

Central Business District (6556)

Closing Date:

Office/ Central Business District



**285 W Tabernacle Stes
301-303 & 306
St. George, UT 84770**

| | | | |
|-------------------------|-----------|---------------------|---------------|
| Listing Date: | 9/10/2012 | Ask | Actual |
| Available SF: | 2061.79 | Lease Type : | MG |
| Minimum SF: | 200.78 | \$ / SF: | \$8.40 |
| Acres: | | Desired Term | |
| Lot SF: | | (yrs.): | |
| Office SF (Ind): | | CAM / SF: | n/a |
| Yard SF (Ind): | | Taxes / SF: | n/a |
| | | Total \$\$ | |

**Property Class:
YearBuilt: 1987**

Description: Professional atmosphere with fantastic tenants. Multiple suite options available. Recently remodeled interior, plenty of windows, clean common areas, great parking. Located across from the courthouse. Everything except phone and internet included. Flexible lease terms. Lease incentives available. **BROCHURE #6556**

Loopnet=17850100 WashCo=12-140851,12-140852,12-140853,12-140856 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: <\\naiserver1\Data\Common\Brochures\For Lease\Office\6556 = Wes = 285 W Tabernacle.pdf>

Closing Comments:

Central Business District (6963)

Closing Date:

Office/ Central Business District



**285 W Tabernacle Suite
203
St. George, UT 84770**

| | | | |
|-------------------------|-----------|---------------------|---------------|
| Listing Date: | 2/22/2013 | Ask | Actual |
| Available SF: | 950 | Lease Type : | MG |
| Minimum SF: | 950 | \$ / SF: | \$8.40 |
| Acres: | | Desired Term | |
| Lot SF: | | (yrs.): | |
| Office SF (Ind): | | CAM / SF: | n/a |
| Yard SF (Ind): | | Taxes / SF: | n/a |
| | | Total \$\$ | |

**Property Class:
YearBuilt: 1987**

Description: Professional atmosphere with fantastic tenants. Multiple suite options available. Recently remodeled interior, plenty of windows, clean common areas, great parking. Located across from the courthouse. Everything except phone and internet included. Flexible lease terms. Lease incentives available. **BROCHURE #6556**

Loopnet=17850100 WashCo=13-144485 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: <\\naiserver1\Data\Common\Brochures\For Lease\Office\6556 = Wes = 285 W Tabernacle.pdf>

Closing Comments:

Central Business District Office Building (6725)

Closing Date:

Office/ Central Business District



**198 N 100 E
St. George, UT 84770**

| | | | |
|-------------------------|------------|---------------------|---------------|
| Listing Date: | 11/12/2012 | Ask | Actual |
| Available SF: | 3650 | Lease Type : | MG |
| Minimum SF: | 1400 | \$ / SF: | \$8.40 |
| Acres: | 0.25 | Desired Term | 3 |
| Lot SF: | 10890 | (yrs.): | |
| Office SF (Ind): | | CAM / SF: | n/a |
| Yard SF (Ind): | | Taxes / SF: | n/a |
| | | Total \$\$ | |

**Property Class:
YearBuilt:**

Description: Clean and nicely updated. Has 4 large executive offices (11 offices total), 2 reception areas, data room, 2 ADA restrooms, conference room, storage room, break room/kitchen, 16 dedicated parking stalls (23 possible with on-street parking). No HOA fees. Will lease all or part. Call to schedule showing. **BROCHURE #6724**

Loopnet=17924572 WashCo=12-142157 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: <\\naiserver1\Data\Common\Brochures\For Sale\Office\6724 = Curren = 198 N 100 E.pdf>

Closing Comments:

Downtown Office Building (6759)

Closing Date:

Office/ Central Business District

249 E Tabernacle Stes 104

Listing Date: 3/26/2013

Ask Actual



St. George, UT 84770

Available SF: 1700
 Minimum SF: 1700
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type : MG
 \$ / SF: \$9.60
 Desired Term (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a

Property Class:
 YearBuilt: 1988

Total \$ \$

Description: Four-story building in the Central Business District. High-quality finishes, elevators, ample parking (some covered). BROCHURE #5731

Loopnet=17848689 WashCo=13-145369 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\\naiserver1\Data\Common\Brochures\For Sale\Office\5731 = Wes = 249 E Tabernacle.pdf](#)

Closing Comments:

Downtown Office Building (6574)

Closing Date:

Office/ Central Business District



249 E Tabernacle Suite
 203
 St. George, UT 84770

Listing Date: 9/25/2012
 Available SF: 490
 Minimum SF: 490
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type : MG
 \$ / SF: \$9.60
 Desired Term (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a

Property Class:
 YearBuilt: 1988

Total \$ \$

Description: Four-story building in the Central Business District. High-quality finishes, elevators, ample parking (some covered). BROCHURE #5731

Loopnet=17848689 WashCo=13-145370 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\\naiserver1\Data\Common\Brochures\For Sale\Office\5731 = Wes = 249 E Tabernacle.pdf](#)

Closing Comments:

Downtown Office Space (6576)

Closing Date:

Office/ Central Business District



162 N 400 E Suite 202
 St. George, UT 84770

Listing Date: 9/20/2012
 Available SF: 1842
 Minimum SF: 1842
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type : MG
 \$ / SF: \$9.60
 Desired Term (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a

Property Class:
 YearBuilt: 2006

Total \$ \$

Description: Great downtown location near banks, retail, restaurants and many professional buildings. High traffic area. Signage available. Nice exterior finish, reception area break room, conference room and executive offices throughout. Lease incentives available. Flexible terms.

Loopnet=17875369 WashCo=12-141357 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\\naiserver1\Data\Common\Brochures\For Lease\Office\6576 = Wes = 162 N 400 E.pdf](#)

Closing Comments:

Downtown Office Space (7001)

Closing Date:

Office/ Central Business District



162 N 400 E
 St. George, UT 84770

Listing Date: 3/11/2013
 Available SF: 17972
 Minimum SF: 1500
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type : NNN
 \$ / SF: \$11.40
 Desired Term (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a

Property Class:
 YearBuilt: 2006

Total \$ \$

Description: Beautiful new office in the heart of the Central Business District. Common areas are all finished and well appointed. Space available is grey shell. Sizes from 2,900 S/F. Total S/F available is 17,972.

Loopnet=18071012 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\\naiserver1\Data\Common\Brochures\Other\6998 = loop18070941 = Downtown Office Space.pdf](#)

Closing Comments:

Remkin Building (7020)

Closing Date:

Office/ Central Business District



168 N 100 E Suite 250
St. George, UT 84770

| | | | |
|-------------------------|-----------------|---------------------|-------------------|
| Listing Date: | 4/1/2013 | Ask | Actual |
| Available SF: | 2800 | Lease Type : | MG |
| Minimum SF: | 2800 | \$ / SF: | \$7.20 |
| Acres: | 0.75 | Desired Term | |
| Lot SF: | | (yrs.): | |
| Office SF (Ind): | | CAM / SF: | n/a |
| Yard SF (Ind): | | Taxes / SF: | n/a |
| Property Class: | | | Total \$\$ |
| YearBuilt: 1960 | | | |

Description: Located in the heart of Downtown St. George. Near City and County offices, banks, Chamber of Commerce and other professional offices. Built in 1960 - most of the building was rebuilt in 1990 and remodeled in 2007 (\$300,000 in recent upgrades). Free 100 MBPS fiber optic internet service. Building has an elevator and plenty of parking. Create your own space or take existing floor plan. Possible tenant improvement allowance. CAMs and taxes included in lease price. Utilities are an additional \$.15/SF. **BROCHURE #6992**

Loopnet=18091567 WashCo=13-145273 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\For Lease\Office\6992 = Abraham = 168 N 100 E.pdf](#)

Closing Comments:

Remkin Building (7058)

Closing Date:

Office/ Central Business District



168 N 100 E Suite 102
St. George, UT 84770

| | | | |
|-------------------------|-----------------|---------------------|-------------------|
| Listing Date: | 4/1/2013 | Ask | Actual |
| Available SF: | 1600 | Lease Type : | MG |
| Minimum SF: | 1600 | \$ / SF: | \$6.00 |
| Acres: | 0.75 | Desired Term | |
| Lot SF: | | (yrs.): | |
| Office SF (Ind): | | CAM / SF: | n/a |
| Yard SF (Ind): | | Taxes / SF: | n/a |
| Property Class: | | | Total \$\$ |
| YearBuilt: 1960 | | | |

Description: Located in the heart of Downtown St. George. Near City and County offices, banks, Chamber of Commerce and other professional offices. Built in 1960 - most of the building was rebuilt in 1990 and remodeled in 2007 (\$300,000 in recent upgrades). 100 MBS fiber optic internet service available. Building has an elevator and plenty of parking. Create your own space or take existing floor plan. Possible tenant improvement allowance. CAMs and taxes included in lease price. Utilities are an additional \$.15/SF. **BROCHURE #6992**

Loopnet=18091567 WashCo=13-146442 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\For Lease\Office\6992 = Abraham = 168 N 100 E.pdf](#)

Closing Comments:

Sand Towne Center (4366)

Closing Date:

Office/ Central Business District



165 W 200 N
St. George, UT 84770

| | | | |
|-------------------------|------------------|---------------------|-------------------|
| Listing Date: | 3/31/2009 | Ask | Actual |
| Available SF: | 10000 | Lease Type : | NNN |
| Minimum SF: | 1000 | \$ / SF: | \$13.20 |
| Acres: | 1.24 | Desired Term | |
| Lot SF: | | (yrs.): | |
| Office SF (Ind): | | CAM / SF: | n/a |
| Yard SF (Ind): | | Taxes / SF: | n/a |
| Property Class: | | | Total \$\$ |
| YearBuilt: uc08 | | | |

Description: All medical facilities available. LEED Certified Building. Off street parking. Available for TIs immediately. 1,000-10,000 square feet. Historic architecture.

Loopnet=16173964 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Tabernacle Office Building (5849)

Closing Date:

Office/ Central Business District

435 E Tabernacle St
Various
St. George, UT 84770

| | | | |
|-------------------------|------------------|---------------------|-------------------|
| Listing Date: | 8/17/2011 | Ask | Actual |
| Available SF: | 5891 | Lease Type : | MG |
| Minimum SF: | 687 | \$ / SF: | \$7.20 |
| Acres: | 0.73 | Desired Term | |
| Lot SF: | | (yrs.): | |
| Office SF (Ind): | | CAM / SF: | n/a |
| Yard SF (Ind): | | Taxes / SF: | n/a |
| Property Class: | | | Total \$\$ |
| YearBuilt: 1980 | | | |



Description: Downtown office space. Three story building. Multiple suite sizes available. Lease from 687 to 2,788 SF. Landlord will consider modification on a case-by-case basis.
Loopnet=17324973 **WashCo=**12-141634, 12-141635 **IronCo=** **PropertyLine=** **BizBuySell=** **OtherID=**
Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\5849 = Walter = 435 E Tabernacle.pdf](#)
Closing Comments:

Boulevard Office Park (6677)

Closing Date:

Office/ Central Business District



134 N 200 E Suite 103
St. George, UT 84770

Listing Date: 10/27/2012
Available SF: 618
Minimum SF: 618
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$13.80
Desired Term 3 to 5
(yrs.):
CAM / SF: \$0.19
Taxes / SF: \$0.10

Ask
Actual
Total \$\$

Available after
Property Class: A
YearBuilt: 1996

Description: All brick, 3-story building. Great location in the Central Business District. Suite 202 can be divided into 2 units if needed. Owner/Agent. BROCHURE #6677
Loopnet=16552414 **WashCo=**12-141705 **IronCo=** **PropertyLine=** **BizBuySell=** **OtherID=**
Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\6677 = Walter = 134 N 200 E.pdf](#)
Closing Comments:

Boulevard Office Park, Building B (6542)

Closing Date:

Office/ Central Business District



243 E St. George Blvd
Suite 110
St. George, UT 84770

Listing Date: 9/4/2012
Available SF: 2256
Minimum SF: 870
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$13.20
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

Property Class: A
YearBuilt: 1996

Description: Location, location, location! Main floor suite on St. George Boulevard. Timeless brick construction, boulevard signage, marble entry, glass store front. Fiber-optic internet available. Can be divided into two suites: 1,386 and 870 SF.
Loopnet=1786597 **WashCo=**12-141193 **IronCo=** **PropertyLine=** **BizBuySell=** **OtherID=**
Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\6542 = Walter = 243 E St George Blvd #110.pdf](#)
Closing Comments:

CBD Professional Office (7114)

Closing Date:

Office/ Central Business District



43 S 100 E Executive
Suites
St. George, UT 84770

Listing Date: 4/17/2013
Available SF:
Minimum SF:
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type :
\$ / SF:
Desired Term
(yrs.):
CAM / SF:
Taxes / SF:

Ask
Actual
Total \$\$

Property Class: A
YearBuilt: 2007

Description: Convenient downtown access. Ample parking. Professionally finished interior, elevator, shared conference room and kitchen. Lease for \$2,700/month NNN. Partially furnished. Executive suites starting at \$350/month. BROCHURE #7113
Loopnet= **WashCo=**13-146190 **IronCo=** **PropertyLine=** **BizBuySell=** **OtherID=**
Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\7113 = Wes = 43 S 100 E.pdf](#)
Closing Comments:

CBD Professional Office (7113)

Closing Date:

Office/ Central Business District



43 S 100 E Suite 200
St. George, UT 84770

Listing Date: 4/17/2013
Available SF: 2892
Minimum SF: 2892
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type :
\$ / SF: \$11.28
Desired Term
(yrs.): 3
CAM / SF:
Taxes / SF: n/a

Property Class: A
YearBuilt: 2007

Ask
MG
Total \$\$
n/a

Description: Convenient downtown access. Ample parking. Professionally finished interior, elevator, shared conference room and kitchen. Lease for \$2,700/month NNN. Partially furnished. Executive suites starting at \$350/month. BROCHURE #7113

Loopnet= WashCo=13-146189 IronCo= PropertyLine= BizBuySell= OtherID=

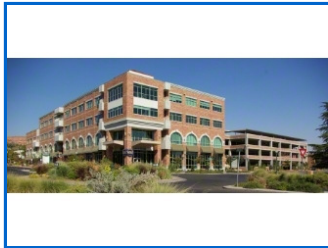
Brochure: [\\nai-server1\Data\Common\Brochures\FOR Lease\Office\7113 = Wes = 43 S 100 E.pdf](#)

Closing Comments:

Main Street Plaza (5845)

Closing Date:

Office/ Central Business District



20 N Main 4 Spaces
St. George, UT 84770

Listing Date: 5/3/2012
Available SF: 10480
Minimum SF: 1680
Acres: 1
Lot SF: 49658
Office SF (Ind):
Yard SF (Ind):

Lease Type :
\$ / SF: \$15.96
Desired Term
(yrs.): 3
CAM / SF:
Taxes / SF: n/a

Property Class: A
YearBuilt: 2005

Ask
NNN
Total \$\$
n/a

Description:

Loopnet=16943855 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Second North Plaza (5787)

Closing Date:

Office/ Central Business District



192 E 200 N Suite 200
St. George, UT 84770

Listing Date: 7/13/2011
Available SF: 2016
Minimum SF: 2016
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type :
\$ / SF: \$10.80
Desired Term
(yrs.):
CAM / SF:
Taxes / SF: n/a

Property Class: A
YearBuilt: 1998

Ask
MG
Total \$\$
n/a

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

Loopnet=16028193 WashCo=11-130596 IronCo= PropertyLine= BizBuySell= OtherID=

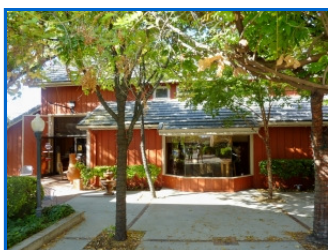
Brochure: [\\nai-server1\Data\Common\Brochures\FOR Lease\Office\5787 = Jason-Meeja = 192 E 200 N.pdf](#)

Closing Comments:

Ancestor Square Condo (6113)

Closing Date:

Office/ Central Business District



2 W St. George Blvd Unit
5
St. George, UT

Listing Date: 3/1/2012
Available SF: 2500
Minimum SF: 2500
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type :
\$ / SF: \$8.28
Desired Term
(yrs.):
CAM / SF:
Taxes / SF: n/a

Property Class: B
YearBuilt: 1979

Ask
NNN
Total \$\$
n/a

Description: Awesome space in Ancestor Square. 2 story building, unique construction. Newly painted exterior. Engineers office, retail, restaurant, book store or an art gallery would all benefit from this space.

Loopnet=17561790 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:
Closing Comments:

Downtown Office Space for Lease! (7049)

Closing Date:

Office/ Central Business District



166 N 300 W Suite 2
St. George, UT 84770

Property Class: B
YearBuilt: 1997

Listing Date: 4/2/2013
Available SF: 900
Minimum SF: 900
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : MG
\$ / SF: \$7.20
Desired Term 3 to 5
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

Description: Nicely designed office space. Convenient Downtown location. BROCHURE #3821
Loopnet=15795531 WashCo=13-145509 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\3821 = Walter = 166 W 300 N.pdf](#)
Closing Comments:

Downtown Office Space for Lease! (6212)

Closing Date:

Office/ Central Business District



166 N 300 W Suite 4
St. George, UT 84770

Property Class: B
YearBuilt: 1997

Listing Date: 4/24/2012
Available SF: 1200
Minimum SF: 1200
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : MG
\$ / SF: \$7.20
Desired Term 3 to 5
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

Description: Nicely designed office space. Convenient Downtown location. BROCHURE #3821
Loopnet=15795531 WashCo=12-141256 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\3821 = Walter = 166 W 300 N.pdf](#)
Closing Comments:

Bluff Towers (6505)

Closing Date:

Office/ Downtown



619 S Bluff St 2 Suites
St. George, UT 84770

Property Class:
YearBuilt: 2000

Listing Date: 8/9/2012
Available SF: 5262
Minimum SF: 1470
Acres: 1
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$7.80
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

Description: Office space near central St. George business district. Ideal location for medical practice, dental practice, engineering firm, law office, architectural firm, etc.
Loopnet=17784622 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=
Brochure:
Closing Comments:

Furnished Professional Office (5954)

Closing Date:

Office/ Downtown



393 E Riverside Dr Suite
101
St. George, UT 84790

Property Class:
YearBuilt: 2006

Listing Date: 11/1/2011
Available SF: 1850
Minimum SF: 1850
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : MG
\$ / SF: \$9.00
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

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.

Loopnet=17440292 WashCo=12-139249 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\5954 = Wes = 393 E Riverside Dr.pdf](#)
 Closing Comments:

Professional/Medical Office (6552)

Closing Date:

Office/ Downtown



640 E 700 S Suite 205
 St. George, UT 84770

Listing Date: 8/20/2012
 Available SF: 3500
 Minimum SF: 3500
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type :
 \$ / SF:
 Desired Term
 (yrs.):
 CAM / SF:
 Taxes / SF:

Ask
 NNN
 \$8.40
 1
 \$0.37
 n/a
 Total \$

Property Class:
 YearBuilt: 2005

Description: Office space for professional and medical users. Multiple suite sizes. Nicely finished units with clean common areas. Convenient access to downtown and hospital / medical facilities. Covered parking available. Lease rates from \$.70/SF NNN. Flexible lease terms and lease incentives. BROCHURE #6525

Loopnet=17831321 WashCo=12-140546 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\6525 = Wes = 640 E 700 S.pdf](#)
 Closing Comments:

Professional/Medical Office (6551)

Closing Date:

Office/ Downtown



640 E 700 S Suite 204
 St. George, UT 84770

Listing Date: 8/20/2012
 Available SF: 954
 Minimum SF: 954
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type :
 \$ / SF:
 Desired Term
 (yrs.):
 CAM / SF:
 Taxes / SF:

Ask
 NNN
 \$8.40
 1
 \$0.37
 n/a
 Total \$

Property Class:
 YearBuilt: 2005

Description: Office space for professional and medical users. Multiple suite sizes. Nicely finished units with clean common areas. Convenient access to downtown and hospital / medical facilities. Covered parking available. Lease rates from \$.70/SF NNN. Flexible lease terms and lease incentives. BROCHURE #6525

Loopnet=17831321 WashCo=12-140545 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\6525 = Wes = 640 E 700 S.pdf](#)
 Closing Comments:

Professional/Medical Office (6553)

Closing Date:

Office/ Downtown



640 E 700 S Suite 304
 St. George, UT 84770

Listing Date: 8/20/2012
 Available SF: 1900
 Minimum SF: 1900
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type :
 \$ / SF:
 Desired Term
 (yrs.):
 CAM / SF:
 Taxes / SF:

Ask
 NNN
 \$8.40
 1
 \$0.37
 n/a
 Total \$

Property Class:
 YearBuilt: 2005

Description: Office space for professional and medical users. Multiple suite sizes. Nicely finished units with clean common areas. Convenient access to downtown and hospital / medical facilities. Covered parking available. Lease rates from \$.70/SF NNN. Flexible lease terms and lease incentives. BROCHURE #6525

Loopnet=17831321 WashCo=12-140547 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\6525 = Wes = 640 E 700 S.pdf](#)
 Closing Comments:

Professional/Medical Office (6525)

Closing Date:

Office/ Downtown

640 E 700 S Suite 203
 St. George, UT 84770

Listing Date: 8/20/2012
 Available SF: 2000
 Minimum SF: 2000

Lease Type :
 \$ / SF:

Ask
 NNN
 \$8.40
 Actual



| | | | | |
|------------------------|-------------------------|---------------------|---------------|-------------------|
| Property Class: | Acres: | Desired Term | 1 | |
| YearBuilt: 2005 | Lot SF: | (yrs.): | | |
| | Office SF (Ind): | CAM / SF: | \$0.37 | Total \$\$ |
| | Yard SF (Ind): | Taxes / SF: | n/a | |

Description: Office space for professional and medical users. Multiple suite sizes. Nicely finished units with clean common areas. Convenient access to downtown and hospital / medical facilities. Covered parking available. Lease rates from \$.70/SF NNN. Flexible lease terms and lease incentives.
 Loopnet=17831321 WashCo=12-140544 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\6525 = Wes = 640 E 700 S.pdf](#)
Closing Comments:

South Main Plaza Office Suites (6686)

Closing Date:

Office/ Downtown



| | | | | |
|--|-------------------------|-------------------|---------------------|-------------------|
| 1060 S Main St Bldg A, Ste 101A | Listing Date: | 10/31/2012 | Ask | Actual |
| St. George, UT 84770 | Available SF: | 1262 | Lease Type : | NNN |
| | Minimum SF: | 1262 | \$ / SF: | \$10.44 |
| | Acres: | | Desired Term | |
| | Lot SF: | | (yrs.): | |
| Property Class: | Office SF (Ind): | | CAM / SF: | \$0.20 |
| YearBuilt: 1990 | Yard SF (Ind): | | Taxes / SF: | n/a |
| | | | | Total \$\$ |

Description: Beautiful, clean, professional office space. Shared conference room in each building. Individual file storage, for each suite, located in the basement. BROCHURE #6686
 Loopnet=17922648 WashCo=12-142113 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\6686 = Walter = 1060 S Main.pdf](#)
Closing Comments:

South Main Plaza Office Suites (6689)

Closing Date:

Office/ Downtown



| | | | | |
|---------------------------------------|-------------------------|-------------------|---------------------|-------------------|
| 1060 S Main St Bldg B, Ste 302 | Listing Date: | 10/31/2012 | Ask | Actual |
| St. George, UT 84770 | Available SF: | 1203 | Lease Type : | NNN |
| | Minimum SF: | 1203 | \$ / SF: | \$9.96 |
| | Acres: | | Desired Term | |
| | Lot SF: | | (yrs.): | |
| Property Class: | Office SF (Ind): | | CAM / SF: | n/a |
| YearBuilt: 1990 | Yard SF (Ind): | | Taxes / SF: | n/a |
| | | | | Total \$\$ |

Description: Beautiful, clean, professional office space. Shared conference room in each building. Individual file storage, for each suite, located in the basement. BROCHURE #6686
 Loopnet=17922648 WashCo=12-142115 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\6686 = Walter = 1060 S Main.pdf](#)
Closing Comments:

South Main Plaza Office Suites (6690)

Closing Date:

Office/ Downtown



| | | | | |
|--|-------------------------|-------------------|---------------------|-------------------|
| 1060 S Main St Bldg B, Ste 301B | Listing Date: | 10/31/2012 | Ask | Actual |
| St. George, UT 84770 | Available SF: | 1202 | Lease Type : | NNN |
| | Minimum SF: | 1202 | \$ / SF: | \$9.96 |
| | Acres: | | Desired Term | |
| | Lot SF: | | (yrs.): | |
| Property Class: | Office SF (Ind): | | CAM / SF: | n/a |
| YearBuilt: 1990 | Yard SF (Ind): | | Taxes / SF: | n/a |
| | | | | Total \$\$ |

Description: Beautiful, clean, professional office space. Shared conference room in each building. Individual file storage, for each suite, located in the basement. BROCHURE #6686
 Loopnet=17922648 WashCo=12-142116 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\6686 = Walter = 1060 S Main.pdf](#)
Closing Comments:

700 South Building (461)

Closing Date:

Office/ Downtown



965 E 700 S 5 Spaces
St. George, UT 84790

Listing Date: 3/5/2012
Available SF: 10036
Minimum SF: 1351
Acres: 3
Lot SF: 74488
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$15.00
Desired Term
 (yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask NNN
Actual NNN
Total \$\$

Property Class: A
YearBuilt: 2004

Description: CLOSEOUT SPECIAL!! REDUCED RENTAL RATES! 700 South Building is a new (2004) 3 story Class "A" "smart" office/professional building located just 1/2 mile west of the 500,000 sqft new Regional Medical Center for Southern Utah. The project includes ample surface and select covered parking for tenants. The building is fully automatic with state of the art HVAC and electrical systems. We have prime first and 2nd floor spaces available. These spaces can be used for office, medical office, or retail. 1st Year rates for prime space have been reduced to close-out our remaining vacancie.
 Loopnet=15118278 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\naiserver1\Data\Common\Brochures\Other\461 = loop15118278 = 700 South Building.pdf](#)
Closing Comments:

New Medical/Professional Office (6848)

Closing Date:

Office/ Downtown



1224 S River Rd Bldg E,
So. Ste
St. George, UT 84790

Listing Date: 1/20/2013
Available SF: 1900
Minimum SF: 1900
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$12.00
Desired Term 3
 (yrs.):
CAM / SF: \$0.10
Taxes / SF: \$0.10

Ask NNN
Actual NNN
Total \$\$

Property Class: A
YearBuilt: 2009

Description: Class A building. Handsome construction. Perfect for any medical or professional user. Close to the downtown Central Business District, restaurants and retail/shopping. Less than 1 mile from the hospital. Built to tenant specifications (\$10/SF tenant improvement allowance).
 Loopnet=18002763 WashCo=13-143612 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\6848 = Curren = 1224 S River Rd.pdf](#)
Closing Comments:

Blackridge Terrace Office (7000)

Closing Date:

Office/ Downtown



1173 S 250 W #205
St. George, UT 84770

Listing Date: 3/13/2013
Available SF: 1273
Minimum SF: 1273
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$8.28
Desired Term
 (yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask NNN
Actual NNN
Total \$\$

Property Class: B
YearBuilt: 2007

Description: Nicely appointed offices with large reception area.
 Loopnet=18071051 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\naiserver1\Data\Common\Brochures\Other\7000 = loop18071051 = Blackridge Terrace Office.pdf](#)
Closing Comments:

Chase Plaza (5235)

Closing Date:

Office/ Downtown



50 E 100 S Suite 101
St. George, UT 84770

Listing Date: 2/23/2010
Available SF: 1284
Minimum SF: 1284
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : G
\$ / SF: \$9.36
Desired Term
 (yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask G
Actual MG
Total \$\$

Property Class: B
YearBuilt: 1981

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

Loopnet=14263281 WashCo=13-142873 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\nai-server\1\Data\Common\Brochures\FOR Lease\Office\231 = Wes = 50 E 100 S-Chase.pdf](#)
 Closing Comments:

Chase Plaza (6858)

Closing Date:

Office/ Downtown



50 E 100 S Suite 100-B
 St. George, UT 84770

Listing Date: 1/23/2013
 Available SF: 1664
 Minimum SF: 1664
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type :
 \$ / SF:
 Desired Term
 (yrs.):
 CAM / SF:
 Taxes / SF:

Ask
 G
 \$9.36
 n/a
 n/a
 Total \$\$

Property Class: B
 YearBuilt: 1981

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
 Loopnet=14263281 WashCo=13-143529 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\nai-server\1\Data\Common\Brochures\FOR Lease\Office\231 = Wes = 50 E 100 S-Chase.pdf](#)
 Closing Comments:

Chase Plaza (6172)

Closing Date:

Office/ Downtown



50 E 100 S Suite 204
 St. George, UT 84770

Listing Date: 4/11/2012
 Available SF: 260
 Minimum SF: 260
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type :
 \$ / SF:
 Desired Term
 (yrs.):
 CAM / SF:
 Taxes / SF:

Ask
 G
 \$9.36
 n/a
 n/a
 Total \$\$

Property Class: B
 YearBuilt: 1981

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
 Loopnet=14263281 WashCo=13-142875 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\nai-server\1\Data\Common\Brochures\FOR Lease\Office\231 = Wes = 50 E 100 S-Chase.pdf](#)
 Closing Comments:

Chase Plaza (6859)

Closing Date:

Office/ Downtown



50 E 100 S Suite 203
 St. George, UT 84770

Listing Date: 1/23/2013
 Available SF: 347
 Minimum SF: 347
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type :
 \$ / SF:
 Desired Term
 (yrs.):
 CAM / SF:
 Taxes / SF:

Ask
 G
 \$9.36
 n/a
 n/a
 Total \$\$

Property Class: B
 YearBuilt: 1981

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
 Loopnet=14263281 WashCo=13-143530 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\nai-server\1\Data\Common\Brochures\FOR Lease\Office\231 = Wes = 50 E 100 S-Chase.pdf](#)
 Closing Comments:

Chelsea Commercial Condos (3562)

Closing Date:

Office/ Downtown

163 W 1600 S Suite 3
 St. George, UT 84770

Listing Date: 6/12/2008
 Available SF: 1283
 Minimum SF: 1283
 Acres:
 Lot SF:
 Office SF (Ind):

Lease Type :
 \$ / SF:
 Desired Term
 (yrs.):
 CAM / SF:

Ask
 MG
 \$8.40
 n/a
 Total \$\$

Property Class: B



YearBuilt: 2002 **Yard SF (Ind):** **Taxes / SF:** n/a
Description: Single level building with easy access to Downtown. Located between Hilton Drive and Blackridge Drive. Lease for \$898.10/month MG. Owner is a licensed real estate agent in the State of Utah.
Loopnet=17742717 **WashCo=**12-139127 **IronCo=** **PropertyLine=** **BizBuySell=** **OtherID=**
Brochure: [\\nai-server1\Data\Common\Brochures\FOR Lease\Office\3562 = Jason-Meeja = 163 W 1600 S.pdf](#)
Closing Comments:

Office Condo on Bluff Street (6222)

Closing Date:

Office/ Downtown



437 S Bluff St Suite 302 **Listing Date:** 2/5/2013 **Ask** **Actual**
St. George, UT 84770 **Available SF:** 2821 **Lease Type :** NNN
 Minimum SF: 2821 **\$ / SF:** \$9.60
 Acres: **Desired Term**
 Lot SF: **(yrs.):**
Property Class: B **Office SF (Ind):** **CAM / SF:** n/a **Total \$\$**
YearBuilt: 1995 **Yard SF (Ind):** **Taxes / SF:** n/a
Description: Former Westgate Mortgage space. Third floor suite with amazing views and upgrades. Condo has a reception area, eight offices and a copy center. New paint and upgrades. 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. BROCHURE #6221
Loopnet=17644123 **WashCo=**13-144126 **IronCo=** **PropertyLine=** **BizBuySell=** **OtherID=**
Brochure: [\\nai-server1\Data\Common\Brochures\FOR Sale\Office\6221 = Curren = 437 S Bluff #302.pdf](#)
Closing Comments:

Office in Sunland Commercial Center (6479)

Closing Date:

Office/ Downtown



376 E Sunland Dr Suite 1B **Listing Date:** 8/14/2012 **Ask** **Actual**
St. George, UT 84790 **Available SF:** 800 **Lease Type :** MG
 Minimum SF: 800 **\$ / SF:** \$6.00
 Acres: **Desired Term**
 Lot SF: **(yrs.):**
Property Class: B **Office SF (Ind):** **CAM / SF:** n/a **Total \$\$**
YearBuilt: **Yard SF (Ind):** **Taxes / SF:** n/a
Description: Located in Sunland Commercial Center, just off of Sunland Drive. Close to Furniture Row, I-15 and near downtown, hotels, shopping and restaurants. Suites 1B and 2B are lower level units. SUITE 1B has a wide-open floor plan. Perfect for any office user. SUITE 2B is a great space for a start-up office or small call center. Has reception area, 2 large offices, bathroom and storage. (Utilities split 50/50 with upper unit.) Possible free rent. BROCHURE #5565. SUITE 7 is a nice/clean, neat space with a great layout. Submit offer to lease all or half. Space won't last long. BROCHURE #6962
Loopnet=17034217 **WashCo=**13-145538 **IronCo=** **PropertyLine=** **BizBuySell=** **OtherID=**
Brochure: [\\nai-server1\Data\Common\Brochures\FOR Lease\Office\5565 = Curren = 376 E Sunland Dr 2B.pdf](#)
Closing Comments:

Office in Sunland Commercial Center (5565)

Closing Date:

Office/ Downtown



376 E Sunland Dr Suite 2B **Listing Date:** 2/1/2011 **Ask** **Actual**
St. George, UT 84790 **Available SF:** 800 **Lease Type :** MG
 Minimum SF: 800 **\$ / SF:** \$6.00
 Acres: **Desired Term**
 Lot SF: **(yrs.):**
Property Class: B **Office SF (Ind):** **CAM / SF:** n/a **Total \$\$**
YearBuilt: **Yard SF (Ind):** **Taxes / SF:** n/a
Description: Located in Sunland Commercial Center, just off of Sunland Drive. Close to Furniture Row, I-15 and near downtown, hotels, shopping and restaurants. Suites 1B and 2B are lower level units. SUITE 1B has a wide-open floor plan. Perfect for any office user. SUITE 2B is a great space for a start-up office or small call center. Has reception area, 2 large offices, bathroom and storage. (Utilities split 50/50 with upper unit.) Possible free rent. BROCHURE #5565. SUITE 7 is a nice/clean, neat space with a great layout. Submit offer to lease all or half. Space won't last long. BROCHURE #6962
Loopnet=17034217 **WashCo=**13-145537 **IronCo=** **PropertyLine=** **BizBuySell=** **OtherID=**

Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\5565 = Curren = 376 E Sunland Dr 2B.pdf](#)

Closing Comments:

Office in Sunland Commercial Center (6962)

Closing Date:

Office/ Downtown



376 E Sunland Dr Suite 7
St. George, UT 84790

Listing Date: 2/21/2013
Available SF: 1600
Minimum SF: 800
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : MG
\$ / SF: \$6.00
Desired Term : 3 (yrs.)
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$

Property Class: B
YearBuilt:

Description: Located in Sunland Commercial Center, just off of Sunland Drive. Close to Furniture Row, I-15 and near downtown, hotels, shopping and restaurants. Suites 1B and 2B are lower level units. SUITE 1B has a wide-open floor plan. Perfect for any office user. SUITE 2B is a great space for a start-up office or small call center. Has reception area, 2 large offices, bathroom and storage. (Utilities split 50/50 with upper unit.) Possible free rent. BROCHURE #5565. SUITE 7 is a nice/clean, neat space with a great layout. Submit offer to lease all or half. Space won't last long. BROCHURE #6962
Loopnet=18063619 WashCo=13-144786 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\6962 = Curren = 376 E Sunland Dr #7.pdf](#)

Closing Comments:

Office with a View (6733)

Closing Date:

Office/ Downtown



1173 S 250 W Suite S211
St. George, UT 84770

Listing Date: 10/25/2012
Available SF: 852
Minimum SF: 852
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : MG
\$ / SF: \$12.60
Desired Term : (yrs.)
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$

Property Class: B
YearBuilt: 2005

Description: Class A location. Like new. Floor to ceiling windows. Gorgeous views of Downtown. Easy I-15 access.

Loopnet=17971571 WashCo=13-143017 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Sale\Office\6658 = Jason-Meeja = 1173 S 250 W.pdf](#)

Closing Comments:

Sandale Terrace (5420)

Closing Date:

Office/ Downtown



382 S Bluff St Suite 175
St. George, UT 84770

Listing Date: 10/20/2010
Available SF: 1400
Minimum SF: 1400
Acres: 2
Lot SF: 71003
Office SF (Ind):
Yard SF (Ind):

Lease Type : MG
\$ / SF: \$8.40
Desired Term : (yrs.)
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$

Property Class: B
YearBuilt: 1995

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

Loopnet=17042924 WashCo=12-142265 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\5420 = Jason = 382 S Bluff St.pdf](#)

Closing Comments:

Sunland Professional Park, Phase 1 (5577)

Closing Date:

Office/ Downtown

491 E Riverside Dr Suite 5A

Listing Date: 2/3/2011
Available SF: 2180
Minimum SF: 2180

Lease Type : MG
\$ / SF: \$8.40

Ask
Actual



St. George, UT 84790

| | | | |
|------------------|--------------|-----|------------|
| Acres: | Desired Term | | |
| Lot SF: | (yrs.): | | |
| Office SF (Ind): | CAM / SF: | n/a | Total \$\$ |
| Yard SF (Ind): | Taxes / SF: | n/a | |

Property Class: B
YearBuilt: 2005

Description: Great office space located in the Sunland Professional Park. BROCHURE #3558
Loopnet=15777689 WashCo=11-126798 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\3558 = Jason-Meeja = 491 E Riverside Drive.pdf](#)
Closing Comments:

Troon Park Professional Office (6091)

Closing Date:

Office/ Downtown



1240 E 100 S Bldg 23,
203&204
St. George, UT 84770

| | | | |
|-------------------|----------|--------------|------------|
| Listing Date: | 2/7/2012 | Ask | Actual |
| Available SF: | 3703 | Lease Type : | MG |
| Minimum SF: | 1730 | \$ / SF: | \$6.96 |
| Acres: | | Desired Term | |
| Lot SF: | | (yrs.): | |
| Office SF (Ind): | | CAM / SF: | n/a |
| Yard SF (Ind): | | Taxes / SF: | n/a |
| Property Class: B | | | Total \$\$ |
| YearBuilt: 1997 | | | |

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
Loopnet=17570759 WashCo=13-145664, 13-145665 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\6091 = Wes = 1240 E 100 S = 203-204.pdf](#)
Closing Comments:

Troon Park Professional Office (5918)

Closing Date:

Office/ Downtown



1240 E 100 S Bldg 22-220
St. George, UT 84770

| | | | |
|-------------------|-----------|--------------|------------|
| Listing Date: | 2/12/2009 | Ask | Actual |
| Available SF: | 2226 | Lease Type : | MG |
| Minimum SF: | 2226 | \$ / SF: | \$7.20 |
| Acres: | | Desired Term | |
| Lot SF: | | (yrs.): | |
| Office SF (Ind): | | CAM / SF: | n/a |
| Yard SF (Ind): | | Taxes / SF: | n/a |
| Property Class: B | | | Total \$\$ |
| YearBuilt: 1997 | | | |

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 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
Loopnet=16199568 WashCo=11-132460 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\4243 = Wes = TROON 1240 E 100 S.pdf](#)
Closing Comments:

Troon Park Professional Office (4244)

Closing Date:

Office/ Downtown



1240 E 100 S Bldg 22-219
St. George, UT 84770

| | | | |
|-------------------|-----------|--------------|------------|
| Listing Date: | 2/12/2009 | Ask | Actual |
| Available SF: | 1871 | Lease Type : | MG |
| Minimum SF: | 1871 | \$ / SF: | \$7.20 |
| Acres: | | Desired Term | |
| Lot SF: | | (yrs.): | |
| Office SF (Ind): | | CAM / SF: | n/a |
| Yard SF (Ind): | | Taxes / SF: | n/a |
| Property Class: B | | | Total \$\$ |
| YearBuilt: 1997 | | | |

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 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
 Loopnet=16199568 WashCo=11-132457 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\4243 = Wes = TROON 1240 E 100 S.pdf](#)
 Closing Comments:

East Tabernacle Commercial Center (4691) Closing Date: Office/ Downtown



1067 E Tabernacle St Suite 7C
 St. George, UT 84770
Listing Date: 8/12/2009
Available SF: 793
Minimum SF: 793
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):
Lease Type : MG
\$ / SF: \$7.80
Desired Term (yrs.):
CAM / SF: n/a
Taxes / SF: n/a
Ask Actual
Total \$\$
Property Class: C
YearBuilt: 1998
Description: Commercial PUD project. Downtown location near Dixie State College. I-15 visibility. BROCHURE 2815
 Loopnet=15526969 WashCo=12-142263 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Retail\2815 = Jason = 1067 East Tabernacle.pdf](#)
 Closing Comments:

East Tabernacle Commercial Center (2815) Closing Date: Office/ Downtown



1067 E Tabernacle St Suite 12
 St. George, UT 84770
Listing Date: 10/26/2007
Available SF: 1224
Minimum SF: 1224
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):
Lease Type : NNN
\$ / SF: \$11.40
Desired Term (yrs.):
CAM / SF: n/a
Taxes / SF: n/a
Ask Actual
Total \$\$
Property Class: C
YearBuilt: 1998
Description: Commercial PUD project. Downtown location near Dixie State College. I-15 visibility. BROCHURE 2815
 Loopnet=15526969 WashCo=12-142262 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\2815 = Jason = 1067 East Tabernacle.pdf](#)
 Closing Comments:

Historical Building Below Appraisal! (7088) Closing Date: Office/ Downtown



139 N 100 W
 St. George, UT 84770
Listing Date: 4/15/2013
Available SF: 2441.6
Minimum SF: 2441.6
Acres: 0.5
Lot SF:
Office SF (Ind):
Yard SF (Ind):
Lease Type : NNN
\$ / SF: \$9.00
Desired Term (yrs.):
CAM / SF: n/a
Taxes / SF: n/a
Ask Actual
Total \$\$
Property Class: C
YearBuilt: 1890
Description: Located in Historic Downtown St. George. Built in 1890 and remodeled to historical period style. Building is on the Utah Historical Building Registry. Large entry, large kitchen, 6 offices, large conference room, 3 baths, large fenced area. Out building (381 SF) can house 2 more offices or storage. Room for parking. Perfect for a law office, art gallery, etc. BROCHURE #7087
 Loopnet= WashCo= IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure:
 Closing Comments:

Dental Office (6362) Closing Date: Office/ Medical Office



**10 W Diagonal St
St. George, UT 84770**

Listing Date: 6/23/2012
Available SF: 1893.20388349515
Minimum SF: 1893
Acres: 0.67
Lot SF:

Lease Type :
\$ / SF: \$12.36
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask
MG
Total \$\$

Property Class:
YearBuilt: 1986

Office SF (Ind):
Yard SF (Ind):

Description: Owner pays cams and taxes. Owner will replace flooring in operatories/offices with your choice of carpet, laminate, etc. Has new paint, granite, etc. 4 operatories/offices recovery rm, work areas, etc.
Loopnet= WashCo=12-138814 **IronCo=** PropertyLine= BizBuySell= **OtherID=**
Brochure:
Closing Comments:

Medical Office Plaza (6524)

Closing Date:

Office/ Medical Office



**736 S 900 E Suite B107
St. George, UT 84790**

Listing Date: 6/30/2011
Available SF: 2900
Minimum SF: 2900
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type :
\$ / SF: \$9.60
Desired Term
(yrs.):
CAM / SF: \$0.20
Taxes / SF: n/a

Ask
NNN
Total \$\$

Property Class:
YearBuilt: 1998

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 B101: 2,800 SF on lower level, built out. SUITE B107: 2,900 SF on lower level, built out. **BROCHURE #5762**
Loopnet=17243630 **WashCo=**12-137161 **IronCo=** PropertyLine= BizBuySell= **OtherID=**
Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\5762 = Wes = 736 S 900 E.pdf](#)
Closing Comments:

Medical Office Plaza (5762)

Closing Date:

Office/ Medical Office



**736 S 900 E Suite B101
St. George, UT 84790**

Listing Date: 6/30/2011
Available SF: 2800
Minimum SF: 2800
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type :
\$ / SF: \$9.60
Desired Term
(yrs.):
CAM / SF: \$0.20
Taxes / SF: n/a

Ask
NNN
Total \$\$

Property Class:
YearBuilt: 1998

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 B101: 2,800 SF on lower level, built out. SUITE B107: 2,900 SF on lower level, built out. **Loopnet=**17243630 **WashCo=**12-137160 **IronCo=** PropertyLine= BizBuySell= **OtherID=**
Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\5762 = Wes = 736 S 900 E.pdf](#)
Closing Comments:

New Medical Office Building (5559)

Closing Date:

Office/ Medical Office



**2019 E Riverside Dr Suite
A103
St. George, UT 84790**

Listing Date: 12/3/2010
Available SF: 1276
Minimum SF: 1276
Acres: 2.62
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type :
\$ / SF: \$15.36
Desired Term
(yrs.):
CAM / SF: \$0.23
Taxes / SF: n/a

Ask
NNN
Total \$\$

Available after 10/1/2012
Property Class:
YearBuilt:

Description: Great medical office space available. Oncologist occupies the entire second floor. Close proximity to the new hospital. \$15/SF tenant improvement allowance.
Loopnet=17067770 **WashCo=**13-145861 **IronCo=** PropertyLine= BizBuySell= **OtherID=**

Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\5559 = Jason = 2019 E Riverside Dr.pdf](#)
 Closing Comments:

Retail/Office/Medical/Restaurant Opportunity (7128)

Closing Date:

Office/ Medical Office



1085 S Bluff St
St. George, UT 84770

Property Class: A
YearBuilt: 1988

Listing Date: 4/26/2013
Available SF: 14104
Minimum SF: 14104
Acres: 0.77
Lot SF: 33542
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$10.21
Desired Term 5
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

Description: Tremendous opportunity on the the highest trafficked street in St. George. Unlimited potential as medical, office, retail or restaurant. Owner will consider sale, lease or land lease to the right buyer/tenant.
 Loopnet=18164898 WashCo=13-146489 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Sale\Office\7127 = Curren = 1085 S Bluff St.pdf](#)
 Closing Comments:

Large Office Building (6769)

Closing Date:

Office/ Suburban



1165 W Silicon Cir Suite 3
St. George, UT 84770

Property Class:
YearBuilt: 2005

Listing Date: 11/9/2012
Available SF: 5250
Minimum SF: 5250
Acres: 1.57
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$12.00
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

Description: Located in the Tonaquint Center Business Park. New Life Christian Church leases approximately half the building. Easy access off of Dixie Drive. Ample parking. BROCHURE #6768
 Loopnet=17946351 WashCo=12-142578 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Sale\Office\6768 = Walter = 1165 W Silicon Cir.pdf](#)
 Closing Comments:

Office Space on Riverside Drive (3465)

Closing Date:

Office/ Suburban



368 E Riverside Dr Suite
3A or 3B
St. George, UT 84790

Property Class:
YearBuilt: 2005

Listing Date: 9/19/2012
Available SF: 2760
Minimum SF: 1380
Acres: 0.09
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$14.40
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

Description: Office Space available on Riverside Dr. 1,380 SF or 2,760 SF Ste 3A or 3B or both are available. Quality build out. Well designed layout. Great location neat I-15/Bluff St. Interchange. Excellent parking, ground level, no stairs. Each unit has 6 Private offices and reception are. Good windows.
 Loopnet= WashCo=12-140651 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure:
 Closing Comments:

Office Suite at Southgate Professional Center (6134)

Closing Date:

Office/ Suburban

283 W Hilton Dr Suite 101
St. George, UT 84790

Property Class:

Listing Date: 3/27/2012
Available SF: 1420
Minimum SF: 1420
Acres:
Lot SF:
Office SF (Ind):

Lease Type : MG
\$ / SF: \$8.40
Desired Term 1 to 3
(yrs.):
CAM / SF: n/a

Ask
Actual
Total \$\$



YearBuilt: 1995 **Yard SF (Ind):** **Taxes / SF:** n/a

Description: Office space conveniently located near the new I-15 Dixie Drive Exit, just off of Hilton Drive. Perfect for professional or medical use. Has five offices, reception area and break room. Common area restrooms. Great signage and visibility. **BROCHURE #5405**

Loopnet=17591535 WashCo=12-136611 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Sale\Office\5405 = Curren = 283 W Hilton Dr.pdf](#)

Closing Comments:

Residential Treatment Center (6393)

Closing Date:

Office/ Suburban



948 N 1300 W
St. George, UT 84770

Listing Date: 8/7/2012

Available SF: 15960

Minimum SF: 15960

Acres: 2.5

Lot SF:

Property Class:

YearBuilt: 1996

Office SF (Ind):

Yard SF (Ind):

Lease Type :

\$ / SF:

Desired Term

(yrs.):

CAM / SF:

Taxes / SF:

Ask

NNN

\$10.56

4

n/a

Total \$\$

n/a

Description: Fully furnished and licensed 72-person residential treatment center, ready for occupancy. Includes corporate offices, a full commercial kitchen and walk-in freezers. Recreational soccer field, jogging track and basketball court adjoining the facility. All equipment (furniture and computers) available for purchase at \$50,000. This is a sublease for \$14,000/month NNN. Expires 9/30/16.

Loopnet=17802469 WashCo=12-140023 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\6393 = Jason-Meeja = 948 N 1300 W.pdf](#)

W.pdf

Closing Comments:

Southgate Prof. Center 2nd Floor Office (6291)

Closing Date:

Office/ Suburban



283 W Hilton Dr Suite 201
St. George, UT 84770

Listing Date: 5/10/2012

Available SF: 1262

Minimum SF: 1262

Acres:

Lot SF:

Property Class:

YearBuilt: 1995

Office SF (Ind):

Yard SF (Ind):

Lease Type :

\$ / SF:

Desired Term

(yrs.):

CAM / SF:

Taxes / SF:

Ask

MG

\$8.16

n/a

n/a

Total \$\$

n/a

Description: Second floor office suite for sale or lease. Conveniently located near the new Dixie Center I-15 exit, just off of Hilton Drive. Great signage and visibility from Hilton Drive and Dixie Drive. Perfect for professional office or medical use. Lease rate is \$850/month MG. **BROCHURE #6290**

Loopnet=17683132 WashCo=12-138171 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Sale\Office\6290 = Walter = 283 W Hilton Dr.pdf](#)

Closing Comments:

Tonaquint Center WCF Building (2483)

Closing Date:

Office/ Suburban



1453 S Dixie Dr Suites 201 and 202
St. George, UT 84770

Listing Date: 5/21/2012

Available SF: 14114

Minimum SF: 5000

Acres: 1.79

Lot SF:

Property Class:

YearBuilt: 2007

Office SF (Ind):

Yard SF (Ind):

Lease Type :

\$ / SF:

Desired Term

(yrs.):

CAM / SF:

Taxes / SF:

Ask

NNN

\$12.00

n/a

n/a

Total \$\$

n/a

Description: Suites 201 (6,350 sf/ built-out) and 202 (7,764 sf/shell) may be combined. Underground parking and ample surface parking. Full backup power generator. Redundant fiber ring with multiple providers.

Loopnet=17672292 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\Other\2483 = loop17672292 = Tonaquint Center WCF Building.pdf](#)

Closing Comments:

Tonaquint Office Space (6277)

Closing Date:

Office/ Suburban



912 W 1600 S
St. George, UT 84770

Listing Date: 5/10/2012
Available SF: 2814
Minimum SF: 2814

Lease Type :
\$ / SF: \$8.04

Ask
NNN
Actual

Property Class: A
YearBuilt: 2008

Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Desired Term
(yrs.):
CAM / SF:
Taxes / SF:

n/a
n/a
Total \$\$

Description: Class A office building located in the Tonaquint Technology Center. Great location near prime traffic areas. Redundant Fiber Optics at the site. CAT 5 wired. Large common breakroom. Easy I-15 access via new Exit 5

Loopnet=17654760 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Office on Sunset Boulevard (6999)

Closing Date:

Office/ Suburban



2107 W Sunset Blvd
St. George, UT 84770

Listing Date: 3/11/2013
Available SF: 1850
Minimum SF: 1850

Lease Type :
\$ / SF: \$11.40

Ask
MG
Actual

Property Class: B
YearBuilt: 2007

Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Desired Term
(yrs.):
CAM / SF:
Taxes / SF:

n/a
n/a
Total \$\$

Description: Beautiful offices ready to move in.

Loopnet=18071096 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\Other\6999 = loop18071096 = Office Space on Sunset.pdf](#)

Closing Comments:

Red Cliffs Professional Park (6709)

Closing Date:

Office/ Suburban



321 N Mall Dr Suite VW-101
St. George, UT 84790

Listing Date: 11/9/2012
Available SF: 1110
Minimum SF: 1110

Lease Type :
\$ / SF: \$7.80

Ask
MG
Actual

Property Class: B
YearBuilt: 1996

Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Desired Term
(yrs.):
CAM / SF:
Taxes / SF:

n/a
n/a
Total \$\$

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

Loopnet=15184088 WashCo=12-141933 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\3098 = Jason-Meeja = 321 N Mall Dr.pdf](#)

Closing Comments:

Red Cliffs Professional Park (4834)

Closing Date:

Office/ Suburban



321 N Mall Dr Suite C-2
St. George, UT 84790

Listing Date: 12/1/2009
Available SF: 787
Minimum SF: 787

Lease Type :
\$ / SF: \$9.00

Ask
MG
Actual

Property Class: B
YearBuilt: 1996

Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Desired Term
(yrs.):
CAM / SF:
Taxes / SF:

n/a
n/a
Total \$\$

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

Loopnet=15184088 WashCo=11-125829 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\3098 = Jason-Meeja = 321 N Mall
 Dr.pdf](#)
 Closing Comments:

Red Cliffs Professional Park (5931)

Closing Date:

Office/ Suburban



321 N Mall Dr Suite A201
 St. George, UT 84790

Listing Date: 10/18/2011
 Available SF: 1000
 Minimum SF: 1000
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type : MG
 \$ / SF: \$7.80
 Desired Term
 (yrs.):
 CAM / SF:
 Taxes / SF:

Property Class: B
 YearBuilt: 1996

Ask Actual
 Total \$ \$

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

Loopnet=15184088 WashCo=12-140529 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\3098 = Jason-Meeja = 321 N Mall
 Dr.pdf](#)
 Closing Comments:

Red Cliffs Professional Park (6905)

Closing Date:

Office/ Suburban



321 N Mall Dr Ste M102 /
 M202
 St. George, UT 84790

Listing Date: 2/5/2013
 Available SF: 2000
 Minimum SF: 1000
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type : MG
 \$ / SF: \$7.80
 Desired Term
 (yrs.):
 CAM / SF:
 Taxes / SF:

Property Class: B
 YearBuilt: 1996

Ask Actual
 Total \$ \$

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

Loopnet=15184088 WashCo=13-144320,13-144321 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\3098 = Jason-Meeja = 321 N Mall
 Dr.pdf](#)
 Closing Comments:

Red Cliffs Professional Park (6879)

Closing Date:

Office/ Suburban



321 N Mall Dr Suite B-202
 St. George, UT 84790

Listing Date: 1/24/2013
 Available SF: 1000
 Minimum SF: 1000
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type : MG
 \$ / SF: \$7.80
 Desired Term
 (yrs.):
 CAM / SF:
 Taxes / SF:

Property Class: B
 YearBuilt: 1996

Ask Actual
 Total \$ \$

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

Loopnet=15184088 WashCo=13-145711 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\3098 = Jason-Meeja = 321 N Mall
 Dr.pdf](#)
 Closing Comments:

Red Cliffs Professional Park (6880)

Closing Date:

Office/ Suburban

321 N Mall Dr Suite B-201
 St. George, UT 84790

Listing Date: 1/24/2013
 Available SF: 1000
 Minimum SF: 1000
 Acres:
 Lot SF:

Lease Type : MG
 \$ / SF: \$7.80
 Desired Term
 (yrs.):

Ask Actual
 Total \$ \$



**230 N 1680 E Various
St. George, UT 84790**

Listing Date: 12/16/2011
Available SF: 2310
Minimum SF: 1155
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$6.00
Desired Term (yrs.):
CAM / SF: \$0.09
Taxes / SF: \$0.12

Ask **Actual**
Total \$\$

**Property Class: B
YearBuilt: 2004**

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

Loopnet=17500430 WashCo=12-134275 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\For Lease\Office\5978 = Jason-Meeja = 230 N 1680 E.pdf](#)

Closing Comments:

Ventana Office Park (5979)

Closing Date:

Office/ Suburban



**230 N 1680 E Bldg O & P
St. George, UT 84790**

Listing Date: 12/16/2011
Available SF: 5040
Minimum SF: 2520
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$6.00
Desired Term (yrs.):
CAM / SF: \$0.09
Taxes / SF: \$0.12

Ask **Actual**
Total \$\$

**Property Class: B
YearBuilt: 2007**

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

Loopnet=17500430 WashCo=12-134276 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\For Lease\Office\5978 = Jason-Meeja = 230 N 1680 E.pdf](#)

Closing Comments:

Retail Space Close to Bloomington Walmart (6844)

Closing Date:

Retail/ Anchorless Center



**144 W Brigham Rd Suite
20
St. George, UT 84790**

Listing Date: 1/14/2013
Available SF: 1250
Minimum SF: 1250
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : MG
\$ / SF: \$9.60
Desired Term (yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask **Actual**
Total \$\$

**Property Class:
YearBuilt: 1998**

Description: Suite available in Bloomington Courtyard.

Loopnet= WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

The Centre at Dinosaur Crossing (2277)

Closing Date:

Retail/ Anchorless Center



**449 S Mall Dr
St. George, UT 84790**

Listing Date: 4/13/2009
Available SF: 16000
Minimum SF: 5000
Acres: 0.41
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : MG
\$ / SF: \$9.48
Desired Term (yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask **Actual**
Total \$\$

**Property Class:
YearBuilt: 2007**

Description: FOR LEASE OR SALE. 16,000 sf with leases from .79 sf NNN. Above code parking, great access and visibility, common area includes rest rooms and elevator, zoned C-2, ready for tenant improvements, beautiful building with distinctive architecture, superb signage opportunities, outstanding second floor views, ground floor could be retail, close to downtown, services and the Dixie Regional Medical Center. This building is also FOR SALE @ \$1,790,000.

Loopnet=16188940 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

St. George Blvd Retail Location (Zion Plaza) (5719)

Closing Date:

Retail/ Anchorless Center



511 E St. George Blvd 2nd
Flr, Ste F
St. George, UT 84770

Listing Date: 6/7/2011
Available SF: 1100
Minimum SF: 1100
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : Ask
\$ / SF: MG
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Actual
Total \$\$

Property Class: C
YearBuilt: 1980

Description: Great location, exposure and price. Monument signage. BROCHURE #5164.
Loopnet=16700291 WashCo=11-129850 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\nai-server1\Data\Common\Brochures\For Lease\Retail\5164 = Walter = 511 E St George Blvd Zion.pdf](#)

Closing Comments:

St. George Blvd Retail Location (Zion Plaza) (6917)

Closing Date:

Retail/ Anchorless Center



511 E St. George Blvd 2nd
Flr, Ste D
St. George, UT 84770

Listing Date: 6/7/2011
Available SF: 600
Minimum SF: 600
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : Ask
\$ / SF: MG
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Actual
Total \$\$

Property Class: C
YearBuilt: 1980

Description: Great location, exposure and price. Monument signage. BROCHURE #5164.
Loopnet=16700291 WashCo=13-144145 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\nai-server1\Data\Common\Brochures\For Lease\Retail\5164 = Walter = 511 E St George Blvd Zion.pdf](#)

Closing Comments: