

## Downtown Office Building (5731)

Closing Date:

Office/Central Business  
District

249 E Tabernacle  
St. George, UT 84770

Property Class:  
YearBuilt: 1988

Listing Date: 6/10/2011  
Transaction ID: 5731  
Available SF: 16973  
Acres: 0.89  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

Sale Price:  
List Price: \$1,500,000.00  
CAP: n/a  
Zoning: C-4

Description: Partially leased, four-story building in the Central Business District. High-quality finishes, elevators, ample parking (some covered). Possible seller financing.

Loopnet=17233132 Flex=11-130382 Paragon= PropertyLine= BizBuySell= OtherID=

## Boulevard Center - Building C (3163)

Closing Date:

Office/Central Business  
District

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

Property Class: B  
YearBuilt: 2007

Listing Date: 11/29/2006  
Transaction ID: 3163  
Available SF: 3724  
Acres:  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

Sale Price:  
List Price: \$547,428.00  
CAP: n/a  
Zoning: C-4

Description: Condo office space for sale. Central Business District location. Suite 202 has 2,949 usable SF. Sale price starts at \$142/SF for a full floor, or \$147/SF for a half floor, in grey shell condition.

Loopnet=15553959 Flex=11-129348 Paragon= PropertyLine= BizBuySell= OtherID=

## Boulevard Center - Building C (3223)

Closing Date:

Office/Central Business  
District

150 N 400 E Suite 301  
St. George, UT 84770

Property Class: B  
YearBuilt: 2007

Listing Date: 11/29/2006  
Transaction ID: 3223  
Available SF: 5219  
Acres:  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

Sale Price:  
List Price: \$793,288.00  
CAP: n/a  
Zoning: C-4

Description: Condo office space for sale. Central Business District location. Suite 301 has 4,133 usable SF. Sale price starts at \$147/SF for a full floor, or \$152/SF for a half floor, in grey shell condition.

BROCHURE #3163

Loopnet=15553959 Flex=11-129342 Paragon= PropertyLine= BizBuySell= OtherID=

## Boulevard Center - Building C (3164)

Closing Date:

Office/Central Business  
District

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

Property Class: B  
YearBuilt: 2007

Listing Date: 11/29/2006  
Transaction ID: 3164  
Available SF: 3684  
Acres:  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

Sale Price:  
List Price: \$559,968.00  
CAP: n/a  
Zoning: C-4

Description: Condo office space for sale. Central Business District location. Suite 302 has 2,917 usable SF. Sale price starts at \$147/SF for a full floor, or \$152/SF for a half floor, in grey shell condition.

BROCHURE #3163

Loopnet=15553959 Flex=11-129343 Paragon= PropertyLine= BizBuySell= OtherID=

## Boulevard Center - Building C (2985)

Closing Date:

Office/Central Business District



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

Property Class: B  
YearBuilt: 2007

Listing Date: 11/29/2006  
Transaction ID: 2985  
Available SF: 4857  
Acres:  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

Sale Price:  
List Price: \$738,264.00  
CAP: n/a  
Zoning: C-4

Description: Condo office space for sale. Central Business District location. Suite 101 has 3,846 usable SF. Sale price is \$152/SF in grey shell condition. BROCHURE #3163  
Loopnet=15553959 Flex=11-129341 Paragon= PropertyLine= BizBuySell= OtherID=

## Boulevard Center - Building C (3222)

Closing Date:

Office/Central Business District



150 N 400 E Suite 201  
St. George, UT 84770

Property Class: B  
YearBuilt: 2007

Listing Date: 11/29/2006  
Transaction ID: 3222  
Available SF: 5212  
Acres:  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

Sale Price:  
List Price: \$766,164.00  
CAP: n/a  
Zoning: C-4

Description: Condo office space for sale. Central Business District location. Suite 201 has 4,127 usable SF. Sale price starts at \$142/SF for a full floor, or \$147/SF for a half floor, in grey shell condition. BROCHURE #3163  
Loopnet=15553959 Flex=11-129347 Paragon= PropertyLine= BizBuySell= OtherID=

## High Net Cash Flow Leased Investment (5456)

Closing Date:

Office/Central Business District



Confidential  
Confidential

Property Class: C  
YearBuilt: 1988

Listing Date: 11/12/2010  
Transaction ID: 5456  
Available SF: 27600  
Acres: 1.35  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

Sale Price:  
List Price: \$2,750,000.00  
CAP: 7.00%  
Zoning: C-4

Description: Near city offices, county offices and the courthouse. Lots of parking. 53.3% government leased.  
Loopnet=16976593 Flex=11-125783 Paragon= PropertyLine= BizBuySell= OtherID=

## Professional Office (4243)

Closing Date:

Office/Downtown



1240 E 100 S 22-219&220  
St. George, UT 84770

Property Class:  
YearBuilt: 1997

Listing Date: 2/12/2009  
Transaction ID: 4243  
Available SF: 4100  
Acres:  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

Sale Price:  
List Price: \$533,000.00  
CAP: n/a  
Zoning: C-3

Description: Professional office for sale. Former medical facility. Private restroom. Could be split - flexible floorplan. Seller financing available.  
Loopnet=16199505 Flex=11-127224 Paragon= PropertyLine= BizBuySell= OtherID=

## Office Suite at Southgate Professional Center (5405)

Closing Date:

Office/Suburban



**283 W Hilton Dr Suite 102  
St. George, UT 84790**

**Property Class:  
YearBuilt: 1995**

**Listing Date: 10/6/2010**  
**Transaction ID: 5405**  
**Available SF: 1272**  
**Acres:**  
**Lot SF:**  
**Office SF (ind):**  
**Yard SF (ind):**

**Sale Price:**  
**List Price: \$125,900.00**  
**CAP: n/a**  
**Zoning: C-3**

**Description: Ground-floor office space, conveniently located near the Bluff Street I-15 Exit, just off of Hilton Drive. Perfect for any professional/medical use. Reception area, office, workroom/washroom and conference room/office. Available immediately. BROCHURE #4044**  
**Loopnet=16865044 Flex=11-127716 Paragon= PropertyLine= BizBuySell= OtherID=**

**River Road Frontage (5711)**

**Closing Date:**

**Office/Suburban**



**1224 S River Rd Stes 104-106  
St. George, UT 84790**

**Property Class:  
YearBuilt: 2005**

**Listing Date: 5/25/2011**  
**Transaction ID: 5711**  
**Available SF: 4383**  
**Acres:**  
**Lot SF:**  
**Office SF (ind):**  
**Yard SF (ind):**

**Sale Price:**  
**List Price: \$440,000.00**  
**CAP: n/a**  
**Zoning:**

**Description: Ground floor suites. Ideal for retail or office (medical, legal or other professional services). Building signage available. Excess parking. Handicap accessible. Tenants include RE/MAX, Paul Properties, Southern Utah Title and more. Purchase one suite or all three. Seller financing available.**  
**Loopnet=17197667 Flex=11-129858 Paragon= PropertyLine= BizBuySell= OtherID=**

**Ventana Office Park (5595)**

**Closing Date:**

**Office/Suburban**



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

**Property Class: B  
YearBuilt: 2004**

**Listing Date: 2/24/2011**  
**Transaction ID: 5595**  
**Available SF: 2310**  
**Acres:**  
**Lot SF:**  
**Office SF (ind):**  
**Yard SF (ind):**

**Sale Price:**  
**List Price: \$277,200.00**  
**CAP: n/a**  
**Zoning: PD-COM**

**Description: Office building available in the Ventana Office Park, located just behind the Red Cliffs Regional Mall. Convenient access. Serene atmosphere. Built out. Fully leased. Purchase price is \$120/SF.**  
**Loopnet=17065508 Flex=11-127602 Paragon= PropertyLine= BizBuySell= OtherID=**