$0.15		1,136	1,136		

Description: Retail and office space available, starting at 1,086 SF. Attractive complex. Very well-maintained. Great location off of I-15, Exit 16. BROCHURE #5131

Boulevard Home Furnishings Retail

Community Center

Contact: Jason Griffith & Meeja McAllister



390 N Mall Dr		Property Class:	<i>Bldg SF:</i> 151,575								
St. George, UT 84790		YearBuilt: 1999	<i>Acres:</i> 8.00								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5529	Stes 1,2&3	MG	\$0.75	\$9.00				5,801	1,614		

Description: Anchored retail space near the Red Cliffs Regional Mall. Easy access for customers. Great visibility! Current tenant needs 30-60 days notice to move.

Wal Mart Anchored Retail Building

Community Center

Contact: Brandon, Jason & Meeja



2696 S Pioneer Rd		Property Class:	<i>Bldg SF:</i> 8,200								
St. George, UT 84790		YearBuilt: 2007	<i>Acres:</i>								
<i>ID</i>	<i>Unit</i>	<i>Type</i>	<i>\$/SF/mo</i>	<i>\$/SF/yr</i>	<i>Term</i>	<i>CAM</i>	<i>Taxes</i>	<i>SF</i>	<i>Min</i>	<i>Office</i>	<i>Yard</i>
5952		NNN	\$0.92	\$11.04		\$0.22		6,700	6,700		

Description: Former Checker Auto building. Bloomington WalMart pad location. High traffic area. I-15 frontage visibility. Other tenants include Dickey's BBQ, Fantastic Sam's and Farmers Insurance. May be demised into smaller units. Sublease expires 3/31/17.

Properties Offered For Lease

Retail

NAI Utah Southern Region
Commercial Real Estate Services, Worldwide.



Prime Retail

Community Center

Contact: Jason Griffith & Meeja McAllister



755 W Telegraph St
Washington, UT 84780

Property Class:
YearBuilt: 2004

Bldg SF: 9,151
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6189	Suite A	NNN	\$1.25	\$15.00				5,000	5,000		
6190	Suite B	NNN	\$1.50	\$18.00				2,500	2,500		

Description: Prime retail space adjacent to Home Depot & Petco. Many possible uses. BROCHURE #6189

The Shoppes at Telegraph Square

Community Center

Contact: Jason Griffith & Meeja McAllister



568 W Telegraph
Washington, UT 84780

Property Class: B
YearBuilt: 2006

Bldg SF: 15,000
Acres: 0.33

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
1651	Suite 3	NNN	\$1.05	\$12.60		\$0.23		1,200	1,200		

Description: Prime retail strip center next to Kohl's. BROCHURE #1650

O'Reilly Automotive Buildings

Free Standing

Contact: Brandon Vandermyde & Jason Griffith



Locations Across the US
,

Property Class:
YearBuilt:

Bldg SF:
Acres:

Description: Former auto parts buildings available across the United States. Contact Brandon or Jason for exact locations.

Retail Space in La Verkin

Free Standing

Contact: Roger Stratford



475 S State St
La Verkin, UT 84745

Property Class:
YearBuilt: 1940

Bldg SF: 9,000
Acres: 0.47

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5709		NNN	\$0.50	\$6.00	1			10,342	3,680		

Description: Two buildings on 1.02 acres. Great visibility and signage opportunities. Open shell. Perfect for any retail or office user. Approximately 21,165 ADT. BUILDING 1 is 6,662 SF. Original structure was built in 1940 and remodeled approximately 2002. BUILDING 2 is 3,680 SF.

Lease Space Inside Summit Athletic Club

Free Standing

Contact: Wes Davis



1532 E 1450 S
St. George, UT 84790

Property Class:
YearBuilt: 2005

Bldg SF: 45,000
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5967		MG	\$1.00	\$12.00				2,200	2,200		

Description: Previous medical and spa use. Potential access to club amenities. Take advantage of the fantastic access and visibility. Flexible floor plan. Interior and exterior entry. Ample parking. Joint venture opportunities are preferred.

Properties Offered For Lease

Retail

NAI Utah Southern Region

Commercial Real Estate Services, Worldwide.



Retail Building Near I-15 Interchange

Free Standing

Contact: The Walter Group



1058 E Highland Dr
St. George, UT 84770

Property Class:
YearBuilt:

Bldg SF: 1,581
Acres: 0.30

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6247		MG	\$1.40	\$16.80				1,581	1,581		

Description: Retail commercial building - log home construction. Located near St. George Industrial Park, numerous motels, Wendy's and Denny's restaurants. Square footage is per Washington County tax records. Lease building for \$2,200/month MG. Land is leased on a month-to-month basis from UDOT.)

Retail Buildings

Free Standing

Contact: The Walter Group



210 N 1000 E
St. George, UT 84770

Property Class:
YearBuilt:

Bldg SF: 10,080
Acres: 3.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
4768	Old Theatre							13,000	13,000		
6142	North End Unit,	MG	\$0.90	\$10.80	3 to 5			1,000	1,000		

Description: Excellent traffic counts on Red Hills Parkway and 1000 East. Near Wendy's, Day's Inn, Motel 6 and Travelodge. Close to the I-15 St. George Blvd interchange. Tenant pays utilities. Lease Suite A for \$900/month MG. Possible uses for 13,000 SF building include church, school, theater or other specialty use. (Present all offers.) Listing Agents are related to Owner. BROCHURE #4750

Big Lots Retail Location

Neighborhood Center

Contact: Jason Griffith & Meeja McAllister



875 W Red Cliffs Dr
Washington, UT 84780

Property Class: B
YearBuilt: 1998

Bldg SF: 51,454
Acres: 3.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
6074		NNN	\$1.00	\$12.00	10			29,050	29,050		

Description: Quality constructed, well decorated, mid-sized big box space located off of I-15 Washington Exit 10. Near Costco, Wal Mart, Kohl's, Home Depot, Best Buy, Sportsman's Warehouse, Tai Pan Trading and many more. Property site has several points of access.