

Blackhill Business Park (3124)

Closing Date:

Industrial/ Office/Retail Warehouse



146 N Old Hwy 91 Unit
1,6,7
Hurricane, UT 84737

Available after
Property Class:
YearBuilt: uc07

Listing Date: 4/23/2007
Available SF: 13000
Minimum SF: 3000
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

	Ask	Actual
Lease Type :	NNN	
\$ / SF:	\$5.40	
Desired Term (yrs.):		
CAM / SF:	n/a	Total \$\$
Taxes / SF:	n/a	

Description: 2,000 to 13,000 SF of industrial for lease. Now taking reservations. Located in Gateway Industrial Park, near the I-15 interchange, with frontage on Highway 91. Steel construction with stucco and rock facade, covered entry way, rear roll-up door, and 20-25 foot ceilings. 3-Phase power is available. Leases starting at \$.45/SF NNN. Owner/Agent.
Loopnet=15439516 Flex=08-97666 Paragon= PropertyLine= BizBuySell= OtherID=

Blackhill Business Park (2861)

Closing Date:

Industrial/ Office/Retail Warehouse



146 N Old Hwy 91 Unit 2,5
Hurricane, UT 84737

Available after
Property Class:
YearBuilt: uc07

Listing Date: 4/23/2007
Available SF: 13000
Minimum SF: 2000
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

	Ask	Actual
Lease Type :	NNN	
\$ / SF:	\$5.40	
Desired Term (yrs.):		
CAM / SF:	n/a	Total \$\$
Taxes / SF:	n/a	

Description: 2,000 to 13,000 SF of industrial for lease. Now taking reservations. Located in Gateway Industrial Park, near the I-15 interchange, with frontage on Highway 91. Steel construction with stucco and rock facade, covered entry way, rear roll-up door, and 20-25 foot ceilings. 3-Phase power is available. Leases starting at \$.45/SF NNN. Owner/Agent.
Loopnet=15439516 Flex=08-97667 Paragon= PropertyLine= BizBuySell= OtherID=

Hurricane Gateway Crossing (3496)

Closing Date:

Industrial/ Office/Retail Warehouse



198 N Old Hwy 91 Space 4,
5
Hurricane, Utah 84737

Property Class: A
YearBuilt:

Listing Date: 8/3/2007
Available SF: 19800
Minimum SF: 3300
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

	Ask	Actual
Lease Type :	NNN	
\$ / SF:	\$5.88	
Desired Term (yrs.):	3 to 5	
CAM / SF:	\$0.08	Total \$\$
Taxes / SF:	\$0.08	

Description: Lease, purchase, or possible lease-options. Highly desirable office-warehouse condos at Hurricane Gateway Crossing. (Easy I-15 access to Gateway Industrial Park. Located across the street from Pepsico.) Handsome, well-designed tilt-up concrete construction. Multiple warehouse sizes to choose from. Will build out office space for \$1.00/SF NNN. One month free rent for each year of lease (3 months maximum). This project has full entitlements – we are moving dirt! Jason Griffith, Agent, has a small ownership interest.
Loopnet=15346673 Flex=08-99290, 08-99742 Paragon= PropertyLine= BizBuySell= OtherID=

Hurricane Gateway Crossing (3497)

Closing Date:

Industrial/ Office/Retail Warehouse



198 N Old Hwy 91 Space 6
Hurricane, Utah 84737

Listing Date: 8/3/2007
Available SF: 19800
Minimum SF: 3300
Acres:

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

Ask
NNN
\$5.88
3 to 5

Property Class: A
YearBuilt:

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

CAM / SF:
Taxes / SF:

Total \$\$
\$0.08
\$0.08

Description: Lease, purchase, or possible lease-options. Highly desirable office-warehouse condos at Hurricane Gateway Crossing. (Easy I-15 access to Gateway Industrial Park. Located across the street from Pepsico.) Handsome, well-designed tilt-up concrete construction. Multiple warehouse sizes to choose from. Will build out office space for \$1.00/SF NNN. One month free rent for each year of lease (3 months maximum). This project has full entitlements – we are moving dirt! Jason Griffith, Agent, has a small ownership interest.

Loopnet=15346673 Flex=08-99290, 08-99742 Paragon= PropertyLine= BizBuySell= OtherID=

Hurricane Gateway Crossing (2538)

Closing Date:

Industrial/ Office/Retail Warehouse



198 N Old Hwy 91 Space 1,
2, 3
Hurricane, Utah 84737

Listing Date: 8/3/2007
Available SF: 19800
Minimum SF: 3300
Acres:
Lot SF:

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

Ask
NNN
\$6.60
3 to 5

Property Class: A
YearBuilt:

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

CAM / SF:
Taxes / SF:

Total \$\$
\$0.08
\$0.08

Description: Lease, purchase, or possible lease-options. Highly desirable office-warehouse condos at Hurricane Gateway Crossing. (Easy I-15 access to Gateway Industrial Park. Located across the street from Pepsico.) Handsome, well-designed tilt-up concrete construction. Multiple warehouse sizes to choose from. Will build out office space for \$1.00/SF NNN. One month free rent for each year of lease (3 months maximum). This project has full entitlements – we are moving dirt! Jason Griffith, Agent, has a small ownership interest.

Loopnet=15346673 Flex=08-99290, 08-99742 Paragon= PropertyLine= BizBuySell= OtherID=

Fairgrounds Industrial Park, Lot 38 (3415)

Closing Date:

Industrial/ Office/Retail Warehouse



526 So. Commerce Street
Suite 101, 108, 109, 110
Hurricane, UT 84737

Listing Date: 4/22/2008
Available SF: 20296
Minimum SF: 1755
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

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

Ask
MG
\$7.68
n/a
n/a
Total \$\$

Available after 8/22/2008
Property Class: B
YearBuilt:

Description: New, small office/warehouse spaces available by the county fairgrounds. Reasonable rates! Suites could be combined. Office & restroom included, mezzanine storage above office. Lease 1,755 SF for \$1,123/Month NNN.

Loopnet=15745147 Flex=08-100967 Paragon= PropertyLine= BizBuySell= OtherID=

Fairgrounds Industrial Park, Lot 38 (3538)

Closing Date:

Industrial/ Office/Retail Warehouse

526 So. Commerce Street
Suite 102, 103, 106, 107
Hurricane, UT 84737

Listing Date: 4/22/2008
Available SF: 20296
Minimum SF: 1787

Lease Type :
\$ / SF:

Ask
MG
\$7.68



Available after 8/22/2008
 Property Class: B
 YearBuilt:

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

Desired Term
 (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a
 Total \$\$

Description: New, small office/warehouse spaces available by the county fairgrounds. Reasonable rates! Suites could be combined. Office & restroom included, mezzanine storage above office. Lease 1,787 SF for \$1,144/Month NNN.
 Loopnet=15745147 Flex=08-100968 Paragon= PropertyLine= BizBuySell= OtherID=

Fairgrounds Industrial Park, Lot 38 (3407)

Closing Date:

Industrial/ Office/Retail Warehouse



526 So. Commerce Street
 Suite 104, 105
 Hurricane, UT 84737

Available after 8/22/2008
 Property Class: B
 YearBuilt:

Listing Date: 4/22/2008
 Available SF: 20296
 Minimum SF: 3100
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Ask
 Actual
 Lease Type : MG
 \$ / SF: \$7.68
 Desired Term
 (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a
 Total \$\$

Description: New, small office/warehouse spaces available by the county fairgrounds. Reasonable rates! Suites could be combined. Office & restroom included, mezzanine storage above office. Lease 3,100 SF for \$1,984/Month NNN.
 Loopnet=15745147 Flex=08-100966 Paragon= PropertyLine= BizBuySell= OtherID=

320 East Project (3702)

Closing Date:

Industrial/ Office/Retail Warehouse



291 E 1400 S Suite B-9
 St. George, UT 84790

Property Class:
 YearBuilt: 1996

Listing Date: 8/14/2008
 Available SF: 2355
 Minimum SF: 2355
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Ask
 Actual
 Lease Type : MG
 \$ / SF: \$10.32
 Desired Term
 (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a
 Total \$\$

Description: Office/Retail/Warehouse with dock & overhead doors. 3- Phase power. Excellent location. Easy access from I-15 & Bluff Street. Lease for \$2,014/Month MG.
 Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

Dixie Sunset Plaza (3716)

Closing Date:

Industrial/ Office/Retail Warehouse



1812 W Sunset Blvd Unit
 29
 St. George, UT 84770

Property Class:
 YearBuilt: 2000

Listing Date: 8/18/2008
 Available SF: 1375
 Minimum SF: 1375
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Ask
 Actual
 Lease Type : NNN
 \$ / SF: \$9.60
 Desired Term
 (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a
 Total \$\$

Description: Office/Warehouse space with roll-up door. Great location on Sunset Boulevard. Lease for \$1,100/Month NNN.
 Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

Fort Pierce Build to Suit (3374)

Closing Date:

Industrial/ Office/Retail Warehouse



Confidential
 Confidential

Property Class:
 YearBuilt:

Listing Date: 3/31/2008
 Available SF: 18000
 Minimum SF: 18000
 Acres: 1.2
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Ask	Actual
Lease Type : NNN	
\$ / SF: \$6.00	
Desired Term (yrs.):	
CAM / SF: n/a	Total \$\$
Taxes / SF: n/a	

Description: Ft. Pierce corner lot location. Great visibility. Build to suit, up to 18,000 (+/-) SF. Flexible site plan.

Loopnet=15684982 Flex=08-99772 Paragon= PropertyLine= BizBuySell= OtherID=

Office/Warehouse Sublease (3151)

Closing Date:

Industrial/ Office/Retail Warehouse



3884 S River Rd Unit B-3
 St. George, UT 84790

Property Class:
 YearBuilt:

Listing Date: 1/31/2008
 Available SF: 5000
 Minimum SF: 5000
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Ask	Actual
Lease Type : NNN	
\$ / SF: \$6.72	
Desired Term (yrs.):	
CAM / SF: \$0.06	Total \$\$
Taxes / SF: \$0.06	

Description: Office/Warehouse with River Road frontage. Nicely built out - 2 offices, conference room, and spacious warehouse with rear roll-up door. 20' clear height. Sub-lease until September 30, 2009, for \$2,800/Mon NNN.

Loopnet=15590599 Flex=08-97943 Paragon= PropertyLine= BizBuySell= OtherID=

R&R Industrial Center, PH 2 (3292)

Closing Date:

Industrial/ Office/Retail Warehouse



677 N 3050 E Suite 15
 St. George, UT 84790

Property Class:
 YearBuilt: 1995

Listing Date: 3/12/2008
 Available SF: 2500
 Minimum SF: 2500
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Ask	Actual
Lease Type : NNN	
\$ / SF: \$7.44	
Desired Term (yrs.):	
CAM / SF: \$0.08	Total \$\$
Taxes / SF: \$0.06	

Description: Office/Warehouse space available in the R&R Industrial Center. Located south of Costco, near the I-15 exit.

Loopnet=15752498 Flex=08-101150 Paragon= PropertyLine= BizBuySell= OtherID=

R&R Industrial Center, PH 2 (3553)

Closing Date:

Industrial/ Office/Retail Warehouse



677 N 3050 E Suite 7
 St. George, UT 84790

Property Class:
 YearBuilt: 1995

Listing Date: 3/12/2008
 Available SF: 3000
 Minimum SF: 3000
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Ask	Actual
Lease Type : NNN	
\$ / SF: \$6.60	
Desired Term (yrs.):	
CAM / SF: \$0.08	Total \$\$
Taxes / SF: \$0.06	

Description: Office/Warehouse space available in the R&R Industrial Center. Located south of Costco, near the I-15 exit.

Loopnet=15752498 Flex=08-101151 Paragon= PropertyLine= BizBuySell= OtherID=

R&R Industrial Center, PH 2 (3388)

Closing Date:

Industrial/ Office/Retail Warehouse



653 N 3050 E Suite A
St. George, UT 84790

Property Class:
YearBuilt: 1995

Listing Date: 6/27/2008
Available SF: 7500
Minimum SF: 7500
Acres: 0.55
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Ask **Actual**
Lease Type : NNN
\$ / SF: \$10.32
Desired Term
 (yrs.):
CAM / SF: \$0.07 **Total \$\$**
Taxes / SF: n/a

Description: Office/Warehouse/Showroom & Yard space in the R&R Industrial Park. Great visibility and easy access from I-15. 7,500 SF available, including 6,000 SF of warehouse with 1,500 SF of office/showroom & a .55 acre yard. Lease for \$6,400/Month NNN. This is a sublease, subject to Owner approval.

Loopnet=15801723 Flex=08-102175 Paragon= PropertyLine= BizBuySell= OtherID=

R&R Industrial Center, PH 2 (3605)

Closing Date:

Industrial/ Office/Retail Warehouse



677 N 3050 E Suite 14
St. George, UT 84790

Property Class:
YearBuilt: 1995

Listing Date: 6/24/2008
Available SF: 2500
Minimum SF: 2500
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Ask **Actual**
Lease Type : NNN
\$ / SF: \$6.60
Desired Term
 (yrs.):
CAM / SF: \$0.08 **Total \$\$**
Taxes / SF: \$0.06

Description: Office/Warehouse space available in the R&R Industrial Center. Located south of Costco, near the I-15 exit.

Loopnet=15752498 Flex=08-101871 Paragon= PropertyLine= BizBuySell= OtherID=

Southland Retail Building (2171)

Closing Date:

Industrial/ Office/Retail Warehouse



1495 S Black Ridge Dr
Suite A150
St. George, UT 84770

Available after 9/1/2007
Property Class:
YearBuilt: uc07

Listing Date: 3/23/2007
Available SF: 1720
Minimum SF: 1720
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Ask **Actual**
Lease Type : NNN
\$ / SF: \$10.80
Desired Term 3-5 Years
 (yrs.):
CAM / SF: n/a **Total \$\$**
Taxes / SF: n/a

Description: New light warehouse space available for .90/SF NNN. Excellent central location, near I-15.

Loopnet=15078171 Flex=07-86509 Paragon= PropertyLine= BizBuySell= OtherID=

Riverside Corner (2991)

Closing Date:

Industrial/ Office/Retail Warehouse



267 E 1400 S Suite 102
St. George, UT 84790

Property Class: A
YearBuilt: 2007

Listing Date: 12/13/2007
Available SF: 4749
Minimum SF: 4749
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Ask **Actual**
Lease Type : NNN
\$ / SF: \$7.80
Desired Term 3 to 5
 (yrs.):
CAM / SF: n/a **Total \$\$**
Taxes / SF: n/a

Description: Retail-warehouse in the Riverside Drive area. Handsome construction. If not existing, build-to-suit offices at \$.90/SF. Easy access from downtown and I-15.

Loopnet=15518577 Flex=08-96435 Paragon= PropertyLine= BizBuySell= OtherID=

Riverside Corner (2990)

Closing Date:

Industrial/ Office/Retail Warehouse

267 E 1400 S Suite 101
St. George, UT 84790

Listing Date: 12/13/2007
Available SF: 4749
Minimum SF: 4749

Ask **Actual**
Lease Type : NNN
\$ / SF: \$7.80



Property Class: A
YearBuilt: 2007
Description: Retail-warehouse in the Riverside Drive area. Handsome construction. If not existing, build-to-suit offices at \$.90/SF. Easy access from downtown and I-15.
 Loopnet=15518577 Flex=08-96433 Paragon= PropertyLine= BizBuySell= OtherID=

Acres:	Desired Term	3 to 5	
Lot SF:	(yrs.):		
Office SF (Ind):	CAM / SF:	n/a	Total \$\$
Yard SF (Ind):	Taxes / SF:	n/a	

Riverside Corner (2992)

Closing Date:

Industrial/ Office/Retail Warehouse



267 E 1400 S Suite 103
St. George, UT 84790
Description: Retail-warehouse in the Riverside Drive area. Handsome construction. If not existing, build-to-suit offices at \$.90/SF. Easy access from downtown and I-15.
 Loopnet=15518577 Flex=08-96436 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date:	12/13/2007	Ask	Actual
Available SF:	4749	Lease Type :	NNN
Minimum SF:	4749	\$ / SF:	\$7.80
Acres:		Desired Term	3 to 5
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a
Property Class:	A		Total \$\$
YearBuilt:	2007		

Riverside Corner (2994)

Closing Date:

Industrial/ Office/Retail Warehouse



267 E 1400 S Suite 105
St. George, UT 84790
Description: Retail-warehouse in the Riverside Drive area. Handsome construction. Easy access from downtown and I-15. Existing office is 1,750 SF. Lease space for \$4,410/Mon NNN.
 Loopnet=15518577 Flex=08-96438 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date:	12/13/2007	Ask	Actual
Available SF:	5650	Lease Type :	NNN
Minimum SF:	5650	\$ / SF:	\$9.36
Acres:		Desired Term	3 to 5
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a
Property Class:	A		Total \$\$
YearBuilt:	2007		

Riverside Corner (2993)

Closing Date:

Industrial/ Office/Retail Warehouse



267 E 1400 S Suite 104
St. George, UT 84790
Description: Retail-warehouse in the Riverside Drive area. Handsome construction. If not existing, build-to-suit offices at \$.90/SF. Easy access from downtown and I-15.
 Loopnet=15518577 Flex=08-96437 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date:	12/13/2007	Ask	Actual
Available SF:	4749	Lease Type :	NNN
Minimum SF:	4749	\$ / SF:	\$7.80
Acres:		Desired Term	3 to 5
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a
Property Class:	A		Total \$\$
YearBuilt:	2007		

Great Warehouse/Office (3220)

Closing Date:

Industrial/ Office/Retail Warehouse



14 N 700 E
St. George, UT 84770
Description: Retail-warehouse in the Riverside Drive area. Handsome construction. If not existing, build-to-suit offices at \$.90/SF. Easy access from downtown and I-15.
 Loopnet=15518577 Flex=08-96437 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date:	2/20/2008	Ask	Actual
Available SF:	5894	Lease Type :	NNN
Minimum SF:	5894	\$ / SF:	\$9.00
Acres:		Desired Term	3 to 5
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	\$0.07
Property Class:	B		Total \$\$

YearBuilt: 1939 **Yard SF (Ind):** **Taxes / SF:** **\$0.03**

Description: Perfect Warehouse/Office in a prime Downtown St. George location. 3,176 SF warehouse on the main floor. 2,718 SF second floor office. Zoned C-4.
Loopnet=15607204 Flex=08-98292 Paragon= PropertyLine= BizBuySell= OtherID=

Office, Warehouse/Secure Yard (3685)

Closing Date:

Industrial/ Office/Retail Warehouse



1145 W 1250 N
St. George, UT 84770

Listing Date: 7/22/2008
Available SF: 3984
Minimum SF: 3984
Acres: 0.59
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$9.12
Desired Term
 (yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

Property Class: C
YearBuilt:

Description: 3,984 SF, recently remodeled. Spacious yard with covered awning. Conveniently located off Sunset Blvd. Rate is \$3,000/Month NNN. This is a sublease, subject to landlord approval (expires December 2010).

Loopnet=15873085 Flex=08-103579 Paragon= PropertyLine= BizBuySell= OtherID=

Rio Virgin Office/Warehouse (3544)

Closing Date:

Industrial/ Office/Retail Warehouse



1450 S Sandhill Dr
Washington, UT 84780

Listing Date: 11/7/2007
Available SF: 3350
Minimum SF: 3350
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : G
\$ / SF: \$9.12
Desired Term
 3
 (yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

Property Class: B
YearBuilt: 1996

Description: Nice office/warehouse, conveniently located in Rio Virgin Industrial Park. 1,800 SF warehouse available at \$.60/SF and 1,550 SF office available at \$.95/SF. Blended rate is \$.76/SF Gross.

Loopnet=15450869 Flex=07-94671 Paragon= PropertyLine= BizBuySell= OtherID=

Crocker Ventures Park (3590)

Closing Date:

Industrial/ Warehouse/Distribution



492 N Old Hwy 91
Hurricane, UT 84737

Listing Date: 6/27/2008
Available SF: 13175
Minimum SF: 13175
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$4.80
Desired Term
 (yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

Property Class:
YearBuilt: 2000

Description: This is a sublease, contingent upon landlord approval. Lease expires December 1, 2009.

Loopnet=15891698 Flex=08-103924 Paragon= PropertyLine= BizBuySell= OtherID=

Industrial Warehouse Space (2911)

Closing Date:

Industrial/ Warehouse/Distribution



1076 E Commerce Dr
St. George, UT 84790

Listing Date: 11/27/2007
Available SF: 24000
Minimum SF: 12000
Acres: 5
Lot SF: 217800
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$6.00
Desired Term
 3
 (yrs.):
CAM / SF: \$0.06
Taxes / SF: \$0.06

Ask
Actual
Total \$\$

Property Class:
YearBuilt: 2001

Description: 24,000 out of 48,000 SF available. Each bay is 200X60 wide. One 10X12 dock and one

12X16 ground level for each 12k SF, 26' clear height. Lease all or part: 24,000 or 12,000 SF.
 Loopnet=15526835 Flex=08-96603 Paragon= PropertyLine= BizBuySell= OtherID=

Olde World Marble Building (3099)

Closing Date:

Industrial/ Warehouse/Distribution



1021 N 1100 W
 St. George, UT 84770

Listing Date: 1/17/2008
 Available SF: 4800
 Minimum SF: 4800
 Acres: 0.37
 Lot SF: 16117
 Office SF (Ind):
 Yard SF (Ind):

Ask Actual
 Lease Type : NNN
 \$ / SF: \$9.00
 Desired Term
 (yrs.):
 CAM / SF: n/a Total \$\$
 Taxes / SF: n/a

Description: Excellent office/warehouse, just off of Sunset Boulevard. Building has a 4,800 SF footprint: 3,800 SF of warehouse, 1,000 SF of showroom, and 500 SF of second floor office. Zoned M-1.
 Loopnet=15519766 Flex=08-103094 Paragon= PropertyLine= BizBuySell= OtherID=

Riverside Drive Retail/Warehouse (3657)

Closing Date:

Industrial/ Warehouse/Distribution



1358 S 400 E
 St. George, UT 84790

Listing Date: 7/23/2008
 Available SF: 6400
 Minimum SF: 6400
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Ask Actual
 Lease Type : MG
 \$ / SF: \$8.88
 Desired Term
 (yrs.):
 CAM / SF: n/a Total \$\$
 Taxes / SF: n/a

Description: Rare Retail/Warehouse space available in the Riverside Drive area. Adjacent to Dal-Tile. Currently occupied by John Deere Landscape. Dock and ground-level overhead door with small side yard. Incredible location, near I-15. Lease for \$4,700/Month MG.
 Loopnet=15862603 Flex=08-103353 Paragon= PropertyLine= BizBuySell= OtherID=

Warehouse Just off Sunset Blvd (3763)

Closing Date:

Industrial/ Warehouse/Distribution



1192 W Sunset Blvd Suite
 1
 St. George, UT 84770

Listing Date: 9/5/2008
 Available SF: 2500
 Minimum SF: 2500
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Ask Actual
 Lease Type : MG
 \$ / SF: \$6.60
 Desired Term
 (yrs.): 3 to 5
 CAM / SF: n/a Total \$\$
 Taxes / SF: n/a

Description: Good location, just off of Sunset Boulevard. Has a 400 SF mezzanine office and dock doors. Low rent (\$1,375/Month MG). Owner-Agent.
 Loopnet=15892563 Flex=08-103950 Paragon= PropertyLine= BizBuySell= OtherID=

Sunchase Business Park (2738)

Closing Date:

Industrial/ Warehouse/Distribution



3848 S River Rd Bldg E
 St. George, UT 84790
 Available after 3/1/2007
 Property Class: A
 YearBuilt: 2007

Listing Date: 2/14/2007
 Available SF: 15000
 Minimum SF: 5000
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Ask Actual
 Lease Type : NNN
 \$ / SF: \$6.48
 Desired Term
 (yrs.):
 CAM / SF: \$0.06 Total \$\$
 Taxes / SF: \$0.06

Description: Office/Warehouse in Ft. Pierce Industrial Park. Flexible size and floor plan. Lease prices start at \$.54/SF NNN. Rates vary, based on build-out. Tenants include Gale Insulation and White CAP.
 Loopnet=13755444 Flex=08-99284 Paragon= PropertyLine= BizBuySell= OtherID=

Sunchase Business Park (2000)

Closing Date:

Industrial/ Warehouse/Distribution



3848 S River Rd Bldg D
St. George, UT 84790

Available after 3/1/2007
Property Class: A
YearBuilt: 2007

Listing Date: 2/14/2007
Available SF: 15000
Minimum SF: 5000
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type :
\$ / SF: \$6.48
Desired Term
(yrs.):
CAM / SF: \$0.06
Taxes / SF: \$0.06
Ask
NNN
Total \$\$

Description: Office/Warehouse in Ft. Pierce Industrial Park. Flexible size and floor plan. Lease prices start at \$.54/SF NNN. Rates vary, based on build-out. Tenants include Gale Insulation and White CAP. Loopnet=13755444 Flex=08-99284 Paragon= PropertyLine= BizBuySell= OtherID=

Norandex Reynolds Building. (2345)

Closing Date:

Industrial/ Warehouse/Distribution



890 E Factory Dr
St. George, UT 84790

Available after
Property Class: B
YearBuilt: 2006

Listing Date: 6/7/2007
Available SF: 5000
Minimum SF: 5000
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type :
\$ / SF: \$5.40
Desired Term
(yrs.): 3 to 5
CAM / SF: n/a
Taxes / SF: n/a
Ask
NNN
Total \$\$

Description: New office/warehouse in the Ft. Pierce Industrial Park. 5,000 SF with build-to-suit offices priced at \$.90/SF NNN. Loopnet=15225635 Flex=08-103290 Paragon= PropertyLine= BizBuySell= OtherID=

1st Floor Suite - Blvd Office Park (2469)

Closing Date:

Office/ Central Business District



134 N 200 E Suite 101
St. George, UT 84770

Available after
Property Class: A
YearBuilt: 1996

Listing Date: 6/22/2007
Available SF: 3249
Minimum SF: 618
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type :
\$ / SF: \$13.80
Desired Term
(yrs.): 5
CAM / SF: \$0.19
Taxes / SF: \$0.09
Ask
NNN
Total \$\$

Description: Great location in the Central Business District. Suite is on the 1st floor of a 3-story, all brick building. Owner/Agents. Loopnet=15186378 Flex=07-89793 Paragon= PropertyLine= BizBuySell= OtherID=

CBD Class A Office - Sale/Lease/Lease Option (3425)

Closing Date:

Office/ Central Business District



301 N 200 E Suite 3E
St. George, UT 84770

Property Class: A
YearBuilt: 2000

Listing Date: 4/29/2008
Available SF: 900
Minimum SF: 900
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type :
\$ / SF: \$13.20
Desired Term
(yrs.):
CAM / SF: \$0.24
Taxes / SF: n/a
Ask
NNN
Total \$\$

Description: Class A office located in the Central Business District. Loopnet=15561307 Flex=08-102500 Paragon= PropertyLine= BizBuySell= OtherID=

Downtown Business District Office (3173)

Closing Date:

Office/ Central Business District

221 E St. George Blvd

Listing Date: 2/7/2008
Available SF: 1306

Lease Type :
Ask
NNN
Actual



St. George, UT 84770

Minimum SF:	1306	\$ / SF:	\$15.00	
Acres:		Desired Term	3 to 5	
Lot SF:		(yrs.):		
Office SF (Ind):		CAM / SF:	\$0.20	Total \$\$
Yard SF (Ind):		Taxes / SF:	n/a	

Property Class: A
YearBuilt: 1996

Description: Downtown CBD office space. Great location in a nice brick building. Suite has 5 separate offices, reception area, and centralized common area. Owner-Agent.
Loopnet=15643297 Flex=08-98904 Paragon= PropertyLine= BizBuySell= OtherID=

Prof. Office Space in Downtown St. George! (3444)

Closing Date:

Office/ Central Business District



162 N 400 E Suite A 201
St. George, UT 84770

Listing Date:	4/21/2008	Ask	Actual
Available SF:	2122	Lease Type :	NNN
Minimum SF:	2122	\$ / SF:	\$15.00
Acres:		Desired Term	3
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a

Property Class: A
YearBuilt:

Description: Executive finished, Class A office space. Conveniently located in Downtown St. George. Includes lobby, reception area, 5 offices, storage, and break room. Perfect for attorneys, CPAs, financial services, etc.
Loopnet=15742826 Flex=08-100916 Paragon= PropertyLine= BizBuySell= OtherID=

2,760 SF Office Space on 2 Floors (3543)

Closing Date:

Office/ Central Business District



60 N 300 E
St. George, UT 84770

Listing Date:	5/29/2008	Ask	Actual
Available SF:	2760	Lease Type :	MG
Minimum SF:	2760	\$ / SF:	\$13.80
Acres:	0.33	Desired Term	1/2/1900
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a

Property Class: B
YearBuilt:

Description: 2,760 +/- SF office/retail space (includes 760 SF finished basement). Brick construction. Central St. George location. Access to St. George Blvd.
Loopnet=15762742 Flex=08-101331 Paragon= PropertyLine= BizBuySell= OtherID=

2nd East Plaza (3283)

Closing Date:

Office/ Central Business District



150 N 200 E Suite 203
St. George, Utah 84770

Listing Date:	3/3/2007	Ask	Actual
Available SF:	1846.6	Lease Type :	MG
Minimum SF:	1846.6	\$ / SF:	\$12.00
Acres:		Desired Term	5
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a

Property Class: B
YearBuilt: 1987

Description: Central Business District office. Great access. Close to city offices, county offices and the courthouse. Pro-rata share of the electric to be added to monthly dues.
Loopnet=15226711 Flex= Paragon= PropertyLine= BizBuySell= OtherID=

2nd East Plaza (3282)

Closing Date:

Office/ Central Business District

150 N 200 E Suite 102
St. George, Utah 84770

Listing Date:	3/3/2007	Ask	Actual
Available SF:	1295.5	Lease Type :	MG
Minimum SF:	1295.5	\$ / SF:	\$12.00
Acres:		Desired Term	5



Property Class: B
YearBuilt: 1987

Lot SF: (yrs.):
Office SF (Ind): CAM / SF: n/a **Total \$\$**
Yard SF (Ind): Taxes / SF: n/a

Description: Central Business District office. Great access. Close to city offices, county offices and the courthouse. Pro-rata share of the electric to be added to monthly dues.
Loopnet=15226711 Flex= Paragon= PropertyLine= BizBuySell= OtherID=

2nd East Plaza (2347)

Closing Date:

Office/ Central Business District



150 N 200 E Suite 101
St. George, Utah 84770

Listing Date: 3/3/2007
Available SF: 1586.4
Minimum SF: 1586.4

Lease Type : Ask
MG
\$/ SF: \$12.00
Desired Term 5

Property Class: B
YearBuilt: 1987

Lot SF: (yrs.):
Office SF (Ind): CAM / SF: n/a **Total \$\$**
Yard SF (Ind): Taxes / SF: n/a

Description: Central Business District office. Great access. Close to city offices, county offices and the courthouse. Pro-rata share of the electric to be added to monthly dues.
Loopnet=15226711 Flex=07-89774 Paragon= PropertyLine= BizBuySell= OtherID=

Ancestor Square (3330)

Closing Date:

Office/ Central Business District



2 W St. George Blvd Unit
5
St. George, UT 84770

Listing Date: 3/20/2008
Available SF: 2500
Minimum SF: 2500

Lease Type : Ask
MG
\$/ SF: \$9.60
Desired Term

Property Class: B
YearBuilt: 1979

Lot SF: (yrs.):
Office SF (Ind): CAM / SF: n/a **Total \$\$**
Yard SF (Ind): Taxes / SF: n/a

Description: This freestanding building, in Ancestor Square, is located in the heart of both the St. George Central Business District and the Historic District. Neighboring shops include galleries, offices, and restaurants. Lease for \$2,000/Month MG. Landlord pays taxes and insurance.
Loopnet=15643151 Flex=08-98896 Paragon= PropertyLine= BizBuySell= OtherID=

Boulevard Center - Building C (3224)

Closing Date:

Office/ Central Business District



150 N 400 E Suite 101
St. George, UT 84770

Listing Date: 11/29/2006
Available SF: 4857
Minimum SF: 4857

Lease Type : Ask
NNN
\$/ SF: \$13.80
Desired Term 5

Property Class: B
YearBuilt: uc07

Lot SF: (yrs.):
Office SF (Ind): CAM / SF: \$0.10 **Total \$\$**
Yard SF (Ind): Taxes / SF: \$0.10

Description: Central Business District office. Total building is 27,000 SF. Suite 101 has 3,846 usable SF. \$12/SF Tenant Improvement allowance.
Loopnet=14946298 Flex=07-83095 Paragon= PropertyLine= BizBuySell= OtherID=

Boulevard Center - Building C (3226)

Closing Date:

Office/ Central Business District

150 N 400 E Suite 302
St. George, UT 84770

Listing Date: 11/29/2006
Available SF: 3684
Minimum SF: 3684

Lease Type : Ask
NNN
\$/ SF: \$15.00



Property Class: B
YearBuilt: uc07
Description: Central Business District office. Total building is 27,000 SF. Suite 302 has 2,917 usable SF. \$12/SF Tenant Improvement allowance.
Loopnet=14946298 Flex=08-97844 Paragon= PropertyLine= BizBuySell= OtherID=

Acres:	Desired Term	5	
Lot SF:	(yrs.):		
Office SF (Ind):	CAM / SF:	\$0.10	Total \$\$
Yard SF (Ind):	Taxes / SF:	\$0.10	

Boulevard Center - Building C (3134)

Closing Date:

Office/ Central Business District



150 N 400 E Suite 301
St. George, UT 84770
Property Class: B
YearBuilt: uc07
Description: Central Business District office. Total building is 27,000 SF. Suite 301 has 4,133 usable SF. \$12/SF Tenant Improvement allowance.
Loopnet=14946298 Flex=08-97843 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date:	11/29/2006	Ask	Actual
Available SF:	5219	Lease Type :	NNN
Minimum SF:	5219	\$ / SF:	\$15.00
Acres:		Desired Term	5
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	\$0.10
Yard SF (Ind):		Taxes / SF:	\$0.10

Boulevard Center - Building C (3225)

Closing Date:

Office/ Central Business District



150 N 400 E Suite 202
St. George, UT 84770
Property Class: B
YearBuilt: uc07
Description: Central Business District office. Total building is 27,000 SF. Suite 202 has 2,949 usable SF. \$12/SF Tenant Improvement allowance.
Loopnet=14946298 Flex=08-97847 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date:	11/29/2006	Ask	Actual
Available SF:	3724	Lease Type :	NNN
Minimum SF:	3724	\$ / SF:	\$13.20
Acres:		Desired Term	5
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	\$0.10
Yard SF (Ind):		Taxes / SF:	\$0.10

Boulevard Center - Building C (1838)

Closing Date:

Office/ Central Business District



150 N 400 E Suite 201
St. George, UT 84770
Property Class: B
YearBuilt: uc07
Description: Central Business District office. Total building is 27,000 SF. Suite 201 has 4,127 usable SF. \$12/SF Tenant Improvement allowance.
Loopnet=14946298 Flex=07-83097 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date:	11/29/2006	Ask	Actual
Available SF:	5212	Lease Type :	NNN
Minimum SF:	5212	\$ / SF:	\$13.20
Acres:		Desired Term	5
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	\$0.10
Yard SF (Ind):		Taxes / SF:	\$0.10

Downtown Office Space for Lease! (3591)

Closing Date:

Office/ Central Business District

166 N 300 W Suite 2
St. George, UT 84770
Property Class: B
YearBuilt: 1997
Description: Nicely designed, second floor office space. Convenient Downtown location. Lease for

Listing Date:	6/17/2008	Ask	Actual
Available SF:	900	Lease Type :	MG
Minimum SF:	900	\$ / SF:	\$12.00
Acres:		Desired Term	3 to 5
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a



\$900/Month MG.
 Loopnet=15795531 Flex=08-102044 Paragon= PropertyLine= BizBuySell= OtherID=

Bluff Street Plaza (3121)

Closing Date:

Office/ Downtown



**705 N Bluff St Suite 4
 St. George, UT 84770**

Listing Date:	1/28/2008	Ask	Actual
Available SF:	1080	Lease Type :	MG
Minimum SF:	1080	\$ / SF:	\$6.72
Acres:		Desired Term	
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a
		Total \$\$	

**Property Class:
 YearBuilt: 1976**

**Description: Great office space on Bluff Street. Priced at \$600/Month MG. Call agent for more details.
 Loopnet=15624608 Flex=08-98537 Paragon= PropertyLine= BizBuySell= OtherID=**

Ence Executive Tower 1 (3564)

Closing Date:

Office/ Downtown



**610 S Bluff St Suite 204
 St. George, UT 84770**

Listing Date:	6/5/2008	Ask	Actual
Available SF:	2603.61	Lease Type :	NNN
Minimum SF:	822.61	\$ / SF:	\$13.20
Acres:		Desired Term	2
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	\$0.10
Yard SF (Ind):		Taxes / SF:	\$0.10
		Total \$\$	

**Property Class: A
 YearBuilt: 2000**

**Description: Prime, high-traffic location on the corner of 6th South and Bluff Street. Easy to find, near I-15 and the Central Business District. Remodeled in 2008! New tile, faux painted walls, and blinds. Large, luxury, glassed-in corner office + 7 other offices - all with views. Attractive lobby. Breakroom with sink. Perfect for salon or business offices (medical, attorneys, CPAs, etc.) Space can be demised (1,781 SF & 822.61 SF). Sublease contingent upon Landlord approval.
 Loopnet=15771123 Flex=08-101545, 08-102674, 08-102676 Paragon= PropertyLine= BizBuySell= OtherID=**

Blackridge Terrace II (3549)

Closing Date:

Office/ Downtown



**1173 S 250 W Suite 506
 St. George, UT 84770**

Listing Date:	6/10/2008	Ask	Actual
Available SF:	2390	Lease Type :	NNN
Minimum SF:	2390	\$ / SF:	\$15.00
Acres:		Desired Term	4
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	\$0.17
Yard SF (Ind):		Taxes / SF:	n/a
		Total \$\$	

**Property Class: B
 YearBuilt: 2007**

**Description: Large new office space with great views of the city. Located on the second floor of the newest Blackridge Terrace office building. Conference room(s), open area, break room, many offices. This is a sublease, contingent upon Landlord approval.
 Loopnet=15777527 Flex=08-101650 Paragon= PropertyLine= BizBuySell= OtherID=**

Chase Plaza (3468)

Closing Date:

Office/ Downtown

Listing Date: 4/30/2008 **Ask Actual**



50 E 100 S Suite 201
St. George, UT 84770

Available SF:	983	Lease Type :	NNN	MG
Minimum SF:	983	\$ / SF:	\$12.60	
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: 1981

Description: Great downtown location. Easily accessible. Brick exterior. Ample parking at the rear of the building. Lease for \$1.05 + CAM & Taxes. Some utilities included.
Loopnet=14263281 Flex= Paragon= PropertyLine= BizBuySell= OtherID=

Chase Plaza (2896)

Closing Date:

Office/ Downtown



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

Listing Date:	9/19/2006	Ask	Actual
Available SF:	1664	Lease Type :	NNN
Minimum SF:	1664	\$ / SF:	\$12.60
Acres:		Desired Term	
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a

Property Class: B
YearBuilt: 1981

Description: Great downtown location. Easily accessible. Brick exterior. Ample parking at the rear of the building. Lease for \$1.05 + CAM & Taxes. Some utilities included.
Loopnet=14263281 Flex=08-99608 Paragon= PropertyLine= BizBuySell= OtherID=

Chase Plaza (3469)

Closing Date:

Office/ Downtown



50 E 100 S Suite 302
St. George, UT 84770

Listing Date:	4/30/2008	Ask	Actual
Available SF:	1286	Lease Type :	NNN
Minimum SF:	1286	\$ / SF:	\$12.60
Acres:		Desired Term	
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a

Available after 6/1/2008
Property Class: B
YearBuilt: 1981

Description: Great downtown location. Easily accessible. Brick exterior. Ample parking at the rear of the building. Lease for \$1.05 + CAM & Taxes. Some utilities included. Available June '08.
Loopnet=14263281 Flex= Paragon= PropertyLine= BizBuySell= OtherID=

Chase Plaza (3202)

Closing Date:

Office/ Downtown



50 E 100 S Suite 301
St. George, UT 84770

Listing Date:	5/31/2006	Ask	Actual
Available SF:	1650	Lease Type :	NNN
Minimum SF:	1650	\$ / SF:	\$12.60
Acres:		Desired Term	
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a

Property Class: B
YearBuilt: 1981

Description: Great downtown location. Easily accessible. Brick exterior. Ample parking at the rear of the building. Lease for \$1.05 + CAM & Taxes. Some utilities included.
Loopnet=14263281 Flex=08-99609 Paragon= PropertyLine= BizBuySell= OtherID=

Chase Plaza (231)

Closing Date:

Office/ Downtown

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

Listing Date:	5/31/2006	Ask	Actual
Available SF:	260	Lease Type :	NNN



Property Class: B
YearBuilt: 1981

Minimum SF:	260	\$ / SF:	\$12.60	
Acres:		Desired Term		
Lot SF:		(yrs.):		
Office SF (Ind):		CAM / SF:	n/a	Total \$\$
Yard SF (Ind):		Taxes / SF:	n/a	

Description: Great downtown location. Easily accessible. Brick exterior. Ample parking at the rear of the building. Lease for \$1.05 + CAM & Taxes. Some utilities included.
 Loopnet=14263281 Flex=08-99607 Paragon= PropertyLine= BizBuySell= OtherID=

Chelsea Commercial Condos (3562)

Closing Date:

Office/ Downtown



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

Listing Date:	6/12/2008	Ask	Actual
Available SF:	1283	Lease Type :	NNN
Minimum SF:	1283	\$ / SF:	\$12.60
Acres:	1	Desired Term	
Lot SF:	24829	(yrs.):	
Office SF (Ind):		CAM / SF:	\$0.05
Yard SF (Ind):		Taxes / SF:	\$0.11

Property Class: B
YearBuilt: 2002

Description: Single level building with easy access to Downtown. Located between Hilton Drive and Blackridge Drive. Owner is a licensed real estate agent in the State of Utah.
 Loopnet=15777610 Flex=08-101651 Paragon= PropertyLine= BizBuySell= OtherID=

Convenient Office Space in Troon Park (3573)

Closing Date:

Office/ Downtown



1240 E 100 S Bldg 6, Suite 6 (Up & Down)
St. George, UT 84770

Listing Date:	6/12/2008	Ask	Actual
Available SF:	2000	Lease Type :	MG
Minimum SF:	1000	\$ / SF:	\$11.40
Acres:		Desired Term	1/2/1900
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a

Property Class: B
YearBuilt:

Description: Nice Class B office space, conveniently located in Troon Park. Retail and restaurants in close proximity. Six offices, two conference rooms, and two restrooms on two levels. Lease all or part.
 Loopnet=15792905 Flex=08-101990 Paragon= PropertyLine= BizBuySell= OtherID=

East Tabernacle Commercial Center (2815)

Closing Date:

Office/ Downtown



1067 E Tabernacle St Suite 12
St. George, UT 84770

Listing Date:	10/26/2007	Ask	Actual
Available SF:	1224	Lease Type :	NNN
Minimum SF:	1224	\$ / SF:	\$13.80
Acres:		Desired Term	
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	\$0.10
Yard SF (Ind):		Taxes / SF:	\$0.10

Property Class: B
YearBuilt: 1998

Description: Fully built out office. Great location with I-15 visibility.
 Loopnet=15526969 Flex=08-96608 Paragon= PropertyLine= BizBuySell= OtherID=

Highly Visible Office Condo for Lease or Sale (3728)

Closing Date:

Office/ Downtown

437 S Bluff St Suite 302
St. George, UT 84770

Listing Date:	4/12/2008	Ask	Actual
Available SF:	2600	Lease Type :	MG
Minimum SF:	2600	\$ / SF:	\$12.24
Acres:		Desired Term	



Property Class: B
YearBuilt: 1995
Description: Bluff Street location with great signage and visibility. Third floor office (elevator) with 9 offices, conference room, break room, 2 work rooms, and reception area. New tile and paint. Lease for \$2,650/Month MG. (Lease-option available.)
Loopnet=15867244 Flex=08-100104 Paragon= PropertyLine= BizBuySell= OtherID=

Lot SF:	(yrs.):		
Office SF (Ind):	CAM / SF:	n/a	Total \$\$
Yard SF (Ind):	Taxes / SF:	n/a	

Office Space for Lease (3069)

Closing Date:

Office/ Downtown



1240 E 100 S Bldg 10, Suite 103
St. George, UT 84770
Property Class: B
YearBuilt:
Description: Office space available in Troon Park. Access to a large conference room. Lease for \$425/Mon MG.
Loopnet=15542558 Flex=08-96933 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date:	1/8/2008		Ask	Actual
Available SF:	140	Lease Type :	MG	
Minimum SF:	140	\$ / SF:	\$36.48	
Acres:		Desired Term	2 to 3	
Lot SF:		(yrs.):		
Office SF (Ind):		CAM / SF:	n/a	Total \$\$
Yard SF (Ind):		Taxes / SF:	n/a	

Sunland Professional Park, Phase 1 (3603)

Closing Date:

Office/ Downtown



491 E Riverside Dr Suite 1A
St. George, UT 84790
Available after 9/30/2008
Property Class: B
YearBuilt: 2005
Description: Great office space located in the Sunland Professional Park. Available 9/30/08.
Loopnet=15777689 Flex= Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date:	6/24/2008		Ask	Actual
Available SF:	1503	Lease Type :	NNN	
Minimum SF:	1503	\$ / SF:	\$13.20	
Acres:		Desired Term		
Lot SF:		(yrs.):		
Office SF (Ind):		CAM / SF:	\$0.10	Total \$\$
Yard SF (Ind):		Taxes / SF:	\$0.10	

Sunland Professional Park, Phase 1 (3558)

Closing Date:

Office/ Downtown



491 E Riverside Dr Suite 3C
St. George, UT 84790
Property Class: B
YearBuilt: 2005
Description: Great built-out office space located in the Sunland Professional Park.
Loopnet=15777689 Flex=08-101655 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date:	6/10/2008		Ask	Actual
Available SF:	1367	Lease Type :	NNN	
Minimum SF:	1367	\$ / SF:	\$14.40	
Acres:		Desired Term		
Lot SF:		(yrs.):		
Office SF (Ind):		CAM / SF:	\$0.10	Total \$\$
Yard SF (Ind):		Taxes / SF:	\$0.10	

Sunland Professional Park, Phase 1 (3604)

Closing Date:

Office/ Downtown



491 E Riverside Dr Suite 1B
St. George, UT 84790
Available after 7/31/2008
Property Class: B

Listing Date:	6/24/2008		Ask	Actual
Available SF:	1503	Lease Type :	NNN	
Minimum SF:	1503	\$ / SF:	\$13.20	
Acres:		Desired Term		
Lot SF:		(yrs.):		
Office SF (Ind):		CAM / SF:	\$0.10	Total \$\$
Yard SF (Ind):		Taxes / SF:	\$0.10	

YearBuilt: 2005

**Description: Great office space located in the Sunland Professional Park. Available 7/31/08.
Loopnet=15777689 Flex= Paragon= PropertyLine= BizBuySell= OtherID=**

Troon Park, Phase 1 & 2 (3569)

Closing Date:

Office/ Downtown



**1240 E 100 S Bldg 11
St. George, UT 84770**

**Property Class: B
YearBuilt: 1997**

**Listing Date: 6/23/2008
Available SF: 1000
Minimum SF: 1000
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):**

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

**Ask
MG
\$12.00
n/a
n/a
Total \$\$**

**Description: Upstairs suite available in the Troon Park office complex. Parking directly in front of the building. (Building located across the street from Jones Paint & Glass.)
Loopnet=15801632 Flex=08-102170 Paragon= PropertyLine= BizBuySell= OtherID=**

**Turn-key Office with Networked Phone & Computer
(3762)**

Closing Date:

Office/ Downtown



**91 W 1470 S Suite 202
St. George, UT 84770**

**Property Class: B
YearBuilt:**

**Listing Date: 9/6/2008
Available SF: 2200
Minimum SF: 2200
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):**

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

**Ask
G
\$13.68
1.5
n/a
n/a
Total \$\$**

**Description: Nice turn-key office with networked phone and computer systems. Five offices with conference room and large built out work room. Large reception area with built out reception desk. Two entrances and handicap access ramp. Sublease for \$2,500/Month Gross. (Sublease contingent upon Landlord approval.) Network server, for phone and computer system, sold separately at reduced cost. Mytel phone system, with twenty handsets, sold separately at reduced cost. Partial furniture package sold separately.
Loopnet=15892757 Flex=08-103953 Paragon= PropertyLine= BizBuySell= OtherID=**

Executive Suites in Downtown St. George (3623)

Closing Date:

Office/ Downtown



**50 N 600 E Suites 1,2,3,4
St. George, UT 84770**

**Property Class: C
YearBuilt: 1952**

**Listing Date: 5/15/2008
Available SF: 90
Minimum SF: 422
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):**

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

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

**Description: Four executive office suites available in Downtown St. George, ranging from 90-120 SF. Includes access to breakroom and conference room. Lease one or all four. Suite 1 - 90 SF = \$275 G Suite 2 - 112 SF = \$300 G Suite 3 - 100 SF = \$275 G Suite 4 - 120 SF = \$300 G
Loopnet=15814657 Flex=08-102462, 08-102463, 08-102464, 08-102465 Paragon= PropertyLine= BizBuySell= OtherID=**

Small Home Converted to Office (2730)

Closing Date:

Office/ Downtown

**34 N 600 E
St. George, UT 84770**

Property Class: C

**Listing Date: 10/9/2007
Available SF: 2416
Minimum SF: 2416
Acres:
Lot SF:
Office SF (Ind):**

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

**Ask
MG
\$12.00
n/a
Total \$\$**



YearBuilt: **Yard SF (Ind):** **Taxes / SF:** **n/a**
Description: Small home, located in the downtown area, converted to office space. Month-to-month leases only.
Loopnet=15450754 Flex=07-94666 Paragon= PropertyLine= BizBuySell= OtherID=

Wells Court (3216)

Closing Date:

Office/ Downtown



55 S Bluff St Suite D **Listing Date:** 2/26/2008 **Ask** **Actual**
St. George, UT 84770 **Available SF:** 953 **Lease Type :** **NNN**
Minimum SF: 953 **\$ / SF:** **\$11.40**
Acres: **Desired Term**
Lot SF: **(yrs.):**
Property Class: C **Office SF (Ind):** **CAM / SF:** **\$0.11** **Total \$\$**
YearBuilt: 1979 **Yard SF (Ind):** **Taxes / SF:** **\$0.12**
Description: Upstairs office space available in the Wells Court building. Great Bluff Street location & visibility.
Loopnet=15644540 Flex=08-98942 Paragon= PropertyLine= BizBuySell= OtherID=

Zion Plaza (3635)

Closing Date:

Office/ Downtown



511 E St. George Blvd **Listing Date:** 7/7/2008 **Ask** **Actual**
Suite H **Available SF:** 450 **Lease Type :** **MG**
St. George, UT 84770 **Minimum SF:** 450 **\$ / SF:** **\$12.00**
Acres: **Desired Term**
Lot SF: **(yrs.):**
Property Class: C **Office SF (Ind):** **CAM / SF:** **n/a** **Total \$\$**
YearBuilt: 1980 **Yard SF (Ind):** **Taxes / SF:** **n/a**
Description: Great location and exposure. Excellent building and monument signage. Great price for office/retail space. Upstairs unit with open floor plan.
Loopnet=15829146 Flex=08-102715 Paragon= PropertyLine= BizBuySell= OtherID=

Hurricane Office (2926)

Closing Date:

Office/ Suburban



101 S Main St **Listing Date:** 11/19/2007 **Ask** **Actual**
Hurricane, UT 84737 **Available SF:** 3456 **Lease Type :** **MG**
Minimum SF: 3456 **\$ / SF:** **\$9.00**
Acres: **Desired Term**
Lot SF: **(yrs.):**
Property Class: **Office SF (Ind):** **CAM / SF:** **n/a** **Total \$\$**
YearBuilt: **Yard SF (Ind):** **Taxes / SF:** **n/a**
Description: Five large offices with plenty of work area and a kitchenette. Open floor plan. Great natural light. Lease for \$.75/SF MG.
Loopnet=15468502 Flex=08-101107 Paragon= PropertyLine= BizBuySell= OtherID=

Hurricane Professional Office (3625)

Closing Date:

Office/ Suburban

2600 W State St Suite 102 **Listing Date:** 6/27/2008 **Ask** **Actual**
Hurricane, UT 84737 **Available SF:** 2160 **Lease Type :** **NNN**
Minimum SF: 2160 **\$ / SF:** **\$13.80**
Acres: **Desired Term**
Lot SF: **(yrs.):**
Property Class: **Office SF (Ind):** **CAM / SF:** **\$0.10** **Total \$\$**



YearBuilt: 2005 **Yard SF (Ind):** **Taxes / SF:** n/a

Description: Nicely finished office suites available. Great SR-9 frontage. High visibility. Ideal for doctor, dentist, attorney, accountant, mortgage company, or other professional service. Several months of discounted rent possible.

Loopnet=15838921 Flex=08-102885 Paragon= PropertyLine= BizBuySell= OtherID=

Hurricane Professional Office (3627)

Closing Date:

Office/ Suburban



**2600 W State St Suite 200
Hurricane, UT 84737**

Listing Date: 6/27/2008
Available SF: 4890
Minimum SF: 4890

Lease Type : NNN
\$ / SF: \$13.80

Ask

Actual

Property Class:
YearBuilt: 2005

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

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

\$0.10

Total \$\$

n/a

Description: Nicely finished office suites available. Great SR-9 frontage. High visibility. Ideal for doctor, dentist, attorney, accountant, mortgage company, or other professional service. Several months of discounted rent possible.

Loopnet=15838921 Flex=08-102887 Paragon= PropertyLine= BizBuySell= OtherID=

Hurricane Professional Office (3626)

Closing Date:

Office/ Suburban



**2600 W State St Suite 103
Hurricane, UT 84737**

Listing Date: 6/27/2008
Available SF: 1660
Minimum SF: 1660

Lease Type : NNN
\$ / SF: \$13.80

Ask

Actual

Property Class:
YearBuilt: 2005

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

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

\$0.10

Total \$\$

n/a

Description: Nicely finished office suites available. Great SR-9 frontage. High visibility. Ideal for doctor, dentist, attorney, accountant, mortgage company, or other professional service. Several months of discounted rent possible.

Loopnet=15838921 Flex=08-102886 Paragon= PropertyLine= BizBuySell= OtherID=

Sun Valley Professional Park (2344)

Closing Date:

Office/ Suburban



**48 S 2500 W 2nd Floor,
Suite 3
Hurricane, UT 84737**

Listing Date: 5/3/2007
Available SF: 3286
Minimum SF: 1200

Lease Type : NNN
\$ / SF: \$14.40

Ask

Actual

Available after
Property Class: A
YearBuilt: uc07

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

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

\$0.10

Total \$\$

\$0.10

Description: Professional/medical space available. New building under construction. Various suite sizes to meet your needs.

Loopnet=15255434 Flex=07-90410 Paragon= PropertyLine= BizBuySell= OtherID=

Sun Valley Professional Park (2343)

Closing Date:

Office/ Suburban

**48 S 2500 W 2nd Floor,
Suite 2
Hurricane, UT 84737**

Listing Date: 5/3/2007
Available SF: 1691
Minimum SF: 1691
Acres:

Lease Type : NNN
\$ / SF: \$14.40
Desired Term 3

Ask

Actual

\$14.40

3



Available after
Property Class: A
YearBuilt: uc07
Lot SF: (yrs.):
Office SF (Ind): CAM / SF: \$0.10 Total \$\$
Yard SF (Ind): Taxes / SF: \$0.10
Description: Professional/medical space available. New building under construction. Various suite sizes to meet your needs.
Loopnet=15255434 Flex=07-90409 Paragon= PropertyLine= BizBuySell= OtherID=

Professional Office Space (3644)

Closing Date:

Office/ Suburban



1006 N 1400 W Suites 1 & 2
St. George, UT 84770
Listing Date: 7/17/2008
Available SF: 1400
Minimum SF: 500
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):
Lease Type : Ask
MG
\$/ SF: \$11.16
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a
Total \$\$
Property Class:
YearBuilt:
Description: Located just off of Sunset Boulevard. Includes reception area, two offices, two full baths, conference room, kitchenette, CAT 5 wiring, security system, tile, and granite counter tops. Can lease from 500 to 1,400 SF (possibly 200 SF of storage).
Loopnet=15859461 Flex=08-103257 Paragon= PropertyLine= BizBuySell= OtherID=

Red Cliffs Professional Park (3637)

Closing Date:

Office/ Suburban



321 N Mall Dr Suite E-101
St. George, UT 84790
Listing Date: 7/15/2008
Available SF: 650
Minimum SF: 650
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):
Lease Type : Ask
NNN
\$/ SF: \$13.20
Desired Term
(yrs.):
CAM / SF: \$0.10
Taxes / SF: \$0.08
Total \$\$
Property Class: B
YearBuilt: 1996
Description: Downstairs office space located in Red Cliffs Professional Park, behind Red Cliffs Regional Mall.
Loopnet=15184088 Flex=08-102328 Paragon= PropertyLine= BizBuySell= OtherID=

Red Cliffs Professional Park (3204)

Closing Date:

Office/ Suburban



321 N Mall Dr Suite E-201/202
St. George, UT 84790
Listing Date: 4/10/2007
Available SF: 2000
Minimum SF: 2000
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):
Lease Type : Ask
NNN
\$/ SF: \$13.20
Desired Term
(yrs.):
CAM / SF: \$0.10
Taxes / SF: \$0.08
Total \$\$
Available after 5/1/2007
Property Class: B
YearBuilt: 1996
Description: Downstairs office space located in Red Cliffs Professional Park, behind Red Cliffs Regional Mall.
Loopnet=15184088 Flex=08-98434 Paragon= PropertyLine= BizBuySell= OtherID=

Rio Plaza (2935)

Closing Date:

Office/ Suburban

558 E Riverside Dr Suite 211
St. George, UT 84790
Listing Date: 12/19/2006
Available SF: 1190
Minimum SF: 1190
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):
Lease Type : Ask
NNN
\$/ SF: \$16.20
Desired Term
3-5
(yrs.):
CAM / SF: \$0.10
Taxes / SF: \$0.10
Total \$\$
Available after 8/1/2007
Property Class: B



YearBuilt: 2007

Description: Incredible, dynamic, new mixed-use retail/office development on Riverside Drive. Retail is downstairs and fully-finished offices are upstairs (adjacent offices available). Next to Barefoot Gymnastics. Plenty of signage. Currently under construction. Completion estimated August 2007. Call listing agent for details.

Loopnet=15008537 Flex=07-84691 Paragon= PropertyLine= BizBuySell= OtherID=

Rio Plaza (2553)

Closing Date:

Office/ Suburban



558 E Riverside Dr Suite 212
St. George, UT 84790

Listing Date: 12/19/2006
Available SF: 1270
Minimum SF: 1270
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$18.00
Desired Term (yrs.): 3-5
CAM / SF: \$0.10
Taxes / SF: \$0.10

Ask **Actual**
Total \$\$

Available after 8/1/2007
Property Class: B
YearBuilt: 2007

Description: Incredible, dynamic, new mixed-use retail/office development on Riverside Drive. Retail is downstairs and fully-finished offices are upstairs (adjacent offices available). Next to Barefoot Gymnastics. Plenty of signage. Currently under construction. Completion estimated August 2007. Call listing agent for details.

Loopnet=15008537 Flex=07-84691 Paragon= PropertyLine= BizBuySell= OtherID=

Rio Plaza (2554)

Closing Date:

Office/ Suburban



558 E Riverside Dr Suite 209
St. George, UT 84790

Listing Date: 12/19/2006
Available SF: 1190
Minimum SF: 1190
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$16.20
Desired Term (yrs.): 3-5
CAM / SF: \$0.10
Taxes / SF: \$0.10

Ask **Actual**
Total \$\$

Available after 8/1/2007
Property Class: B
YearBuilt: 2007

Description: Incredible, dynamic, new mixed-use retail/office development on Riverside Drive. Retail is downstairs and fully-finished offices are upstairs (adjacent offices available). Next to Barefoot Gymnastics. Plenty of signage. Currently under construction. Completion estimated August 2007. Call listing agent for details.

Loopnet=15008537 Flex=07-84691 Paragon= PropertyLine= BizBuySell= OtherID=

Ventana Office Park (2997)

Closing Date:

Office/ Suburban



230 N 1680 E Suite L-2
St. George, UT 84790

Listing Date: 12/18/2007
Available SF: 1155
Minimum SF: 1155
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$12.60
Desired Term (yrs.): 1 to 5
CAM / SF: \$0.08
Taxes / SF: \$0.12

Ask **Actual**
Total \$\$

Property Class: B
YearBuilt: 2004

Description: Office space available in the Ventana Office Park, located just behind the Red Cliffs Mall.

Loopnet=15560851 Flex=08-97303 Paragon= PropertyLine= BizBuySell= OtherID=

Ventana Office Park (3501)

Closing Date:

Office/ Suburban



230 N 1680 E Suite L-1
St. George, UT 84790

Listing Date: 12/18/2007
Available SF: 1155
Minimum SF: 1155
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$12.60
Desired Term 1 to 5
(yrs.):
CAM / SF: \$0.08
Taxes / SF: \$0.12

Ask
Actual
Total \$\$

Property Class: B
YearBuilt: 2004

Description: Office space available in the Ventana Office Park, located just behind the Red Cliffs Mall.
Loopnet=15560851 Flex= Paragon= PropertyLine= BizBuySell= OtherID=

Ventana Office Park (3433)

Closing Date:

Office/ Suburban



230 N 1680 E Bldg T
St. George, UT 84790

Listing Date: 5/5/2008
Available SF: 2310
Minimum SF: 2310
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$12.60
Desired Term 3 to 5
(yrs.):
CAM / SF: \$0.08
Taxes / SF: \$0.12

Ask
Actual
Total \$\$

Property Class: B
YearBuilt: 2005

Description: Built out office space available in the Ventana Office Park, located a block behind the Red Cliffs Mall.
Loopnet=15560851 Flex=08-100954 Paragon= PropertyLine= BizBuySell= OtherID=

Ventana Office Park (2996)

Closing Date:

Office/ Suburban



230 N 1680 E Suite C-1
St. George, UT 84790

Listing Date: 12/18/2007
Available SF: 1155
Minimum SF: 1155
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$12.60
Desired Term 1 to 5
(yrs.):
CAM / SF: \$0.08
Taxes / SF: \$0.12

Ask
Actual
Total \$\$

Property Class: B
YearBuilt: 2004

Description: Office space available in the Ventana Office Park, located just behind the Red Cliffs Mall.
Loopnet=15560851 Flex=08-97302 Paragon= PropertyLine= BizBuySell= OtherID=

Downtown Hurricane Office for Lease (3611)

Closing Date:

Retail/ Anchorless Center



545 W State St Suite 9
Hurricane, UT 84737

Listing Date: 1/30/2008
Available SF: 1232
Minimum SF: 1232
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

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

Ask
Actual
Total \$\$

Property Class:
YearBuilt: 2005

Description: Space available on State Street in Hurricane. Has a reception area, 3 offices and a conference room. Lease for \$1,268.96/Month MG. First month free rent.
Loopnet=15590691 Flex=08-101955 Paragon= PropertyLine= BizBuySell= OtherID=

Downtown Hurricane Retail for Lease (3130)

Closing Date:

Retail/ Anchorless Center

545 W State St Suite 7
Hurricane, UT 84737

Listing Date: 1/30/2008
Available SF: 1155

Lease Type : MG

Ask
Actual



Property Class:
YearBuilt: 2005

Minimum SF: 1155 **\$/ SF:** \$12.52
Acres: **Desired Term**
Lot SF: **(yrs.):**
Office SF (Ind): **CAM / SF:** n/a **Total \$\$**
Yard SF (Ind): **Taxes / SF:** n/a

Description: Retail space available on State Street in Hurricane. High traffic area next to title company, accountant, and insurance offices. Zoned C-2. No 3-phase or grease trap. Lease for \$1,200/Month MG. First month free rent.
 Loopnet=15590691 Flex=08-97960 Paragon= PropertyLine= BizBuySell= OtherID=

Downtown Hurricane Retail for Lease (3129)

Closing Date:

Retail/ Anchorless Center



545 W State St Suite 5
Hurricane, UT 84737

Listing Date: 1/30/2008
Available SF: 1155 **Lease Type :** MG **Ask** **Actual**
Minimum SF: 1155 **\$/ SF:** \$12.52
Acres: **Desired Term**
Lot SF: **(yrs.):**
Office SF (Ind): **CAM / SF:** n/a **Total \$\$**
Yard SF (Ind): **Taxes / SF:** n/a

Property Class:
YearBuilt: 2005

Description: Retail space available on State Street in Hurricane. High traffic area next to title company, accountant, and insurance offices. Zoned C-2. No 3-phase or grease trap. Lease for \$1,200/Month MG. First month free rent.
 Loopnet=15590691 Flex=08-97957 Paragon= PropertyLine= BizBuySell= OtherID=

In-line Retail at Canyon Crossing (1886)

Closing Date:

Retail/ Anchorless Center



Corner Snow Cyn
Pkwy/Snow Cyn Dr
Ivins, UT 84738

Listing Date: 11/21/2006
Available SF: 15000 **Lease Type :** NNN **Ask** **Actual**
Minimum SF: 1000 **\$/ SF:** \$18.00
Acres: **Desired Term** 3
Lot SF: **(yrs.):**
Office SF (Ind): **CAM / SF:** n/a **Total \$\$**
Yard SF (Ind): **Taxes / SF:** n/a

Available after
Property Class: A
YearBuilt: 2008

Description: Construction to begin soon. Superb access and visibility. On the corner of Snow Canyon Parkway, heading toward Tuacahn.
 Loopnet=14939768 Flex=07-95272 Paragon= PropertyLine= BizBuySell= OtherID=

Zion West Gate Village (3441)

Closing Date:

Retail/ Anchorless Center



SR-9 & 500 N
La Verkin, UT 84745

Listing Date: 4/14/2008
Available SF: 46000 **Lease Type :** NNN **Ask** **Actual**
Minimum SF: 1000 **\$/ SF:** \$15.60
Acres: 4.6 **Desired Term** 3 to 5
Lot SF: 200376 **(yrs.):**
Office SF (Ind): **CAM / SF:** n/a **Total \$\$**
Yard SF (Ind): **Taxes / SF:** n/a

Property Class:
YearBuilt:

Description: Pre-leasing prime retail space. New construction in La Verkin. Located enroute to the west entrance of Zion National Park, next to scheduled La Quinta Inn & Suites. LOI's now being accepted.
 Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

The Shoppes at Santa Clara (3443)

Closing Date:

Retail/ Anchorless Center

1100 Canyon View Dr
Suite C & D
Santa Clara, UT 84765

Listing Date: 5/1/2008
Available SF: 3098 **Lease Type :** NNN **Ask** **Actual**
Minimum SF: 1439 **\$/ SF:** \$16.68
Acres: **Desired Term** 3 to 5



Property Class:	Lot SF:	(yrs.):		
YearBuilt: 2006	Office SF (Ind):	CAM / SF:	\$0.22	Total \$\$
	Yard SF (Ind):	Taxes / SF:	n/a	

Description: Beautiful retail center at the corner of Canyon View Drive and Santa Clara Drive. Two suites are available and can be combined for single use (Suite C = 1,439 SF / Suite D = \$1,659 SF). Landlord is offering a \$15/SF tenant improvement allowance for a custom build-out. Signage available on the exterior of the building and on the monument sign.
 Loopnet=15716107 Flex=08-100378 Paragon= PropertyLine= BizBuySell= OtherID=

Bluff Street Plaza (3506)

Closing Date:

Retail/ Anchorless Center



705 N Bluff St Suite 3	Listing Date:	1/28/2008	Ask	Actual
St. George, UT 84770	Available SF:	1080	Lease Type :	MG
	Minimum SF:	1080	\$ / SF:	\$6.72
	Acres:		Desired Term	
Property Class:	Lot SF:	(yrs.):		
YearBuilt: 1976	Office SF (Ind):	CAM / SF:	n/a	Total \$\$
	Yard SF (Ind):	Taxes / SF:	n/a	

Description: Great retail space on Bluff Street. Priced at \$600/Month MG. Call agent for more details.
 Loopnet=15624608 Flex=08-102332 Paragon= PropertyLine= BizBuySell= OtherID=

Downtown Office Space (3684)

Closing Date:

Retail/ Anchorless Center



334 W Tabernacle Suite D	Listing Date:	7/22/2008	Ask	Actual
St. George, UT 84770	Available SF:	1000	Lease Type :	MG
	Minimum SF:	1000	\$ / SF:	\$9.60
	Acres:		Desired Term	
Property Class:	Lot SF:	(yrs.):		
YearBuilt:	Office SF (Ind):	CAM / SF:	n/a	Total \$\$
	Yard SF (Ind):	Taxes / SF:	n/a	

Description: 1,000 SF available near the Central Business District. Four spacious offices, reception desk, waiting area, and restroom. Good access. Ample parking. Flexible terms. Rate is \$800/Month MG. Sublease with 2 years remaining on the contract (subject to landlord approval).
 Loopnet=15881202 Flex=08-103725 Paragon= PropertyLine= BizBuySell= OtherID=

End Cap at Festival Plaza (3211)

Closing Date:

Retail/ Anchorless Center



3050 N 969 E Suite B-6	Listing Date:	2/21/2008	Ask	Actual
St. George, UT 84790	Available SF:	3025	Lease Type :	NNN
	Minimum SF:	3025	\$ / SF:	\$22.56
	Acres:		Desired Term	
Property Class:	Lot SF:	(yrs.):		
YearBuilt: 2007	Office SF (Ind):	CAM / SF:	n/a	Total \$\$
	Yard SF (Ind):	Taxes / SF:	n/a	

Description: Highly visible end cap. Excellent retail location near I-15 exit, Costco, Sportsman's Warehouse, Kohl's, Home Depot and many others. Finished interior. Sublease until June 2010.
 Loopnet=15645041 Flex=08-98962 Paragon= PropertyLine= BizBuySell= OtherID=

High Traffic Retail (3687)

Closing Date:

Retail/ Anchorless Center



969 N 3050 E Suite C-3	Listing Date:	7/15/2008	Ask	Actual
St. George, UT 84790	Available SF:	1000	Lease Type :	NNN
	Minimum SF:	1000	\$ / SF:	\$24.00
	Acres:		Desired Term	
Property Class:	Lot SF:	(yrs.):		
YearBuilt: 2008	Office SF (Ind):	CAM / SF:	n/a	Total \$\$
	Yard SF (Ind):	Taxes / SF:	n/a	

Description: New construction, near Costco, Sportman's Warehouse, WalMart, Home Depot, and other

big box tenants. High traffic and great visibility (faces 3050 East). Possible \$15/SF TI. Flexible lease terms.

Loopnet=15880997 Flex=08-103721 Paragon= PropertyLine= BizBuySell= OtherID=

Retail Space for Sublease (3556)

Closing Date:

Retail/ Anchorless Center



1812 W Sunset Blvd Suite 3
St. George, UT 84770

Listing Date: 5/22/2008
Available SF: 1653
Minimum SF: 1653
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$15.60
Desired Term (yrs.): 2
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

Property Class:
YearBuilt: 2000

Description: Retail space available in Dixie Sunset Plaza. Great visibility from Sunset Blvd. High-growth area. This is a sublease, subject to landlord approval. Lease expires 8/01/10 (with two 3-year options).
 Loopnet=13910002 Flex=08-102891 Paragon= PropertyLine= BizBuySell= OtherID=

Retail/Office on Red Hills Pkwy (3400)

Closing Date:

Retail/ Anchorless Center



1036 E Red Hills Pkwy Suite F
St. George, UT 84770

Listing Date: 4/3/2008
Available SF: 900
Minimum SF: 900
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

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

Ask
Actual
Total \$\$

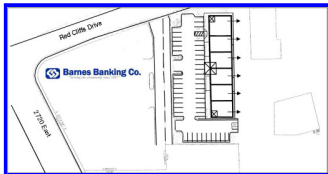
Property Class:
YearBuilt:

Description: Lease space for \$900/Mon MG.
 Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

Shops at Red Cliffs (3127)

Closing Date:

Retail/ Anchorless Center



2736 E Red Cliffs Suite 3, 4, 5, 6
St. George, UT 84790

Listing Date: 2/4/2008
Available SF: 5164
Minimum SF: 1291
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$18.00
Desired Term (yrs.): 3 to 5
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

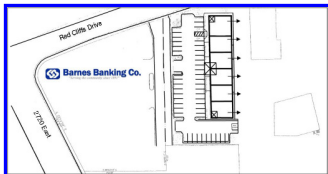
Property Class:
YearBuilt: uc08

Description: Under Construction - Small retail suites on Red Cliffs Drive between Barnes Bank and the UPS Store. Lease 1,291 to 2,582 SF. Red Cliffs Drive visibility doesn't get better than this!
 Loopnet=15742259 Flex=08-100907 Paragon= PropertyLine= BizBuySell= OtherID=

Shops at Red Cliffs (3126)

Closing Date:

Retail/ Anchorless Center



2736 E Red Cliffs Dr Suite 2
St. George, UT 84790

Listing Date: 2/4/2008
Available SF: 1291
Minimum SF: 1291
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$21.00
Desired Term (yrs.): 3 to 5
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

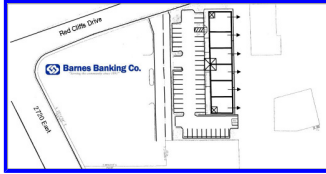
Property Class:
YearBuilt: uc08

Description: Under Construction - Small retail suites on Red Cliffs Drive between Barnes Bank and the UPS Store. Red Cliffs Drive visibility doesn't get better than this!
 Loopnet=15742259 Flex=08-100906 Paragon= PropertyLine= BizBuySell= OtherID=

Shops at Red Cliffs (3125)

Closing Date:

Retail/ Anchorless Center



2736 E Red Cliffs Dr Suite 1
St. George, UT 84790

Listing Date: 2/4/2008
Available SF: 1600
Minimum SF: 1600
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$24.00
Desired Term 3 to 5
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask **Actual**
Total \$\$

Property Class:
YearBuilt: uc08

Description: Under Construction - Small retail suites on Red Cliffs Drive between Barnes Bank and the UPS Store. Red Cliffs Drive visibility doesn't get better than this!
Loopnet=15742259 Flex=08-100905 Paragon= PropertyLine= BizBuySell= OtherID=

Southland Retail Building (2822)

Closing Date:

Retail/ Anchorless Center



1495 S Black Ridge Dr
Suite A250
St. George, UT 84770

Listing Date: 3/23/2007
Available SF: 1885
Minimum SF: 1885
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$16.20
Desired Term 3-5 Years
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask **Actual**
Total \$\$

Available after 9/1/2007
Property Class:
YearBuilt: uc07

Description: Main floor retail/office space available for \$1.35/SF NNN. Excellent central location, near I-15.
Loopnet=15078171 Flex=07-86507 Paragon= PropertyLine= BizBuySell= OtherID=

Red Hills Commercial Center (3707)

Closing Date:

Retail/ Anchorless Center



2051 E Red Hills Pkwy
Suite 1
St. George, UT 84770

Listing Date: 8/13/2008
Available SF: 2265
Minimum SF: 2265
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$18.00
Desired Term 5
(yrs.):
CAM / SF: \$0.07
Taxes / SF: \$0.08

Ask **Actual**
Total \$\$

Property Class: A
YearBuilt: 2007

Description: End cap available. Brand new, high quality, fully finished retail space. Cherry wood stained throughout. Stained and sealed concrete floors. Large showroom, 2 ADA restrooms, office and storage area with roll-up door. Many windows. Superb visibility from I-15. Last unit left in a mixed-use retail center. Ready to move in.
Loopnet=15871434 Flex=08-103542 Paragon= PropertyLine= BizBuySell= OtherID=

Boulevard West Mall (3438)

Closing Date:

Retail/ Anchorless Center



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

Listing Date: 4/9/2008
Available SF: 1794
Minimum SF: 1794
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : MG
\$ / SF: \$13.80
Desired Term 3
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask **Actual**
Total \$\$

Property Class: B
YearBuilt: 1985

Description: Retail/Office space with great location, on St. George Boulevard, in Boulevard West Mall! Approximately 20,000 average daily traffic (ADT). Perfect for any retail business or office use. Call Listing Agent for details.
Loopnet=15723497 Flex=08-100517 Paragon= PropertyLine= BizBuySell= OtherID=

Dixie Sunset Plaza (3695)

Closing Date:

Retail/ Anchorless Center

Listing Date: 8/8/2008

Ask **Actual**



1812 W Sunset Blvd Suite
5
St. George, UT 84770

Available SF: 1296
Minimum SF: 1296
Acres: 5
Lot SF: 208652
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$14.40
Desired Term (yrs.):
CAM / SF: \$0.24
Taxes / SF: n/a
Total \$\$

Property Class: B
YearBuilt: 2000

Description: This is a sublease contingent upon Landlord approval. Lease for \$1,555.20/Month NNN. Term expires December 2009.

Loopnet=13910002 Flex=08-103067 Paragon= PropertyLine= BizBuySell= OtherID=

Dixie Sunset Plaza (3505)

Closing Date:

Retail/ Anchorless Center



1812 W Sunset Blvd Suite
26 & 27
St. George, UT 84770

Listing Date: 1/3/2008
Available SF: 2194
Minimum SF: 2194
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Ask Actual
Lease Type : NNN
\$ / SF: \$14.40
Desired Term 3
(yrs.):
CAM / SF: \$0.17
Taxes / SF: \$0.07
Total \$\$

Property Class: B
YearBuilt: 2000

Description: Great location on Sunset Blvd. NNN charges include advertising time on a new, full-color, LED sign. This is a sublease subject to Landlord approval.

Loopnet=13910002 Flex=08-100588 Paragon= PropertyLine= BizBuySell= OtherID=

Dixie Sunset Plaza (3504)

Closing Date:

Retail/ Anchorless Center



1812 W Sunset Blvd Suite
24
St. George, UT 84770

Listing Date: 1/3/2008
Available SF: 1170
Minimum SF: 1170
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Ask Actual
Lease Type : NNN
\$ / SF: \$15.00
Desired Term 3
(yrs.):
CAM / SF: \$0.17
Taxes / SF: \$0.07
Total \$\$

Property Class: B
YearBuilt: 2000

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

Loopnet=13910002 Flex=08-100587 Paragon= PropertyLine= BizBuySell= OtherID=

Dixie Sunset Plaza (3030)

Closing Date:

Retail/ Anchorless Center



1812 W Sunset Blvd Suite
18
St. George, UT 84770

Listing Date: 1/3/2008
Available SF: 1170
Minimum SF: 1170
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Ask Actual
Lease Type : NNN
\$ / SF: \$15.00
Desired Term 3
(yrs.):
CAM / SF: \$0.17
Taxes / SF: \$0.07
Total \$\$

Property Class: B
YearBuilt: 2000

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

Loopnet=13910002 Flex=08-95998 Paragon= PropertyLine= BizBuySell= OtherID=

Rio Plaza (2932)

Closing Date:

Retail/ Anchorless Center

558 E Riverside Dr Suite
109
St. George, UT 84790

Available after 8/1/2007

Listing Date: 12/19/2006
Available SF: 1190
Minimum SF: 1190
Acres:
Lot SF:

Ask Actual
Lease Type : NNN
\$ / SF: \$19.20
Desired Term 3-5
(yrs.):



Property Class: B **Office SF (Ind):** **CAM / SF:** **\$0.10** **Total \$\$**
YearBuilt: 2007 **Yard SF (Ind):** **Taxes / SF:** **\$0.10**
Description: Incredible, dynamic, new mixed-use retail/office development on Riverside Drive. Retail is downstairs (contiguous space available to 3,904 SF) and fully-finished offices are upstairs Next to Barefoot Gymnastics. Plenty of signage. Currently under construction. Completion estimated August 2007. Call listing agent for details.
Loopnet=15008537 Flex=07-84688 Paragon= PropertyLine= BizBuySell= OtherID=

Rio Plaza (2929)

Closing Date:

Retail/ Anchorless Center



558 E Riverside Dr Suite 106 **Listing Date:** 12/19/2006 **Ask** **Actual**
St. George, UT 84790 **Available SF:** 1219 **Lease Type :** NNN
 Minimum SF: 1219 **\$ / SF:** \$18.00
 Acres: **Desired Term** 3-5
 Lot SF: **(yrs.):**
Available after 8/1/2007 **Office SF (Ind):** **CAM / SF:** **\$0.10** **Total \$\$**
Property Class: B **Yard SF (Ind):** **Taxes / SF:** **\$0.10**
YearBuilt: 2007
Description: Incredible, dynamic, new mixed-use retail/office development on Riverside Drive. Retail is downstairs (contiguous space available to 2,695 SF) and fully-finished offices are upstairs Next to Barefoot Gymnastics. Plenty of signage. Currently under construction. Completion estimated August 2007. Call listing agent for details.
Loopnet=15008537 Flex=07-84688 Paragon= PropertyLine= BizBuySell= OtherID=

Rio Plaza (2552)

Closing Date:

Retail/ Anchorless Center



558 E Riverside Dr Suite 100 **Listing Date:** 12/19/2006 **Ask** **Actual**
St. George, UT 84790 **Available SF:** 1270 **Lease Type :** NNN
 Minimum SF: 1270 **\$ / SF:** \$19.20
 Acres: **Desired Term** 3-5
 Lot SF: **(yrs.):**
Available after 8/1/2007 **Office SF (Ind):** **CAM / SF:** **\$0.10** **Total \$\$**
Property Class: B **Yard SF (Ind):** **Taxes / SF:** **\$0.10**
YearBuilt: 2007
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. Currently under construction. Completion estimated August 2007. Call listing agent for details.
Loopnet=15008537 Flex=07-84688 Paragon= PropertyLine= BizBuySell= OtherID=

Rio Plaza (2931)

Closing Date:

Retail/ Anchorless Center



558 E Riverside Dr Suite 108 **Listing Date:** 12/19/2006 **Ask** **Actual**
St. George, UT 84790 **Available SF:** 1270 **Lease Type :** NNN
 Minimum SF: 1270 **\$ / SF:** \$18.00
 Acres: **Desired Term** 3-5
 Lot SF: **(yrs.):**
Available after 8/1/2007 **Office SF (Ind):** **CAM / SF:** **\$0.10** **Total \$\$**
Property Class: B **Yard SF (Ind):** **Taxes / SF:** **\$0.10**
YearBuilt: 2007
Description: Incredible, dynamic, new mixed-use retail/office development on Riverside Drive. Retail is downstairs (contiguous space available to 2,695 SF) and fully-finished offices are upstairs Next to Barefoot Gymnastics. Plenty of signage. Currently under construction. Completion estimated August 2007. Call listing agent for details.
Loopnet=15008537 Flex=07-84688 Paragon= PropertyLine= BizBuySell= OtherID=

Rio Plaza (1989)

Closing Date:

Retail/ Anchorless Center



558 E Riverside Dr Suite 104
St. George, UT 84790
 Available after 8/1/2007
Property Class: B
YearBuilt: 2007

Listing Date: 12/19/2006
Available SF: 1270
Minimum SF: 1270
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$18.00
Desired Term 3-5
 (yrs.):
CAM / SF: \$0.10
Taxes / SF: \$0.10

Ask
Actual
Total \$\$

Description: Incredible, dynamic, new mixed-use retail/office development on Riverside Drive. Retail is downstairs (contiguous space available to 2,695 SF) and fully-finished offices are upstairs Next to Barefoot Gymnastics. Plenty of signage. Currently under construction. Completion estimated August 2007. Call listing agent for details.
 Loopnet=15008537 Flex=07-84688 Paragon= PropertyLine= BizBuySell= OtherID=

Sun River Retail/Office (2543)

Closing Date:

Retail/ Anchorless Center



Sun River Pkwy & Country Club Dr
St. George, UT 84790
 Available after
Property Class: B
YearBuilt: uc07

Listing Date: 7/11/2007
Available SF: 1800
Minimum SF: 900
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$15.00
Desired Term 5
 (yrs.):
CAM / SF: \$0.10
Taxes / SF: \$0.10

Ask
Actual
Total \$\$

Description: New, professional retail/office building being constructed in the Sun River development (900 or 1,800 SF available).
 Loopnet=15324370 Flex=07-91937 Paragon= PropertyLine= BizBuySell= OtherID=

Boulevard West Mall (3636)

Closing Date:

Retail/ Anchorless Center



364 W St. George Blvd
St. George, UT 84770
Property Class: C
YearBuilt: 1985

Listing Date: 7/11/2008
Available SF: 1700
Minimum SF: 1700
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : MG
\$/ SF: \$13.80
Desired Term 3 to 5
 (yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

Description: Great retail or office opportunity on St. George Blvd. Perfect for any office or retail user. Large showroom with offices on the perimeter of the space.
 Loopnet=15723497 Flex=08-102310 Paragon= PropertyLine= BizBuySell= OtherID=

St. George Boulevard Retail/Office (3733)

Closing Date:

Retail/ Anchorless Center



105 N 500 E Suite 105
St. George, UT 84770
Property Class: C
YearBuilt: 1975

Listing Date: 8/8/2008
Available SF: 1333
Minimum SF: 1333
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$13.80
Desired Term 3
 (yrs.):
CAM / SF: \$0.10
Taxes / SF: \$0.07

Ask
Actual
Total \$\$

Description:
 Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

St. George Boulevard Retail/Office (3732)

Closing Date:

Retail/ Anchorless Center

105 N 500 E Suite 104
St. George, UT 84770
Property Class: C

Listing Date: 8/8/2008
Available SF: 884
Minimum SF: 884
Acres:
Lot SF:

Lease Type : NNN
\$/ SF: \$13.80
Desired Term 3
 (yrs.):

Ask
Actual



YearBuilt: 1975 **Office SF (Ind):** **CAM / SF:** **\$0.10** **Total \$\$**
Yard SF (Ind): **Taxes / SF:** **\$0.07**
Description:
Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

St. George Boulevard Retail/Office (3731) Closing Date: Retail/ Anchorless Center



105 N 500 E Suite 103 **Listing Date:** **8/8/2008** **Ask** **Actual**
St. George, UT 84770 **Available SF:** **1783** **Lease Type :** **NNN**
Minimum SF: **1783** **\$ / SF:** **\$13.80**
Acres: **Desired Term** **3**
Lot SF: **(yrs.):**
Property Class: C **Office SF (Ind):** **CAM / SF:** **\$0.10** **Total \$\$**
YearBuilt: 1975 **Yard SF (Ind):** **Taxes / SF:** **\$0.07**
Description:
Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

St. George Boulevard Retail/Office (3730) Closing Date: Retail/ Anchorless Center



105 N 500 E Suite 102 **Listing Date:** **8/8/2008** **Ask** **Actual**
St. George, UT 84770 **Available SF:** **1019** **Lease Type :** **NNN**
Minimum SF: **1019** **\$ / SF:** **\$14.40**
Acres: **Desired Term** **3**
Lot SF: **(yrs.):**
Property Class: C **Office SF (Ind):** **CAM / SF:** **\$0.10** **Total \$\$**
YearBuilt: 1975 **Yard SF (Ind):** **Taxes / SF:** **\$0.07**
Description:
Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

St. George Boulevard Retail/Office (3736) Closing Date: Retail/ Anchorless Center



105 N 500 E Suite 203 **Listing Date:** **8/8/2008** **Ask** **Actual**
St. George, UT 84770 **Available SF:** **549** **Lease Type :** **NNN**
Minimum SF: **549** **\$ / SF:** **\$12.00**
Acres: **Desired Term** **3**
Lot SF: **(yrs.):**
Property Class: C **Office SF (Ind):** **CAM / SF:** **\$0.10** **Total \$\$**
YearBuilt: 1975 **Yard SF (Ind):** **Taxes / SF:** **\$0.07**
Description:
Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

St. George Boulevard Retail/Office (3734) Closing Date: Retail/ Anchorless Center



105 N 500 E Suite 201 **Listing Date:** **8/8/2008** **Ask** **Actual**
St. George, UT 84770 **Available SF:** **890** **Lease Type :** **NNN**
Minimum SF: **890** **\$ / SF:** **\$12.60**
Acres: **Desired Term** **3**
Lot SF: **(yrs.):**
Property Class: C **Office SF (Ind):** **CAM / SF:** **\$0.10** **Total \$\$**
YearBuilt: 1975 **Yard SF (Ind):** **Taxes / SF:** **\$0.07**
Description:
Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

St. George Boulevard Retail/Office (3735) Closing Date: Retail/ Anchorless Center



**105 N 500 E Suite 202
St. George, UT 84770**

**Property Class: C
YearBuilt: 1975**

Listing Date: 8/8/2008
Available SF: 782
Minimum SF: 782
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$12.60
Desired Term 3
(yrs.):
CAM / SF: \$0.10
Taxes / SF: \$0.07

Ask Actual

Total \$\$

Description:
Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

Washington City Prime Location (2471)

Closing Date:

Retail/ Anchorless Center



**82 E Telegraph St
Washington, UT 84780**

**Property Class:
YearBuilt: uc 07**

Listing Date: 6/25/2007
Available SF: 20000
Minimum SF: 700
Acres: 0.9
Lot SF: 39204
Office SF (Ind):
Yard SF (Ind):

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

Ask Actual

Total \$\$

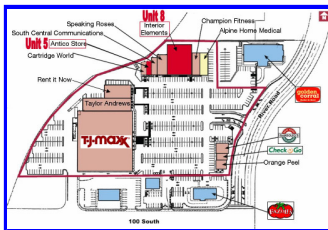
Description: A true mixed use project in the heart of Washington City. High visibility along Telegraph Street. Project will feature office, retail and, possibly, residential units (pending approval). Unit size will vary from just over 700 SF to 20,000 SF. Construction to begin in 2007. Currently taking reservations on units for lease and for sale.

Loopnet= Flex=07-90401 Paragon= PropertyLine= BizBuySell= OtherID=

Anchored Retail Space (3703)

Closing Date:

Retail/ Community Center



**42 S River Rd Suite 5
St. George, UT 84790**

**Property Class:
YearBuilt: 2004**

Listing Date: 7/29/2008
Available SF: 1003
Minimum SF: 1003
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$21.00
Desired Term
(yrs.):
CAM / SF: \$0.31
Taxes / SF: n/a

Ask Actual

Total \$\$

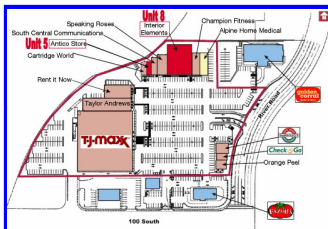
Description: Space available at Sandstone Village Retail Center (TJ Maxx, Taylor Andrews, Golden Corral, Fazzoli's, and other great retailers). Freeway visible signage. High traffic location, just off the I-15 St. George Boulevard Exit. Flexible lease terms.

Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

Anchored Retail Space (3771)

Closing Date:

Retail/ Community Center



**42 S River Rd Suite 8
St. George, UT 84790**

**Property Class:
YearBuilt: 2004**

Listing Date: 9/9/2008
Available SF: 10500
Minimum SF: 10500
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$13.20
Desired Term
(yrs.):
CAM / SF: \$0.31
Taxes / SF: n/a

Ask Actual

Total \$\$

Description: Space available at Sandstone Village Retail Center (TJ Maxx, Taylor Andrews, Golden Corral, Fazzoli's, and other great retailers). Freeway visible signage. High traffic location, just off the I-15 St. George Boulevard Exit. Flexible lease terms.

Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

Red Cliffs Square Retail Center (2893)

Closing Date:

Retail/ Community Center

**2654 E Red Cliffs Dr
St. George, UT 84790**

Listing Date: 11/14/2007
Available SF: 108950

Lease Type : NNN

Ask Actual



Available after
Property Class: A
YearBuilt: 2007

Minimum SF:	1320	\$ / SF:	\$24.96	
Acres:		Desired Term	5	
Lot SF:		(yrs.):		
Office SF (Ind):		CAM / SF:	\$0.29	Total \$\$
Yard SF (Ind):		Taxes / SF:	n/a	

Description: Red Cliffs Square is anchored by Texas Roadhouse Grill and Subway Restaurant. Available space varies from 1,320 SF and up. Lease prices start at \$2.08/SF NNN. Commissions vary (BOC starts at 3% for years 1-5). Contact Listing Agent for property details.
 Loopnet=15470359 Flex=08-103344 Paragon= PropertyLine= BizBuySell= OtherID=

The Shoppes at Telegraph Square (1650)

Closing Date:

Retail/ Community Center



568 W Telegraph Suite 2
Washington, UT 84780

Listing Date:	11/1/2005	Ask	Actual
Available SF:	1200	Lease Type :	NNN
Minimum SF:	1200	\$ / SF:	\$21.00
Acres:		Desired Term	
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	\$0.23
Yard SF (Ind):		Taxes / SF:	n/a

Available after
Property Class: B
YearBuilt: uc06

Description: You found it! New development. Prime 15,400 SF retail strip center next to Kohl's. Available spaces from 1,200 to 2,400 SF (1,200 SF restaurant space with grease trap in place). Lease rates from \$19-\$21/SF Annual + NNN.
 Loopnet=14413475 Flex=05-69199 Paragon= PropertyLine= BizBuySell= OtherID=

The Shoppes at Telegraph Square (1651)

Closing Date:

Retail/ Community Center



568 W Telegraph Suite 3
Washington, UT 84780

Listing Date:	11/1/2005	Ask	Actual
Available SF:	1200	Lease Type :	NNN
Minimum SF:	1200	\$ / SF:	\$21.00
Acres:		Desired Term	
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	\$0.23
Yard SF (Ind):		Taxes / SF:	n/a

Available after
Property Class: B
YearBuilt: uc06

Description: You found it! New development. Prime 15,400 SF retail strip center next to Kohl's. Available spaces from 1,200 to 2,400 SF (1,200 SF restaurant space with grease trap in place). Lease rates from \$19-\$21/SF Annual + NNN.
 Loopnet=14413475 Flex=07-89261 Paragon= PropertyLine= BizBuySell= OtherID=

The Shoppes at Telegraph Square I (3382)

Closing Date:

Retail/ Community Center



520 W Telegraph Suite 2
Washington, UT 84780

Listing Date:	4/14/2008	Ask	Actual
Available SF:	1400	Lease Type :	NNN
Minimum SF:	1400	\$ / SF:	\$22.08
Acres:		Desired Term	
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	\$0.23
Yard SF (Ind):		Taxes / SF:	n/a

Available after
Property Class: B
YearBuilt: 2006

Description: Great retail space available just across the street from Walmart in Washington. Space will not be available for long. Lease for \$22/SF Annually.
 Loopnet=15746759 Flex=08-100999 Paragon= PropertyLine= BizBuySell= OtherID=

Jolley's Ranch Wear Building (2002)

Closing Date:

Retail/ Free Standing

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

Listing Date:	2/14/2007	Ask	Actual
Available SF:	7365	Lease Type :	NNN
Minimum SF:	7365	\$ / SF:	\$15.00
Acres:	0.77	Desired Term	
Lot SF:	33541.2	(yrs.):	
Office SF (Ind):		CAM / SF:	n/a

Available after 8/1/2007
Property Class:



YearBuilt: 1984 **Yard SF (Ind):** **Taxes / SF:** n/a

Description: Stand alone building at a signalized corner on St. George Blvd. Excellent location for retail or restaurant user. **PRICE REDUCED!** Lease for \$9,206.25/Mon NNN.
Loopnet=15016456 Flex=07-84882 Paragon= PropertyLine= BizBuySell= OtherID=

Zion Gateway Plaza (3364)

Closing Date:

Retail/ Neighborhood Center



**2100 W State St (SR-9)
 Suite A (Pad Space)
 Hurricane, UT 84737**

Listing Date: 10/15/2006
Available SF: 1468
Minimum SF: 1468
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : **Ask**
 NNN
\$ / SF: **Actual**
 \$16.80
Desired Term
 (yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Available after
Property Class:
YearBuilt: uc07

Total \$\$

Description: Now leasing up to 143,484 SF of retail and office space in a premier commercial development in Hurricane. The 15 acre site consists of pads, inline, and anchor-tenant space. The project will accommodate general shops, large retail, grocery, restaurant, bank, and office space. Two end caps with a drive-through are available. Owner will provide a finished vanilla shell. 16,000 SF will be ready for occupancy soon. Pad leases start at \$1.40/SF NNN.
Loopnet=14872801 Flex=08-99249 Paragon= PropertyLine= BizBuySell= OtherID=

Zion Gateway Plaza (3365)

Closing Date:

Retail/ Neighborhood Center



**2100 W State St (SR-9)
 Suite B (Pad Space)
 Hurricane, UT 84737**

Listing Date: 10/15/2006
Available SF: 788
Minimum SF: 788
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : **Ask**
 NNN
\$ / SF: **Actual**
 \$16.80
Desired Term
 (yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Available after
Property Class:
YearBuilt: uc07

Total \$\$

Description: Now leasing up to 143,484 SF of retail and office space in a premier commercial development in Hurricane. The 15 acre site consists of pads, inline, and anchor-tenant space. The project will accommodate general shops, large retail, grocery, restaurant, bank, and office space. Two end caps with a drive-through are available. Owner will provide a finished vanilla shell. 16,000 SF will be ready for occupancy soon. Pad leases start at \$1.40/SF NNN.
Loopnet=14872801 Flex=08-99250 Paragon= PropertyLine= BizBuySell= OtherID=

Zion Gateway Plaza (3366)

Closing Date:

Retail/ Neighborhood Center



**2100 W State St (SR-9)
 Suite F (Pad Space)
 Hurricane, UT 84737**

Listing Date: 10/15/2006
Available SF: 788
Minimum SF: 788
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : **Ask**
 NNN
\$ / SF: **Actual**
 \$16.80
Desired Term
 (yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Available after
Property Class:
YearBuilt: uc07

Total \$\$

Description: Now leasing up to 143,484 SF of retail and office space in a premier commercial development in Hurricane. The 15 acre site consists of pads, inline, and anchor-tenant space. The project will accommodate general shops, large retail, grocery, restaurant, bank, and office space. Two end caps with a drive-through are available. Owner will provide a finished vanilla shell. 16,000 SF will be ready for occupancy soon. Pad leases start at \$1.40/SF NNN.
Loopnet=14872801 Flex=08-99258 Paragon= PropertyLine= BizBuySell= OtherID=

Zion Gateway Plaza (3368)

Closing Date:

Retail/ Neighborhood Center



**2100 W State St (SR-9)
Suite G (Pad Space)
Hurricane, UT 84737**

Listing Date: 10/15/2006
Available SF: 916
Minimum SF: 916
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$16.80
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask **Actual**
NNN
\$16.80
Total \$\$

Available after
Property Class:
YearBuilt: uc07

Description: Now leasing up to 143,484 SF of retail and office space in a premier commercial development in Hurricane. The 15 acre site consists of pads, inline, and anchor-tenant space. The project will accommodate general shops, large retail, grocery, restaurant, bank, and office space. Two end caps with a drive-through are available. Owner will provide a finished vanilla shell. 16,000 SF will be ready for occupancy soon. Pad leases start at \$1.40/SF NNN.

Loopnet=14872801 Flex=08-99260 Paragon= PropertyLine= BizBuySell= OtherID=

Zion Gateway Plaza (1703)

Closing Date:

Retail/ Neighborhood Center



**2100 W State St (SR-9)
Inline Space
Hurricane, UT 84737**

Listing Date: 10/15/2006
Available SF: 143484
Minimum SF: 2000
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$15.60
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask **Actual**
NNN
\$15.60
Total \$\$

Available after
Property Class:
YearBuilt: uc07

Description: Now leasing up to 143,484 SF of retail and office space in a premier commercial development in Hurricane. The 15 acre site consists of pads, inline, and anchor-tenant space. The project will accommodate general shops, large retail, grocery, restaurant, bank, and office space. Two end caps with a drive-through are available. Owner will provide a finished vanilla shell. 16,000 SF will be ready for occupancy soon. Inline leases start at \$1.30 SF NNN.

Loopnet=14872801 Flex=07-93591 Paragon= PropertyLine= BizBuySell= OtherID=

Grocery Anchored Retail (3686)

Closing Date:

Retail/ Neighborhood Center



**1930 W Sunset Blvd Suite
91
St. George, UT 84770**

Listing Date: 8/1/2008
Available SF: 1926
Minimum SF: 1926
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$19.80
Desired Term
(yrs.):
CAM / SF: \$0.25
Taxes / SF: n/a

Ask **Actual**
NNN
\$19.80
Total \$\$

Property Class:
YearBuilt: 2004

Description: Grocery anchored retail (Lin's Market). High traffic location, with great visibility and signage, at the intersection of Dixie Downs and Sunset Blvd. Possible TI and leasing incentives. Flexible terms.

Loopnet=15872866 Flex=08-103571 Paragon= PropertyLine= BizBuySell= OtherID=

Turn-key Restaurant in Santa Clara (3709)

Closing Date:

Retail/ Restaurant



**2275 W Santa Clara Dr
Santa Clara, UT 84765**

Listing Date: 8/12/2008
Available SF: 1600
Minimum SF: 1600
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : MG
\$ / SF: \$18.84
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask **Actual**
MG
\$18.84
3 to 5
Total \$\$

Property Class:
YearBuilt:

Description: Turn-key food service operation/restaurant, located in a busy convenience store in Santa Clara. All FF&E included in lease. Perfect for sandwich shop, pizza, or any other restaurant use! Lease for \$2,500/Month + utilities. Call Listing Agent for details.

Loopnet=15875640 Flex=08-103632 Paragon= PropertyLine= BizBuySell= OtherID=

Retail Building Available Short-term (3437)

Closing Date:

Retail/ Vehicle Related



**148 W St. George Blvd
St. George, UT 84770**

**Property Class: C
YearBuilt: 1988**

Listing Date:	2/15/2008	Ask	Actual
Available SF:	500	Lease Type :	NNN
Minimum SF:	500	\$ / SF:	\$42.00
Acres:	0.12	Desired Term	1
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a
			Total \$\$

Description: Retail building available short-term. Fantastic visibility. Traffic count is over 28,000 per day. Lease for \$1,750 per month NNN.

Loopnet=15611715 Flex=08-98353 Paragon= PropertyLine= BizBuySell= OtherID=