

Properties Offered For Lease



Large Industrial Bldgs in Cedar

Office/Retail Warehouse

Contact: The Walter Group



600 N Airport Rd (Corner of Industria Property Class: Cedar City, UT 84720 YearBuilt: 1995 Bldg SF: Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5618		NNN	\$0.49	\$5.88				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 \$12,500 per month NNN. BROCHURE #5617

Office/Warehouse in Cedar City

Office/Retail Warehouse

Contact: Wes Davis



472 N 2150 W Property Class: Cedar City, UT 84720 YearBuilt: 2008 Bldg SF: Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5362		MG	\$0.35	\$4.20	3			3,500	3,500		

Description: Nice Block Construction Office / Warehouse. Many Amenities: Security System, Surge Protector, 32MB Connection, Fiber Optic Nearby, Nice Sound and Lighting Systems, Mini-Kitchenette and More. Flexible Floor Plan. Warehouse with 14' Roll-Up Door and ±18' Clear Height. May Lease All or Part. Owner May Sell and Lease Back. Will Consider All Reasonable Offers. Additional Adjoining Units May be Available. BROCHURE #5361

Port 15 Building

Office/Retail Warehouse

Contact: Brandon Vandermyde



5352 W 900 N Property Class: Cedar City, UT 84720 YearBuilt: 2008 Bldg SF: 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 Property Class: B Hurricane, UT 84737 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		

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

Office/Warehouse/Yard

Office/Retail Warehouse

Contact: Wes Davis



146 N Old Hwy 91 Property Class: Hurricane, UT 84737 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



Office/Wrhs in Gateway Ind. Park

Office/Retail Warehouse

Contact: Brandon Vandermyde



102 N Old Hwy 91		Property Class:		Bldg SF: 15,000							
Hurricane, UT 84737		YearBuilt: 2006		Acres:							
<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>
5894	Unit 6	MG	\$0.20	\$2.40				2,500	2,500	1,120	

Description: Has a 700 SF office downstairs as well as a 420 SF mezzanine office. Located next to Rogers Performance Marine. Lease for \$500/month MG.

Dimsdale Property on State Street

Office/Retail Warehouse

Contact: Meeja McAllister & Jason Griffith



150 S State St		Property Class:		Bldg SF: 4,100							
La Verkin, UT 84745		YearBuilt:		Acres: 0.41							
<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>
5886		MG						4,100	4,100	1,300	

Description: Lease for \$400 per month MG.

Retail w/ Warehouse on State Street

Office/Retail Warehouse

Contact: Curren Christensen



296 S State St		Property Class:		Bldg SF: 15,000							
La Verkin, UT 84745		YearBuilt: 2006		Acres: 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>
5754	Various	MG						15,000	2,250		

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

320 East Project

Office/Retail Warehouse

Contact: Jason Griffith & Meeja McAllister



291 E 1400 S		Property Class:		Bldg SF: 22,000							
St. George, UT 84790		YearBuilt: 1996		Acres: 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>
4448	Suite B-8	MG	\$0.35	\$4.20				2,610	2,610		

Description: Excellent location. Easy access from I-15 & Bluff Street. SUITES 1&2: Previously The Lighting Store. Lease for \$1,352.40/Month MG. SUITE B-8: Previously Superior Granite. Lease for \$913.50/Month MG. BROCHURE #3702

CBD Retail/Warehouse Space

Office/Retail Warehouse

Contact: Wes Davis



67 E St. George Blvd		Property Class:		Bldg SF: 34,594							
St. George, UT 84770		YearBuilt: 1928		Acres: 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>
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

Properties Offered For Lease



Dixie Sunset Plaza Warehouse Office/Retail Warehouse

Contact: Jason Griffith & Meeja McAllister



1812 W Sunset Blvd Property Class: B
St. George, UT 84770 YearBuilt: 2000
Bldg SF: 17,393
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5601	Unit 31	MG	\$0.62	\$7.44				1,375	1,375		

Description: Office/Warehouse space with roll-up door. Great location on Sunset Blvd. Lease for \$850/month MG. BROCHURE #4625

HED Building Office/Retail Warehouse

Contact: Jason Griffith & Meeja McAllister



1478 S 270 E Property Class: B
St. George, UT 84790 YearBuilt: 1994
Bldg SF: 24,000
Acres: 2.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5798	Unit 4B	MG	\$0.35	\$4.20				4,000	4,000		

Description: Just off Riverside Drive, behind Rainbow Sign & Banner. Easy access from I-15. Natural gas heaters. Dock door.

Office/Warehouse in Ft. Pierce Office/Retail Warehouse

Contact: Jason Griffith & Meeja McAllister



1030 E Commerce Dr Property Class:
St. George, UT 84790 YearBuilt: 2006
Bldg SF: 48,000
Acres: 5.42

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.

R&R Industrial Center, PH 2 Office/Retail Warehouse

Contact: Jason Griffith & Meeja McAllister



677 N 3050 E Property Class:
St. George, UT 84790 YearBuilt: 1995
Bldg SF: 25,500
Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5700	Suite 9	MG	\$0.30	\$3.60				2,000	2,000		
5927	Suite 13	MG	\$0.30	\$3.60				3,000	3,000		

Description: Office/Warehouse space available in R&R Industrial Park. Located south of Costco, near the I-15 exit. Great visibility and easy access. BROCHURE #3292.

River Park Office/Retail Warehouse

Contact: Jason Griffith/Meeja McAllister & Brandon Vandermyde



4012 S River Rd Property Class: A
St. George, UT 84790 YearBuilt: 2006
Bldg SF: 41,200
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5368	ldg 2, Units C-	MG	\$0.30	\$3.60				7,289	1,800		
5369	ldg 3, Units A-	MG	\$0.31	\$3.72				3,717	1,800		
5371	ldg 4, Units D-	MG	\$0.30	\$3.60				5,470	5,470		
5374	ldg 6, Units C-	MG	\$0.34	\$4.08				4,235	4,235		

Description: Great looking multi-tenant industrial buildings in Ft. Pierce Industrial Park. All sizes available. We are making deals! All offers seriously considered. 3% additional Selling Agent bonus commission until January 1, 2011. BROCHURE #5342

Properties Offered For Lease



Riverside Drive Retail/Warehouse

Office/Retail Warehouse

Contact: Jason Griffith & Meeja McAllister



393 E Riverside Dr		Property Class: B	Bldg SF: 10,000								
St. George, UT 84790		YearBuilt: 2005	Acres:								
<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>
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		Property Class: C	Bldg SF: 32,000								
St. George, UT 84790		YearBuilt: 1996	Acres:								
<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>
5333	Suite 9	MG	\$0.41	\$4.92				1,600	1,600		
5565	Suite 2B	MG	\$0.50	\$6.00				800	800		
5850	Suite 1B	MG	\$0.47	\$5.64				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

Office/Warehouse

Office/Retail Warehouse

Contact: Wes Davis



1460 E Washington Dam Rd		Property Class:	Bldg SF: 2,016								
Washington, UT 84780		YearBuilt: 2004	Acres: 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>
4240	Unit 5	NNN	\$0.32	\$3.84		\$0.10		1,500	1,500		
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		Property Class:	Bldg SF: 9,272								
Washington, UT 84780		YearBuilt: 2008	Acres: 1.29								
<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>
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

Properties Offered For Lease



Office/Warehouse/Yard

Office/Retail Warehouse

Contact: Wes Davis



1408 & 1410 Rio Virgin Dr
Washington, UT 84780

Property Class:
YearBuilt: 2000

Bldg SF: 5,400
Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5027	Unit 1410	NNN	\$0.34	\$4.08				2,700	2,700		10,000
5895	Unit 1408	NNN	\$0.37	\$4.44				2,700	2,700		10,000

Description: Office/warehouse/yard in Rio Virgin Industrial Park. Newer interior finish, 20' clear height, 12X14 overhead door, secure yard. Lease 1408 for \$999/month NNN. Lease 1410 for \$899/month NNN. Flexible term and rate. BROCHURE #5027

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

Highway 56 Commercial

Warehouse/Distribution

Contact: The Walter Group



396 N 2150 W
Cedar City, UT 84720

Property Class:
YearBuilt: 2005

Bldg SF:
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5666		NNN	\$0.32	\$3.84				24,799	1,325		

Description: 20' ceilings and fire sprinklers. BROCHURE #5665

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:
Acres:

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



2,230 SF in St. George Industrial Park Warehouse/Distribution

Contact: Brandon Vandermyde



389 N Industrial Rd Property Class:
St. George, UT 84770 YearBuilt: 1998 Bldg SF: 22,718

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5872	Unit 7	MG	\$0.40	\$4.80				2,230	2,230		

Description: Central location. Signage from Industrial Road. Showroom downstairs. Roll-up door.

Ft. Pierce Warehouse Warehouse/Distribution

Contact: Curren Christensen



4256 S 950 E Property Class:
St. George, UT 84790 YearBuilt: 2006 Bldg SF: 5,000

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
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.

Gibson Carpet Gallery Warehouse/Distribution

Contact: Jason Griffith & Meeja McAllister



3815 S 1600 E Property Class:
St. George, UT 84790 YearBuilt: 2007 Bldg SF: 8,000

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5538		MG	\$0.38	\$4.56				5,520	5,520		

Description: Industrial warehouse available in the Fort Pierce Industrial Park. 3 Phase/225 Amp power, radiant heat, (3) 12 x 14 OH doors, fire sprinklers. Lease for \$2,400 per month MG.

Industrial Warehouse Space Warehouse/Distribution

Contact: Jason Griffith & Meeja McAllister



1076 E Commerce Dr Property Class:
St. George, UT 84790 YearBuilt: 2001 Bldg SF: 68,000

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
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:
St. George, UT 84790 YearBuilt: 2006 Bldg SF: 25,000

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
2345		MG	\$0.30	\$3.60	3 to 5			5,000	5,000		
5648	Suite 1	MG	\$0.32	\$3.84				20,000	5,000		

Description: Newer office/warehouse space in the Ft. Pierce Industrial Park. This is a sublease which expires 12/31/2019.

Properties Offered For Lease



Ofc/Wrhs/Dock & Lots of Extras

Warehouse/Distribution

Contact: Wes Davis



396 N Industrial Rd		Property Class:		Bldg SF: 3,876							
St. George, UT 84770		YearBuilt:		Acres: 2.00							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5555		NNN	\$0.40	\$4.80		\$0.07		8,500	8,500		

Description: Office and shop is 5,500 SF (+/-). Open, covered work area is 3,000 SF (+/-). Detached dock (personal vehicle access), 12,000 gallon underground storage tank, 35' underground oil pit, onsite fuel pump, backup generator, security system, air compressor and wash bays. Lease for \$3,995/month total. Other extras are negotiable. Available approximately 8/31/11.

Sunchase Business Park Sublease

Warehouse/Distribution

Contact: Jason Griffith, Meeja McAllister & Wes Davis



3848 S River Rd		Property Class: A		Bldg SF: 60,000							
St. George, UT 84790		YearBuilt: 2006		Acres: 8.48							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5745	Bldg A-5	MG	\$0.30	\$3.60				20,000	10,000		

Description: Showroom/warehouse with .75 acre yard space. River Road frontage and visibility. First-class facility. This is a Masco sublease and is subject to tenant and landlord approval.

Sunset Cabinet Shop

Warehouse/Distribution

Contact: Jason Griffith & Meeja McAllister



1155 W 1130 N		Property Class:		Bldg SF: 6,400							
St. George, UT 84770		YearBuilt: 1993		Acres:							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
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:		Bldg SF: 17,993							
St. George, UT 84770		YearBuilt: 2005		Acres:							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
4711	2,400 SF	MG	\$0.45	\$5.40	5			2,400	2,400		
5734	2,600 SF	MG	\$0.50	\$6.00	5			2,600	2,600		

Description: 2,400 SF unit has a 315 SF office; 2,600 SF unit has a dock (truck well) with 10.5X12' roll-up door. Both units have 16X18' ground level roll-up door, skylights, fire sprinklers, fenced yard and a parking lot security camera. BROCHURE #4711

ARCO Warehouse

Warehouse/Distribution

Contact: Curren Christensen



1425 W Red Ledge Rd		Property Class: A		Bldg SF: 18,925							
Washington, UT 84780		YearBuilt: 1997		Acres: 1.00							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5579	Unit 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



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



Boulevard Center - Building B Central Business District

Contact: Jason Griffith, Meeja McAllister & The Walter Group



162 N 400 E	Property Class:	Bldg SF: 24,380
St. George, UT 84770	YearBuilt: 2002	Acres:
<i>ID Unit Type \$/SF/mo \$/SF/yr Term CAM Taxes SF Min Office Yard</i>		
5877 Upstairs MG \$0.85 \$10.20		12,000 2,000

Description:

Boulevard Center - Building C Central Business District

Contact: Jason Griffith Team/Walter Group



150 N 400 E	Property Class: B	Bldg SF: 27,000
St. George, UT 84770	YearBuilt: 2007	Acres:
<i>ID Unit Type \$/SF/mo \$/SF/yr Term CAM Taxes SF Min Office Yard</i>		
1838 Suite 201 NNN \$0.75 \$9.00 5 \$0.10 \$0.10 5,212 5,212		
3134 Suite 301 NNN \$0.75 \$9.00 5 \$0.10 \$0.10 5,219 5,219		
3224 Suite 101 NNN \$0.75 \$9.00 5 \$0.10 \$0.10 4,857 4,857		
3225 Suite 202 NNN \$0.75 \$9.00 5 \$0.10 \$0.10 3,724 3,724		
3226 Suite 302 NNN \$0.75 \$9.00 5 \$0.10 \$0.10 3,684 3,684		

Description: Central Business District office. Total building is 27,000 SF. Suite 101 has 3,846 usable, suite 210 has 4,127 usable, suite 202 has 2,949 useable, suite 302 has 2917 useable, and suite 301 has 4,133 useable SF. \$12/SF Tenant Improvement allowance. BROCHURE #3163

Boulevard Office Park Central Business District

Contact: The Walter Group



134 N 200 E	Property Class: A	Bldg SF: 12,015
St. George, UT 84770	YearBuilt: 1996	Acres:
<i>ID Unit Type \$/SF/mo \$/SF/yr Term CAM Taxes SF Min Office Yard</i>		
5334 Suite 302 NNN \$1.15 \$13.80 3 to 5 \$0.19 \$0.10 4,306 4,306		

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.

CBD Office Space Central Business District

Contact: Wes Davis



67 E St. George Blvd	Property Class:	Bldg SF: 34,594
St. George, UT 84770	YearBuilt: 1928	Acres: 1.00
<i>ID Unit Type \$/SF/mo \$/SF/yr Term CAM Taxes SF Min Office Yard</i>		
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

Downtown Office Building Central Business District

Contact: Wes Davis



249 E Tabernacle	Property Class:	Bldg SF: 15,408
St. George, UT 84770	YearBuilt: 1988	Acres: 1.00
<i>ID Unit Type \$/SF/mo \$/SF/yr Term CAM Taxes SF Min Office Yard</i>		
5732 Suite 202 MG \$0.80 \$9.60		1,480 1,480

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

Properties Offered For Lease



Downtown Office Space for Lease! Central Business District

Contact: The Walter Group



166 N 300 W		Property Class: B		Bldg SF: 10,688							
St. George, UT 84770		YearBuilt: 1997		Acres: 0.78							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5563	Suite 2	MG	\$0.75	\$9.00	3 to 5			900	900		

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

Remkin Building Central Business District

Contact: The Chappell Team



168 N 100 E		Property Class: C		Bldg SF: 24,000							
St. George, UT 84770		YearBuilt: 1988		Acres: 1.00							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5634	Various	MG	\$0.80	\$9.60				27,600	100		

Description: Located in the heart of downtown St. George. Near city offices, county offices and the courthouse. \$300,000 in new/recent upgrades. Parking lot renovation. Fiber optic cable and free internet. First and second floor suites available (elevator access). Can lease existing floor plan or create your own. Lease rates starting at \$.80/SF MG.

Second North Plaza Central Business District

Contact: Jason Griffith & Meeja McAllister



192 E 200 N		Property Class: A		Bldg SF: 20,991							
St. George, UT 84770		YearBuilt: 1998		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.

St. George Blvd Office/Retail Bldg Central Business District

Contact: Jason Griffith & Meeja McAllister



328 E St. George Blvd		Property Class:		Bldg SF: 2,700							
St. George, UT 84770		YearBuilt: 1935		Acres:							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5578		MG	\$0.75	\$9.00				2,722	2,722		

Description: Great visibility on St. George Blvd. Current tenant is a small antique shop. Extra parking in back of building. Would make a great law or CPA office. Available May 2011.

Tabernacle Office Building Central Business District

Contact: The Walter Group



435 E Tabernacle St		Property Class:		Bldg SF: 14,997							
St. George, UT 84770		YearBuilt: 1980		Acres: 1.00							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5849		MG	\$0.60	\$7.20				10,697	160		

Description: Downtown office space. Three story building. Multiple suite sizes available. Lease from 160 to 4,989 SF. Landlord will consider modification on a case-by-case basis.

Properties Offered For Lease



Chase Plaza Downtown

Contact: Wes Davis



50 E 100 S		Property Class: B					Bldg SF: 24,198				
St. George, UT 84770		YearBuilt: 1981					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		
5547	Suite 100-A	G	\$0.90	\$10.80				1,664	1,664		

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		Property Class: B					Bldg SF: 9,240				
St. George, UT 84770		YearBuilt: 2002					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

East Tabernacle Commercial Center Downtown

Contact: Jason Griffith & Meeja McAllister



1067 E Tabernacle St		Property Class: C					Bldg SF: 23,367				
St. George, UT 84770		YearBuilt: 1998					Acres:				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
2815	Suite 12	MG	\$0.65	\$7.80				1,224	1,224		
3804	#14B	MG	\$0.65	\$7.80				552	552		
3805	#14C	MG	\$0.65	\$7.80				728	728		
4691	Suite 7C	MG	\$0.65	\$7.80				793	793		

Description: Commercial PUD project. Downtown location near Dixie State College. I-15 visibility. SUITES 12 & 7C - BROCHURE 2815 / SUITES 14A THRU 14C - BROCHURE 3803

Highly Visible Office at Signalized Corner Downtown

Contact: Curren Christensen



910 S Bluff St		Property Class: B					Bldg SF:				
St. George, UT 84770		YearBuilt: 1984					Acres: 0.52				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
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					Bldg SF: 28,364				
St. George, UT 84790		YearBuilt: 2001					Acres: 4.00				
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
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.

Properties Offered For Lease



Professional Offices Downtown

Contact: Wes Davis



91 W 1470 S		Property Class:		Bldg SF: 7,098							
St. George, UT 84770		YearBuilt:		Acres:							
<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	\$0.75	\$9.00				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 \$675/month MG. Flexible lease terms. Possible free rent. DO NOT DISTURB TENANTS.

Sandale Terrace Downtown

Contact: Jason Griffith & Meeja McAllister



382 S Bluff St		Property Class: B		Bldg SF: 15,000							
St. George, UT 84770		YearBuilt: 1995		Acres: 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.

Small Office Suite for Lease Downtown

Contact: The Walter Group



170 N 400 E		Property Class:		Bldg SF: 32,460							
St. George, UT 84770		YearBuilt: 1992		Acres: 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>
4238	Suite C	MG	\$0.70	\$8.40	3			950	950		
5134	Suite D	MG	\$0.70	\$8.40	3			550	550		

Description: Located above the Flood Street Theaters and adjacent to Cliff Dunn Law Firm. Suite C has two 10X27 offices, one 12X20 office, reception area and workroom. BROCHURE #4238

St. George Blvd Retail Location (Zion Plaza) Downtown

Contact: The Walter Group



511 E St. George Blvd		Property Class: C		Bldg SF: 7,723							
St. George, UT 84770		YearBuilt: 1980		Acres:							
<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>
5165	2nd Flr, Ste G	MG	\$0.75	\$9.00				450	450		
5266	1st Flr, Ste D	MG	\$0.80	\$9.60				1,340	1,340		
5719	2nd Flr, Ste F	MG	\$0.64	\$7.68				1,100	1,100		

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		Property Class: B		Bldg SF: 32,000							
St. George, UT 84790		YearBuilt:		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		
5850	Suite 1B	MG	\$0.47	\$5.64				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 (utilites 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 Commercial Center

Downtown

Contact: Wes Davis



376 E Sunland Dr		Property Class: C		Bldg SF: 32,000							
St. George, UT 84790		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		
5850	Suite 1B	MG	\$0.47	\$5.64				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 (utilites 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		Property Class: B		Bldg SF: 9,015							
St. George, UT 84790		YearBuilt: 2005		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		
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		
5577	Suite 5A	MG	\$0.70	\$8.40				2,180	2,180		

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

Tabernacle Office Building

Downtown

Contact: Jason Griffith & Meeja McAllister



444 E Tabernacle St		Property Class:		Bldg SF: 23,880							
St. George, UT 84770		YearBuilt: uc2011		Acres: 0.32							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5567		NNN	\$0.90	\$10.80	5	\$0.10	\$0.10	6,783	950		

Description: Building is under construction. Great views from the second floor. Great downtown location. Underground parking. Building upgraded for professional use if needed. TI allowance.

Properties Offered For Lease



Troon Park Professional Office Downtown

Contact: Wes Davis



1240 E 100 S		Property Class: B	<i>Bldg SF:</i> 41,975								
St. George, UT 84770		YearBuilt: 1997	<i>Acres:</i> 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		
5702	Bldg 6	MG	\$0.65	\$7.80	1			1,000	1,000		
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		

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 6: Two levels with 6 offices, 2 conference rooms and 2 restrooms. Suite size is approximate. BROCHURE #5702.

Troon Park Professional Office Downtown

Contact: The Walter Group



1240 E 100 S		Property Class: B	<i>Bldg SF:</i> 41,975								
St. George, UT 84770		YearBuilt: 1997	<i>Acres:</i> 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		
5702	Bldg 6	MG	\$0.65	\$7.80	1			1,000	1,000		
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		

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 6: Two levels with 6 offices, 2 conference rooms and 2 restrooms. Suite size is approximate. BROCHURE #5702.

Medical Office Plaza Medical Office

Contact: Wes Davis



736 S 900 E		Property Class:	<i>Bldg SF:</i> 40,972								
St. George, UT 84790		YearBuilt: 1998	<i>Acres:</i> 3.00								
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5762	Various	NNN					\$0.20	9,700	2,000		

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 104 & 106: 4,000 SF on main floor, built out, can be subdivided-\$1.10/SF NNN. SUITE B101: 2,800 SF on lower level, built out-\$0.80/SF NNN. SUITE B107: 2,900 SF on lower level, built out-\$0.80/SF NNN.

New Medical Office Building Medical Office

Contact: Jason Griffith & Meeja McAllister



1990 E Riverside Dr (Approx.)		Property Class:	<i>Bldg SF:</i> 17,170								
St. George, UT 84790		YearBuilt:	<i>Acres:</i> 2.62								
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5559		NNN	\$1.28	\$15.36			\$0.23	8,169	1,144		

Description: Great medical office space available. Oncologist to occupy the entire second floor. Close proximity to the new hospital. \$24/SF tenant improvement allowance. Suite A102 = 1,144 SF; A103 = 1,302 SF; A104 = 1,572 SF; A105 = 2,537 SF; A106 = 1,614 SF.

Properties Offered For Lease



Prime Office Space Suburban

Contact: The Walter Group & Roger Stratford



239 S Main St		Property Class:		Bldg SF:							
Cedar City, UT 84721		YearBuilt: 2009		Acres:							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5378		NNN	\$0.95	\$11.40	5			2,270	2,270		

Description: Beautiful new building in Downtown Cedar City. Space available on second floor. Open gray shell, elevators, ample parking. Tenants include: accounting, insurance and attorneys offices.

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

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
5876	Suite 212	G			1			112	112		

Description: Located at River Road and Riverside Drive, next to the post office and RE/MAX First Realty. Near banks and title companies. Suite #212 is 112 SF for \$275/month gross.

Properties Offered For Lease



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								
<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>
5126		NNN	\$1.00	\$12.00	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.

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:								
<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>
5778	Suite 102	MG	\$0.65	\$7.80				1,943	1,943		
5779	Suite 103	MG	\$0.65	\$7.80				2,434	2,434		
5780	Suite 201	MG	\$0.65	\$7.80				3,235	3,235		

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

Office Space off Sunset

Suburban

Contact: The Walter Group



1192 W Sunset Blvd		Property Class: C	Bldg SF: 9,150								
St. George, UT 84770		YearBuilt: 1995	Acres: 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>
5716	Stes 2 & 3	MG	\$0.60	\$7.20				2,400	2,400		
5717	Stes 5,6,8	MG	\$0.49	\$5.88				2,240	700		

Description: Various sized units. Signage available. TI allowance. SUITES 2 & 3: Facility has a fenced, outdoor area. Ideal set-up for preschool or daycare. SUITES 5 and 6 are 700 SF each. (Can be leased together.) SUITE 8 is 840 SF. Square footage is estimated. Owner/Agent. BROCHURE #5716

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								
<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>
4044	Suite 102	MG	\$0.63	\$7.56	1 to 3			1,272	1,272		

Description: Ground-floor office space, conveniently located near the Bluff Street I-15 Exit, just off of Hilton Drive. Perfect for any professional/medical use. Reception area, office, workroom/washroom and conference room/office. Available immediately at \$795/Month MG. Up to 3 months free rent, depending upon terms.

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:								
<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>
5650	Suite 202	NNN	\$0.65	\$7.80		\$0.22		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. Lease for \$975/month NNN. Flexible terms.

Properties Offered For Lease



Prof. Suites or Executive Office 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
5600		G	\$0.75	\$9.00				4,500	150		

Description: Sixteen furnished offices with conference room reception area, 2 restrooms, break room and copy room. Can lease 1,000-4,500 SF at \$.75/SF gross or a 150 SF executive suite for \$250/month gross. Current tenant is willing to offer cash incentives/subsidy. Lease rate includes all CAMs, taxes and utilities (internet, phone, water, gas, etc). Flexible rate and terms.

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 & A1	MG	\$0.65	\$7.80				2,000	1,000		
5442	Suite J-201	MG	\$0.65	\$7.80				1,000	1,000		
5931	Suite A201	MG	\$0.65	\$7.80				1,000	1,000		
5941	Suite L-101	MG	\$0.66	\$7.92				574	574		

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		
5654	104 (As-Is)	NNN	\$0.85	\$10.20	3-5	\$0.10	\$0.10	1,270	1,270		

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: 14,622							
St. George, UT 84790		YearBuilt: 2005		Acres:							
ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5712	Stes 104-106	MG	\$0.85	\$10.20				4,383	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. Lease one, two or all three spaces. Possible TI allowance. Suite 104 = 1,609 SF; Suite 105 = 1,387 SF; Suite 106 = 1,387 SF.

Properties Offered For Lease



Tonaquint Office Campus, Bldg A Suburban

Contact: Jason Griffith & Meeja McAllister



912 W 1600 S
St. George, UT 84770

Property Class: A
YearBuilt: 2005

Bldg SF: 23,346
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5906	Suite 101	NNN	\$0.95	\$11.40		\$0.10	\$0.10	995	995		

Description: Space consists of three (3) offices and a breakroom.

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
5933	Suite E2	MG	\$0.65	\$7.80				1,155	1,155		

Description: Office space available in Ventana Office Park, located just behind the Red Cliffs Regional Mall. Convenient access. Serene atmosphere. Built out. BROCHURE #5595

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			19,607	1,300		

Description: Great office or business location. Single level building. Ample parking at rear. Easy access to I-15. AVAILABLE: 10,396 SF of finished space (including executive suites) & 9,211 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.

2,519 Retail Space in Hurricane

Anchorless Center

Contact: The Walter Group



258 W State St
Hurricane, UT 84737

Property Class:
YearBuilt: 2006

Bldg SF: 2,500
Acres: 0.32

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5589		NNN	\$0.90	\$10.80				2,519	1,000		

Description: Landlord to complete space to a basic finished shell. BROCHURE #5463

4,573 Retail Space in Hurricane

Anchorless Center

Contact: The Walter Group



268 W State St
Hurricane, UT 84737

Property Class:
YearBuilt: 2006

Bldg SF: 4,530
Acres: 0.25

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5588		NNN	\$0.90	\$10.80				4,573	1,000		

Description: Landlord to complete space to a basic finished shell. BROCHURE #5463

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

Properties Offered For Lease



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	\$0.95	\$11.40	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 \$10/SF tenant improvement allowance for a custom build out. Signage available on the exterior of the building and on the monument sign.

Bloomington Courtyard Commercial Center

Anchorless Center

Contact: Jason Griffith & Meeja McAllister



144 W Brigham Rd
St. George, UT 84790

Property Class: B
YearBuilt: 1998

Bldg SF: 6,000
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
4637	Suite 11	MG	\$0.65	\$7.80				1,250	1,250		

Description: Large, open retail space available in the Bloomington Courtyard.

Boulevard West Mall

Anchorless Center

Contact: The Walter Group



358 W St. George Blvd (Approx)
St. George, UT 84770

Property Class:
YearBuilt: 1985

Bldg SF: 17,070
Acres: 1.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5668		MG	\$0.68	\$8.16	3			1,790	1,790		

Description: Suite available in Boulevard West Mall. Approximately 20,000 average daily traffic (ADT). Perfect for any retail business or office use. Lease for \$1,200/month MG.

Dinosaur Crossing

Anchorless Center

Contact: The Walter Group



446 S Mall Dr
St. George, UT 84790

Property Class:
YearBuilt: 2008

Bldg SF: 16,640
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: Jason Griffith & Meeja McAllister



1812 W Sunset Blvd
St. George, UT 84770

Property Class: B
YearBuilt: 2000

Bldg SF: 33,676
Acres: 5.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
3505	Stes 26 & 27	NNN	\$0.55	\$6.60	3	\$0.17	\$0.07	2,194	2,194		
4627	Stes 19 & 20	NNN	\$0.55	\$6.60	3	\$0.17	\$0.07	2,260	1,090		
4694	Suite 16	NNN	\$0.55	\$6.60	3	\$0.17	\$0.07	1,090	1,090		
4695	Suite 22	NNN	\$0.55	\$6.60	3	\$0.17	\$0.07	1,250	1,250		
4742	Stes 11 thru 14	NNN	\$0.55	\$6.60	3	\$0.17	\$0.07	4,788	4,788		
4817	Suite 5	NNN	\$1.05	\$12.60	3	\$0.17	\$0.07	1,296	1,296		

Description: Great location on Sunset Blvd. NNN charges include advertising time on a new, full-color, LED sign. BROCHURE #3505

Properties Offered For Lease

Retail

NAI Utah Southern Region

Commercial Real Estate Services, Worldwide.



Horizon Plaza II

Anchorless Center

Contact: The Walter Group



1007 W Sunset Blvd
St. George, UT 84770

Property Class:
YearBuilt: 2008

Bldg SF: 2,448
Acres: 0.67

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5503		NNN	\$1.00	\$12.00	3			2,500	2,500		

Description: Retail/Warehouse space next to KWAL Howells on Sunset Blvd. Fenced yard, high ceilings and tall overhead doors. Lease entire space for \$2,500/Month NNN, or \$1.25/SF for part.

I-15 Visible 'Class A' Retail

Anchorless Center

Contact: Curren Christensen



2051 E Red Hills Pkwy
St. George, UT 84770

Property Class: A
YearBuilt: 2006

Bldg SF: 19,650
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5921	Suite 7	NNN	\$0.75	\$9.00	3	\$0.10	\$0.10	1,580	1,580		
5923	Suites 8 & 9	NNN	\$0.75	\$9.00	3	\$0.10	\$0.10	2,610	2,610		

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. NNN fees are some of the lowest in St. George. Submit all offers.

Retail Near College & CBD

Anchorless Center

Contact: Wes Davis



700 E 50 N (Approx.)
St. George, UT 84770

Property Class: C
YearBuilt: 1968

Bldg SF: 25,947
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
St. George, UT 84770

Property Class:
YearBuilt: 1995

Bldg SF: 6,460
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

Properties Offered For Lease

Retail

NAI Utah Southern Region

Commercial Real Estate Services, Worldwide.



Rio Plaza

Anchorless Center

Contact: Jason Griffith & Meeja McAllister



558 E Riverside Dr
St. George, UT 84790

Property Class: B
YearBuilt: 2007

Bldg SF: 43,364
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		
5654	104 (As-Is)	NNN	\$0.85	\$10.20	3-5	\$0.10	\$0.10	1,270	1,270		

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

S&R Commercial Center, Building 1

Anchorless Center

Contact: Jason Griffith & Meeja McAllister



1062 E Tabernacle St
St. George, UT 84770

Property Class:
YearBuilt: 1984

Bldg SF: 21,207
Acres: 2.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
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

Southland Retail Building

Anchorless Center

Contact: The Walter Group



1495 S Black Ridge Dr
St. George, UT 84770

Property Class:
YearBuilt: 2007

Bldg SF: 29,000
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
2822	Suite A250	NNN	\$0.75	\$9.00	3 to 5			1,885	1,885		
4528	A240 (Restr)	NNN	\$0.90	\$10.80	3 to 5			3,440	3,440		

Description: Main floor retail from \$.75/SF NNN. Excellent central location, near I-15. Lease rate is good for the first 12 months. BROCHURE #5016

St. George Blvd Retail Location (Zion Plaza)

Anchorless Center

Contact: The Walter Group



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

Property Class: C
YearBuilt: 1980

Bldg SF: 7,723
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5165	2nd Flr, Ste G	MG	\$0.75	\$9.00				450	450		
5266	1st Flr, Ste D	MG	\$0.80	\$9.60				1,340	1,340		
5719	2nd Flr, Ste F	MG	\$0.64	\$7.68				1,100	1,100		

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

Properties Offered For Lease

Retail

NAI Utah Southern Region

Commercial Real Estate Services, Worldwide.



St. George Blvd Retail Space at Blvd Commons

Anchorless Center

Contact: Ryan Garrett



140 N 400 W
St. George, UT 84770

Property Class: A
YearBuilt: 2006

Bldg SF: 7,800
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5523	Bldg B, Ste 5NNN		\$0.65	\$7.80	3 to 5	\$0.11	\$0.09	2,628	2,628		

Description: St. George Blvd visibility. Over 28,000 cars pass per day. Sprint & Great Harvest Bread Company are also tenants in the center. Many retail uses possible. Present all offers. BROCHURE #4350

Sunset Retail Building

Anchorless Center

Contact: Meeja McAllister & Jason Griffith



1234 W Sunset Blvd
St. George, UT 84770

Property Class:
YearBuilt: 2008

Bldg SF: 10,367
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5687	Suite 10	MG	\$0.65	\$7.80				2,600	2,600		

Description: Great retail visibility on Sunset Boulevard. Adjacent to Anasazi Steakhouse. Open space, high ceilings, lots of windows. Sage Outdoor Products is current tenant.

Coral Canyon Town Center

Anchorless Center

Contact: Roger Stratford



2303 N Coral Canyon Blvd
Washington, UT 84780

Property Class: A
YearBuilt: 2003

Bldg SF: 25,974
Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
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
St. George, UT 84790

Property Class:
YearBuilt: 1999

Bldg SF: 151,575
Acres: 8.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5529	Stes 1,2&3	MG	\$0.85	\$10.20				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.

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
1650	Suite 2	NNN	\$1.05	\$12.60		\$0.23		1,200	1,200		
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

Properties Offered For Lease

Retail

NAI Utah Southern Region

Commercial Real Estate Services, Worldwide.



Former ANB Bank Building

Financial

Contact: The Walter Group



1624 S Convention Center Dr Property Class: Bldg SF: 9,080
St. George, UT 84790 YearBuilt: 2006 Acres:

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5122		NNN	\$1.25	\$15.00				9,080	9,080		

Description: Highly visible location off of I-15, Exit 6. Next to the convention center, restaurants and hotels. Building uses include restaurant, financial institution, high-profile office and many others. Available square footage subject to current short-term tenants.

Retail Space in La Verkin

Free Standing

Contact: Roger Stratford



475 S State St Property Class: Bldg SF: 9,000
La Verkin, UT 84745 YearBuilt: 1940 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.

Retail Building

Free Standing

Contact: The Walter Group



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		

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. (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

Albertson's Center

Neighborhood Center

Contact: Jason Griffith & Meeja McAllister



875 W Red Cliffs Dr Property Class: Bldg SF: 51,454
Washington, UT 84780 YearBuilt: 1997 Acres: 3.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
4267	Suite 13	NNN	\$1.15	\$13.80		\$0.28		2,650	2,650		

Description: Grocery anchored retail space available in the Albertson's Center. High traffic area, near freeway interchange. Best visibility. Great tenant mix. BROCHURE #4266

Buffalo's Southwest Café Restaurant Bldg

Restaurant

Contact: The Walter Group



2400 N Town Center Dr Property Class: Bldg SF: 5,873
Washington, UT 84780 YearBuilt: 2008 Acres: 3.00

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5048		NNN	\$1.50	\$18.00				5,990	5,990		

Description: Excellent restaurant opportunity off of I-15, Exit 16. Next to Holiday Inn Express and Harley Davidson. Some equipment may be available, although no guarantee. BROCHURE #5047

Properties Offered For Lease

Retail

NAI Utah Southern Region

Commercial Real Estate Services, Worldwide.



Dealership Property on St. George Blvd

Vehicle Related

Contact: Curren Christensen



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

Property Class:
YearBuilt:

Bldg SF: 1,200
Acres: 0.57

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
5753		MG	\$2.92	\$35.04				1,200	1,200		

Description: Car lot available for lease. Great location with 2 accesses. Lot includes a 1,200 SF building with 2 offices, reception area, kitchen and downstairs storage. Lease for \$3,500/month MG.

Former Budget Rent-A-Car Location

Vehicle Related

Contact: Ryan Garrett



176 W St. George Blvd
St. George, UT 84770

Property Class: C
YearBuilt: 1971

Bldg SF: 5,475
Acres: 0.80

ID	Unit	Type	\$/SF/mo	\$/SF/yr	Term	CAM	Taxes	SF	Min	Office	Yard
4623		NNN	\$0.78	\$9.36	3 to 5		\$0.10	1,100	1,100		

Description: Red brick building with St. George Boulevard frontage. Formerly Budget Rent-A-Car. Fantastic visibility. Traffic count is over 28,000 per day. Lease for \$849/Month NNN. (Square footage is approximate.) BROCHURE #4622