

Central Business District Office Building (6724)

Closing Date:

Office/Central Business District



198 N 100 E
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date: 11/12/2012
Transaction ID: 6724
Available SF: 3650
Acres: 0.25
Lot SF: 10890
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$345,000.00
CAP: n/a
Zoning: C-4

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

Loopnet=17924561 WashCo=12-142157 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\For Sale\Office\6724 = Curren = 198 N 100 E.pdf](#)

Closing Comments:

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: \$1,225,000.00
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 WashCo=13-145371 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\For Lease\Office\5731 = Wes = 249 E Tabernacle.pdf](#)

Closing Comments:

Downtown Office Space (6998)

Closing Date:

Office/Central Business District



162 N 400 E
St. George, UT 84770

Property Class:
YearBuilt: 2006

Listing Date: 3/11/2013
Transaction ID: 6998
Available SF: 2900
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$261,000.00
CAP: n/a
Zoning:

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

Loopnet=18070941 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\Other\6998 = loop18070941 = Downtown Office Space.pdf](#)

Closing Comments:

Skyline Center Office (6386)

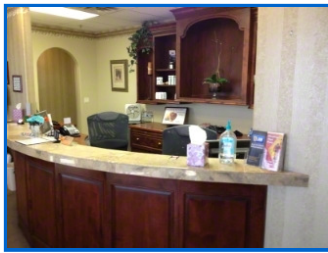
Closing Date:

Office/Central Business District

301 N 200 E
St. George, UT 84770

Listing Date: 7/3/2012
Transaction ID: 6386
Available SF: 4400
Acres: 1

Sale Price:
List Price: \$375,000.00
CAP: n/a
Zoning: C-3



Property Class:
YearBuilt: 2000

Lot SF:
Office SF (ind):
Yard SF (ind):

Description: Class A Professional Office. Turnkey space with 4,400 square feet of treatment rooms and open areas. Has an existing X-Ray room and related equipment available as a separate purchase. Large conference room and kitchen/breakroom. Two offices share a private bath with shower facilities.
 Loopnet=17733860 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=
Brochure:
Closing Comments:

Professional Office (4243)

Closing Date:

Office/Downtown



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

Property Class:
YearBuilt: 1997

Listing Date: 2/12/2009
Transaction ID: 4243
Available SF: 5968
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$625,000.00
CAP: n/a
Zoning: C-3

Description: Professional office for sale. Includes Suites 119, 219 & 220 in Building 22. Former medical facility. Private restroom. Could be split (flexible floorplan). Seller financing available.
 Loopnet=16199505 WashCo=11-127224 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\4243 = Wes = TROON 1240 E 100 S.pdf](#)
Closing Comments:

Troon Park Office (7066)

Closing Date:

Office/Downtown



1240 E 100 S
St. George, UT 84790

Property Class:
YearBuilt: 1997

Listing Date: 4/4/2013
Transaction ID: 7066
Available SF: 2060
Acres: 0.03
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$160,000.00
CAP: n/a
Zoning:

Description: Office Space for Sale. Good Condition. Eight Private Offices, Conference room, 2 baths. Reception area. Seller will Finance.
 Loopnet= WashCo=13-145589 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure:
Closing Comments:

Office Condo on Bluff Street (6221)

Closing Date:

Office/Downtown



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

Property Class: B
YearBuilt: 1995

Listing Date: 2/5/2013
Transaction ID: 6221
Available SF: 2821
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$259,000.00
CAP: n/a
Zoning: C-2

Description: Former Westgate Mortgage space. Third floor suite with amazing views and upgrades. Condo has a reception area, eight offices and a copy center. New paint and upgrades. Convenient Bluff Street location with plenty of parking. Perfect for medical, attorney, CPA, mortgage, title or any other professional use. Co-broker is the property owner.
 Loopnet=17644038 WashCo=13-144126 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\naiserver1\Data\Common\Brochures\FOR Sale\Office\6221 = Curren = 437 S Bluff #302.pdf](#)
Closing Comments:

Office with a View (6658)

Closing Date:

Office/Downtown



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

Property Class: B
YearBuilt: 2005

Listing Date: 10/25/2012
Transaction ID: 6658
Available SF: 852
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$115,000.00
CAP: n/a
Zoning: PD-C

Description: Own your own office and stop paying rent! Class A location. Like new. Floor to ceiling windows. Gorgeous views of Downtown. Easy I-15 access. Would make a great investment.

Loopnet=17971550 WashCo=13-143017 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server1\Data\Common\Brochures\For Sale\Office\6658 = Jason-Meeja = 1173 S 250 W.pdf](#)

Closing Comments:

Troon Park, Phase 4 (6662)

Closing Date:

Office/Downtown



1240 E 100 S Unit 201
St. George, UT 84790

Property Class: B
YearBuilt: 2001

Listing Date: 10/24/2012
Transaction ID: 6662
Available SF: 2855
Acres: 0.07
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$214,125.00
CAP: n/a
Zoning: C-3

Description: Also includes SG-TRPK-4-202. Clean & on upper level for high visibility. Just west of Applebee's restaurant. Set up as 9 offices, 2 restrooms, reception area, conference room and storage room. Seller would lease back for 6 months if buyer desired.

Loopnet= WashCo=12-141612 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

BLM Office Building (6186)

Closing Date:

Office/Downtown



345 E Riverside Dr
St. George, UT 84790

Property Class: C
YearBuilt: 1994

Listing Date: 4/11/2012
Transaction ID: 6186
Available SF: 29423
Acres: 4.5
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$4,385,000.00
CAP: 6.92%
Zoning: C-3

Description: This is a 100% Federal leased Investment. This attractive 29,423 square foot office building is leased to the GSA for the Bureau of Land Management, a department of the Federal Government, functioning under the Secretary of Interior. The offering provides investors with the opportunity to own a facility that the agency has occupied exclusively and continually since 1997.

Loopnet=17610157 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Historical Building Below Appraisal! (7087)

Closing Date:

Office/Downtown



139 N 100 W
St. George, UT 84770

Property Class: C
YearBuilt: 1890

Listing Date: 4/15/2013
Transaction ID: 7087
Available SF: 2441.6
Acres: 0.5
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$375,000.00
CAP: n/a
Zoning: C-3

Description: Located in Historic Downtown St. George. Built in 1890 and remodeled to historical period style. Building is on the Utah Historical Building Registry. Large entry, large kitchen, 6 offices, large conference room, 3 baths, large fenced area. Out building (381 SF) can house 2 more offices or storage. Room for additional construction and parking. Perfect for a law office, art gallery, etc. Appraised for \$425,000 in 2013. Reduced for quick sale. Property sold "as is" with no warranties.

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

Brochure:

Closing Comments:

Wells Court (6604)

Closing Date:

Office/Downtown



55 S Bluff
St. George, UT 84770

Property Class: C
YearBuilt: 1979

Listing Date:	10/5/2012	Sale Price:	
Transaction ID:	6604	List Price:	\$398,000.00
Available SF:	3678	CAP:	n/a
Acres:	0.23	Zoning:	C-3
Lot SF:	17424		
Office SF (ind):			
Yard SF (ind):			

Description: High visibility office building off of Bluff Street. Great owner/occupant or small investment potential.

Loopnet=17896007 WashCo=12-141707 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\FOR Sale\Office\6604 = Jason-Meeja = 55 S Bluff St.pdf](#)

Closing Comments:

Retail/Office/Medical/Restaurant Opportunity (7127)

Closing Date:

Office/Medical Office



1085 S Bluff St
St. George, UT 84770

Property Class: A
YearBuilt: 1988

Listing Date:	4/26/2013	Sale Price:	
Transaction ID:	7127	List Price:	\$1,950,000.00
Available SF:	14104	CAP:	n/a
Acres:	0.77	Zoning:	C-2
Lot SF:	33542		
Office SF (ind):			
Yard SF (ind):			

Description: Tremendous opportunity on the the highest trafficked street in St. George. Unlimited potential as medical, office, retail or restaurant. Owner will consider sale, lease or land lease to the right buyer/tenant.

Loopnet=18164883 WashCo=13-146489 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\FOR Sale\Office\7127 = Curren = 1085 S Bluff St.pdf](#)

Closing Comments:

High Visibility Office (6746)

Closing Date:

Office/Suburban



1224 S River Rd Stes 101 &
102
St. George, UT 84790

Property Class:
YearBuilt: 2005

Listing Date:	11/28/2012	Sale Price:	
Transaction ID:	6746	List Price:	\$349,000.00
Available SF:	3500	CAP:	8.00%
Acres:		Zoning:	
Lot SF:			
Office SF (ind):			
Yard SF (ind):			

Description: Leased investment. (Do not disturb tenant.) Tenant has been in place for several years. Monthly rent is \$3,100, less CAM and taxes. Nice interior finishes. Fantastic tenant mix in a high-demand/low-vacancy area.

Loopnet=17940642 WashCo=12-142485 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\FOR Sale\Office\6746 = Wes = 1224 S River Rd.pdf](#)

Closing Comments:

Large Office Building (6768)

Closing Date:

Office/Suburban

1165 W Silicon Cir
St. George, UT 84770

Listing Date:	11/9/2012	Sale Price:	
Transaction ID:	6768	List Price:	\$2,260,000.00
Available SF:	12011	CAP:	n/a



Property Class:
YearBuilt: 2005

Acres: 1.57 Zoning:
Lot SF:
Office SF (ind):
Yard SF (ind):

Description: Located in the Tonaquint Center Business Park. New Life Christian Church leases approximately half the building. Easy access off of Dixie Drive. Ample parking.

Loopnet=17946322 WashCo=12-142577 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\For Sale\Office\6768 = Walter = 1165 W Silicon Cir.pdf](#)

Closing Comments:

Office Suite at Southgate Professional Center (5405)

Closing Date:

Office/Suburban



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

Property Class:
YearBuilt: 1995

Listing Date: 10/6/2010 Sale Price:
Transaction ID: 5405 List Price: \$146,000.00
Available SF: 1420 CAP: n/a
Acres: Zoning: C-3
Lot SF:
Office SF (ind):
Yard SF (ind):

Description: Office space conveniently located near the new I-15 Dixie Drive Exit, just off of Hilton Drive. Perfect for professional or medical use. Has private offices, reception area and a large conference room/work area. Common area restrooms. Great signage and visibility. Tenant in place. 6% CAP proforma. BROCHURE #5405

Loopnet=16865044 WashCo=11-133087 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\For Sale\Office\5405 = Curren = 283 W Hilton Dr.pdf](#)

Closing Comments:

Office Suite at Southgate Professional Center (6538)

Closing Date:

Office/Suburban



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

Property Class:
YearBuilt: 1995

Listing Date: 10/6/2010 Sale Price:
Transaction ID: 6538 List Price: \$102,000.00
Available SF: 1028 CAP: 6.00%
Acres: Zoning: C-3
Lot SF:
Office SF (ind):
Yard SF (ind):

Description: Office space conveniently located near the new I-15 Dixie Drive Exit, just off of Hilton Drive. Perfect for professional or medical use. Has private offices, reception area and a large conference room/work area. Common area restrooms. Great signage and visibility. Tenant in place. 6% CAP proforma. BROCHURE #5405

Loopnet=16865044 WashCo=12-140390 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\For Sale\Office\5405 = Curren = 283 W Hilton Dr.pdf](#)

Closing Comments:

Professional Office (6632)

Closing Date:

Office/Suburban



1172 S 250 W
St. George, UT 84790

Property Class:
YearBuilt:

Listing Date: Sale Price:
Transaction ID: 6632 List Price: \$150,000.00
Available SF: 1160 CAP: n/a
Acres: Zoning:
Lot SF:
Office SF (ind):
Yard SF (ind):

Description: Reception area with built-in desk cabinetry and stone floors. 6 separate offices (3 with window view). Central conference/general area. Clean conditions, still looks and smells like new.

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

Brochure:

Closing Comments:

Southgate Prof. Center 2nd Floor Office (6290)

Closing Date:

Office/Suburban



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

Property Class:
YearBuilt: 1995

Listing Date: 5/10/2012
Transaction ID: 6290
Available SF: 1262
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$99,000.00
CAP: n/a
Zoning:

Description: Second floor office suite for sale or lease. Conveniently located near the new Dixie Center I-15 exit, just off of Hilton Drive. Great signage and visibility from Hilton Drive and Dixie Drive. Perfect for professional office or medical use.

Loopnet=17683122 WashCo=12-138171 IronCo= PropertyLine= BizBuySell= OtherID=

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

Closing Comments:

Office Condo on Bluff Street (6079)

Closing Date:

Office/Suburban



1150 S Bluff St Suite 6
St. George, UT 84770

Property Class: B
YearBuilt: 1987

Listing Date: 8/22/2012
Transaction ID: 6079
Available SF: 800
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$82,500.00
CAP: n/a
Zoning: C-3

Description: Investment property. Has reception area, two offices, conference and work room. Great signage on Bluff Street. Over 35,000 ADT count. Leased through 2015.

Loopnet=17551401 WashCo=12-140053 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\FOR Sale\Office\6079 = Curren = 1150 S Bluff.pdf](#)

Closing Comments:

Red Cliffs Professional Park (6407)

Closing Date:

Office/Suburban



321 N Mall Dr Bldg B
St. George, UT 84790

Property Class: B
YearBuilt: 1996

Listing Date: 7/20/2012
Transaction ID: 6407
Available SF: 4032
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$403,200.00
CAP: n/a
Zoning: PD-COM

Description: Office building available at Red Cliffs Professional Park, located behind the Red Cliffs Regional Mall. Great owner/occupant building with potential for rental income. Building is split into four different suites. Two meters on the building. Priced at \$100/SF.

Loopnet=17800938 WashCo=12-139996 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\FOR Sale\Office\6407 = Jason-Meeja = 321 N Mall Dr Bldg B.pdf](#)

Closing Comments:

Red Cliffs Professional Park (6904)

Closing Date:

Office/Suburban



321 N Mall Dr Suites M102
& 202
St. George, UT 84790

Property Class: B
YearBuilt: 1996

Listing Date: 2/5/2013
Transaction ID: 6904
Available SF: 2000
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$200,000.00
CAP: n/a
Zoning: PD-COM

Description: Great owner/occupant investment located in the Red Cliffs Professional Park, just behind Red Cliffs Regional Mall. Upstairs and downstairs units. (Downstairs suite is wheelchair accessible.) Owner may be willing to trade for a small multi-family investment property.

Loopnet=18037015 WashCo=13-144343 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\FOR Sale\Office\6904 = Jason-Meeja = 321 N Mall Bldg M.pdf](#)

Closing Comments:

Tonaquint Office Campus, Bldg C (5106)

Closing Date:

Office/Suburban



912 W 1600 S
St. George, UT 84770

Property Class: B
YearBuilt: 2009Q1

Description: Tonaquint Office Campus 1, new class A office building.
Loopnet= WashCo=13-145425 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure:
Closing Comments:

Listing Date: 4/1/2013
Transaction ID: 5106
Available SF: 15800
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$3,200,000.00
CAP: n/a
Zoning: PD-COM

Ventana Office Park (6052)

Closing Date:

Office/Suburban



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

Property Class: B
YearBuilt: 2004

Description: Attractive professional park. Located near the Red Cliffs Regional Mall. Convenient access. Serene atmosphere. Sale price is \$98 per SF. BROCHURE #6050
Loopnet=17536030 WashCo=12-139898 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\\naiserver1\Data\Common\Brochures\FOR Sale\Office\6050 = Jason-Meeja = 230 N 1680 E.pdf](#)
Closing Comments:

Listing Date: 2/15/2012
Transaction ID: 6052
Available SF: 2310
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$226,380.00
CAP: n/a
Zoning: PD-COM

Ventana Office Park (6053)

Closing Date:

Office/Suburban



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

Property Class: B
YearBuilt: 2004

Description: Attractive professional park. Located near the Red Cliffs Regional Mall. Convenient access. Serene atmosphere. Sale price is \$95 per SF. BROCHURE #6050
Loopnet=17536030 WashCo=12-139899 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\\naiserver1\Data\Common\Brochures\FOR Sale\Office\6050 = Jason-Meeja = 230 N 1680 E.pdf](#)
Closing Comments:

Listing Date: 2/15/2012
Transaction ID: 6053
Available SF: 2310
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$219,450.00
CAP: n/a
Zoning: PD-COM

Ventana Office Park (6050)

Closing Date:

Office/Suburban



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

Property Class: B
YearBuilt: 2007

Description: Attractive professional park. Located near the Red Cliffs Regional Mall. Convenient access. Serene atmosphere. Sale price is \$95 per SF.
Loopnet=17536030 WashCo=12-139897 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\\naiserver1\Data\Common\Brochures\FOR Sale\Office\6050 = Jason-Meeja = 230 N 1680 E.pdf](#)
Closing Comments:

Listing Date: 2/15/2012
Transaction ID: 6050
Available SF: 5040
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$478,800.00
CAP: n/a
Zoning: C-2

Ventana Office Park (6315)

Closing Date:

Office/Suburban



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

Property Class: B
YearBuilt: 2006

Description: Attractive professional park. Located near the Red Cliffs Regional Mall. Convenient access. Serene atmosphere. Sale price is \$102 per SF. BROCHURE #6050
Loopnet=17536030 WashCo=12-139901 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\nai-server\1\Data\Common\Brochures\For Sale\Office\6050 = Jason-Meeja = 230 N 1680 E.pdf](#)
Closing Comments:

Listing Date: 6/7/2012
Transaction ID: 6315
Available SF: 2310
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$235,620.00
CAP: n/a
Zoning: PD-COM

Retail Space Close to Bloomington Walmart (6843)

Closing Date:

Retail/Anchorless Center



144 W Brigham Rd Stes 20
& 21
St. George, UT 84790

Property Class:
YearBuilt: 1998

Description: Two suites in Bloomington Courtyard.
Loopnet= WashCo= IronCo= PropertyLine= BizBuySell= OtherID=
Brochure:
Closing Comments:

Listing Date: 1/14/2013
Transaction ID: 6843
Available SF: 2625
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$275,625.00
CAP: n/a
Zoning:

Building + Home Décor Business (6884)

Closing Date:

Retail/Free Standing



1125 E 700 S
St. George, UT 84770

Property Class:
YearBuilt: 1978

Description: Great commercial location on 700 South near Harmon's Grocery Store. Being sold with existing new home decor business. Building was renovated for new business last year.
Loopnet= WashCo=13-143402 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure:
Closing Comments:

Listing Date: 1/22/2013
Transaction ID: 6884
Available SF: 2573
Acres: 0.44
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$339,900.00
CAP: n/a
Zoning: C-2