

Show Agent

### Rim Rock Commercial Center



1363 E 170 S St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7682	100928	08-31-2013	349	4946	1521	0.00	0	C-2	SG-5-2-29-131

Class A first floor office space. Excellent traffic location. 5 minute access to I-15. Large off street parking. Private rear door access. Private bathroom. Walking distance to shopping, banking, and restaurants. Loopnet=18451890

[View Attachment](#)

### Office / Downtown

#### Lease / Available

	Ask
Lease Type	NNN
\$ / SF / Mo.	\$1.05
\$ / SF / Yr.	\$12.6
Term(yrs.)	0.00
CAM / SF 0	
Taxes / SF	0

### Riverside Dr Office Space



352 E Riverside Dr St. George, UT 84770

TransID	PropID	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7690	526		1850	1850	0.04	1,850	C-3	SG-RBPP

This is suite within the Riverside Office Park that totals approximately 1,850 sqft. The space is on the second floor (elevator accessible) of a larger project. The space faces west with exposure to Riverside Drive. The space is fully built-out with nice interior amenities including seven hard wall offices and an interior open bullpen area and a single "unisex" bathroom. There is plenty of windows and natural lighting. Great space in a great location at a great price. Won't last long. Loopnet=18355785

### Office / Downtown

#### Lease / Available

	Ask
Lease Type	NNN
\$ / SF / Mo.	\$0.55
\$ / SF / Yr.	\$6.6
Term(yrs.)	0.00
CAM / SF 0	
Taxes / SF	0

## Sunland Professional Park, Phase 1

3



491 &amp; 523 E Riverside Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7693	821	12-03-2013	255	1503	1503	0.00	0	A-P	<b><u>SG-5-2-31-2105</u></b>

Great built out office space located in the Sunland Professional Park. BROCHURE #3558 Loopnet=15777689 Washington County=13-151746

[View Attachment](#)

Office / Downtown

**Lease / Available**

Ask
Lease Type MG
\$ / SF / Mo. \$0.75
\$ / SF / Yr. \$9
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

## Sand Towne Center

4



165 W 200 N St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
4366	101748	03-31-2009	1963	10000	1000	1.24	54,014		SG-485, SG-486-B

All medical facilities available. LEED Certified Building. Off street parking. Available for TIs immediately. 1,000-10,000 square feet. Historic architecture. Loopnet=16173964

Office / Central Business District

**Lease / Available**

Ask
Lease Type NNN
\$ / SF / Mo. \$1.10
\$ / SF / Yr. \$13.2
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

## Boulevard Office Park

5



134 N 200 E St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
6677	100024	10-27-2012	657	618	618	0.00	0	C-3	<b><u>SG-1369-A-1-RD</u></b>

All brick, 3-story building. Great location in the Central Business District. Owner/Agent. BROCHURE #6677 Loopnet=16552414 Washington County=12-141705

[View Attachment](#)

Office / Central Business District

**Lease / Available**

Ask
Lease Type NNN
\$ / SF / Mo. \$0.95
\$ / SF / Yr. \$11.4
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

## Sun Valley Professional Park

6



48 S 2500 W Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
2343	100978	05-03-2007	2661	1691	1691	0.00	0	Highway Commercial	<b><u>H-3-1-32-2309</u></b>

Professional/medical space available in a newly constructed building. Various suite sizes to meet your needs. BROCHURE #2343 Loopnet=15255434 Washington County=12-136127

[View Attachment](#)

Office / Suburban

**Lease / Available**

Ask
Lease Type NNN
\$ / SF / Mo. \$1.10
\$ / SF / Yr. \$13.2
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

Red Cliffs Professional Park



321 N Mall Dr St. George, UT 84790

TransID	PropID	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7977	102931		1000	1000	0.02	1,000	PD CO	<b>SG-RCPK-2-14</b>

GARDEN STYLE OFFICE SPACE. PRIVATE ENTRANCE & BATHROOM. ABUDANCE OF RESTAURANTS AND SHOPS NEARBY. CLOSE TO THE RED CLIFFS MALL. GREAT ACCESS TO I-15. Loopnet=18557366

[View Attachment](#)

Office / Suburban

**Lease / Available**

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.65
\$ / SF / Yr.	\$7.8
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

East Tabernacle Commercial Center



1067 E Tabernacle St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7474	243	10-08-2013	311	5581	1654	0.00	0	C-2	SG-ETCC

Former VA medical clinic. Lots of sinks, cabinets and exam rooms. Lease all or part. SUITE 105/106 = 1,927 SF; SUITE 107 = 2,000 SF; SUITE 108 = 1,654 SF. Close to IHC and Downtown. Near Dixie State College. I-15 visibility. Loopnet=18393440 Washington County=13-150358, 13-150359, 13-150360

[View Attachment](#)

Office / Downtown

**Lease / Available**

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$1.00
\$ / SF / Yr.	\$12
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Executive Plaza



491 N Bluff St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8508	101727	06-30-2014	446	588	588	0.51	0	C-3	<b>SG-711-G-1</b>

For lease only! Unit #205 at Executive Plaza. Awesome office space with reception and 3 private offices. Washington County=14-157731

Office / Downtown

**Lease / Available**

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$1.00
\$ / SF / Yr.	\$12
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Executive Plaza



491 N Bluff St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8509	101727	06-30-2014	46	1568	1568	0.51	0	C-3	<b><u>SG-711-G-1</u></b>

For Lease only! Unit #304 Executive Plaza. 1568 Sq Ft to 3,113 Sq Ft Will build-out to suit. Washington County=14-157731

Office / Downtown

**Lease / Available**

Ask
Lease Type NNN
\$ / SF / Mo. \$1.00
\$ / SF / Yr. \$12
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

Downtown Office Space for Lease!



166 N 300 W St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
6212	428	04-24-2012	843	1200	1200	0.00	0	C-3	<b><u>SG-496-A</u></b>

Nicely designed office space. Convenient Downtown location. BROCHURE #3821 Loopnet=15795531 Washington County=12-141256

[View Attachment](#)

Office / Central Business District

**Lease / Available**

Ask
Lease Type MG
\$ / SF / Mo. \$0.60
\$ / SF / Yr. \$7.2
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

Ventana - Buildings B, C, Q, S, R, & V



230 N 1680 E St. George, UT 84790

TransID	PropID	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8522	833		13860	13860	7.00	310,583	PD-COM	SG-VENT-1-2, SG-VENT-1-3, SG-VENT-1-17, SG-VENT-1-19, SG-VENT-2-22, SG-VENT-18

Office / Suburban

**Lease / Available**

Ask
Lease Type NNN
\$ / SF / Mo. \$0.50
\$ / SF / Yr. \$6
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

Rim Rock Medical



292 S 1470 E St. George, UT 84770

TransID	PropID	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8523	102466		26550	26550	0.00	0	Comm	<b><u>SG-RRCC-8</u></b>

3rd floor space available. 8850 SF Ideal medical office in St. George. Easy access to I-15 and close proximity to hospital. Loopnet=18760401

Office / Medical Office

**Lease / Available**

Ask
Lease Type NNN
\$ / SF / Mo. \$1.21
\$ / SF / Yr. \$14.52
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

First Floor Office Suite

Office / Central Business District



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

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7501	100056	10-14-2013	3305	1461	1461	0.00	0	C-3	<b>SG-1369-A-1-RD</b>

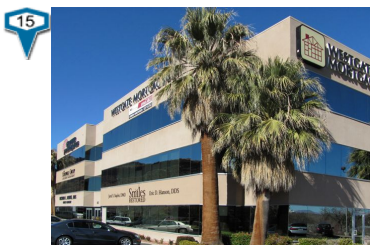
Boulevard Office Park in the Central Business District. Has interior access from the main foyer and also an exterior entrance. Can split suite. Owner-Agent. Loopnet=18527306 Washington County=14-152750

[View Attachment](#)

Lease / Available

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$0.80
\$ / SF / Yr.	\$9.6
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Office Condo on Bluff Street



437 S Bluff St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
6222	111	02-05-2013	556	2821	2821	0.00	0	C-2	<b>SG-BTOC-302</b>

Former Westgate Mortgage space. Third floor suite with amazing views and upgrades. Condo has a reception area, eight offices and a copy center. New paint and upgrades. Convenient Bluff Street location with plenty of parking. Perfect for medical, attorney, CPA, mortgage, title or any other professional use. Co-broker is the property owner. BROCHURE #6221 Loopnet=17644123 Washington County=13-151823

[View Attachment](#)

Office / Downtown

Lease / Available

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.80
\$ / SF / Yr.	\$9.6
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Bluff Towers I & II



619 S Bluff St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8529	250	07-01-2014	45	3596	3596	0.00	0	C-2	SG-1407-A

Class A office space along Bluff Street. Various suite sizes available with competitive pricing. Suites 401A & B can be leased together (3,585 SF) for \$.65/SF NNN. BROCHURE #8529

Office / Downtown

Lease / Available

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$0.80
\$ / SF / Yr.	\$10.8
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Bluff Towers I & II



**No Image Available**

619 S Bluff St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8530	250	07-01-2014	45	1757	1757	0.00	0	C-2	SG-1407-A

Class A office space along Bluff Street. Various suite sizes available with competitive pricing. Suites 401A & B can be leased together (3,585 SF) for \$.65/SF NNN. BROCHURE #8529

Office / Downtown

**Lease / Available**

Ask
Lease Type NNN
\$ / SF / Mo. \$0.70
\$ / SF / Yr. \$8.4
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

Bluff Towers I & II



**No Image Available**

619 S Bluff St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8531	250	07-01-2014	45	1805	1805	0.00	0	C-2	SG-1407-A

Class A office space along Bluff Street. Various suite sizes available with competitive pricing. Suites 401A & B can be leased together (3,585 SF) for \$.65/SF NNN. BROCHURE #8529

Office / Downtown

**Lease / Available**

Ask
Lease Type NNN
\$ / SF / Mo. \$0.60
\$ / SF / Yr. \$7.2
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

Bluff Towers I & II



**No Image Available**

619 S Bluff St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8532	250	07-01-2014	45	2395	2395	0.00	0	C-2	SG-1407-A

Class A office space along Bluff Street. Various suite sizes available with competitive pricing. Suites 401A & B can be leased together (3,585 SF) for \$.65/SF NNN. BROCHURE #8529

Office / Downtown

**Lease / Available**

Ask
Lease Type NNN
\$ / SF / Mo. \$0.65
\$ / SF / Yr. \$7.8
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

Blackridge Terrace Office



1173 S 250 W St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8025	100541	03-13-2013	520	3405	852	0.00	0	Commercial	SG-6-2-36-2004

Blackridge Terrace office suite with fabulous view of the city. 4 private offices, copy room, and reception Blackridge Drive and Bluff Street Loopnet=18562983

[View Attachment](#)

Office / Downtown

**Lease / Available**

Ask
Lease Type NNN
\$ / SF / Mo. \$1.05
\$ / SF / Yr. \$12.6
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

### Ventana Office Park



230 N 1680 E St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
5978	834	12-16-2011	1973	2310	1155	0.00	0	PD-COM	SG-VENT

Office space available in Ventana Office Park, located just behind the Red Cliffs Regional Mall. Convenient access. Serene atmosphere. Built out. BROCHURE #5978 Loopnet=17500430 Washington County=12-134275

[View Attachment](#)

Office / Suburban

**Lease / Available**

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$0.55
\$ / SF / Yr.	\$6.6
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

### Prime Office Space



1224 S River Rd St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7522	184	10-21-2013	298	234	105	0.00	0	PD COM	SG-CCML

Located at River Road & Riverside Drive, next to the post office & Re/Max First Realty. Near banks & title companies. Shared parking lot to code. High speed internet, office phone, cable TV, voicemail system, connection to copy machine & use of PDF scanner, full access to conference rooms, security cameras, break room with microwave & fridge. Electronically controlled door locks/24 hour access. Starting at \$300/month G. Loopnet=18425495 Washington County=13-150894

[View Attachment](#)

Office / Downtown

**Lease / Available**

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$0.00
\$ / SF / Yr.	\$0
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

### Medical Office Building



1085 S Bluff Street St. George, UT 84770

TransID	PropID	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8297	103119		6778	6778	0.77	0		<b><u>SG-5-2-31-43531</u></b>

PROFESSIONAL OFFICE SPACE WITH RETAIL VISIBILITY, MONUMENT SIGNAGE AVAILABLE, PRIVATE ENTRANCE TO EACH SUITE, CUSTOMIZABLE LAYOUTS, EASY ACCESS TO I-15. Loopnet=18656219

[View Attachment](#)

Office / Medical Office

**Lease / Available**

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$0.75
\$ / SF / Yr.	\$9
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

## High Visibility Medical (Ownership Options)

Office / Medical Office



1080 E Riverside Dr (Approx) St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8043	102988	01-28-2014	199	50000	1000	0.00	0		<b><u>SG-5-2-32-3121</u></b>

Construction to begin in 2014. Riverside Drive frontage with great signage opportunities. Centrally located and near the hospital. Perfect for professional/medical users: doctors, dentists, pharmacists, therapists, etc. Flexible floor plans. Ownership opportunities available, starting at \$189/SF. TI allowance included (\$30+/SF). Some of the owners are Utah real estate licensees. Washington County=14-154245

[View Attachment](#)

## Lease / Available

Lease Type	Ask	NNN
\$ / SF / Mo.	\$15	\$1.25
Term(yrs.)	0	0.00
CAM / SF	0	0
Taxes / SF	0	0

## Tonaquint West BOR Building

Office / Suburban



1070 W 1600 S St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7789	100849	10-30-2013	289	2038	2038	0.04	0		<b><u>SG-TQWC-1-2</u></b>

Conference room, Reception, 4 private offices, 2 large open offices, storage and 2 bathrooms, next to Huntsman Senior Games & Board of Realtors, Great building and good location w/ ample parking. Unit #104 Washington County=14-158671

## Lease / Available

Lease Type	Ask	NNN
\$ / SF / Mo.	\$10.8	\$0.90
Term(yrs.)	0	0.00
CAM / SF	0	0
Taxes / SF	0	0

## Large Office Building

Office / Suburban



1165 W Silicon Cir St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
6769	862	11-09-2012	644	5250	5250	1.57	0		<b><u>SG-TOHS-1-3</u></b>

Located in the Tonaquint Center Business Park. New Life Christian Church leases approximately half the building. Easy access off of Dixie Drive. Ample parking. BROCHURE #6768 Loopnet=17946351 Washington County=12-142578

[View Attachment](#)

## Lease / Available

Lease Type	Ask	NNN
\$ / SF / Mo.	\$12	\$1.00
Term(yrs.)	0	0.00
CAM / SF	0	0
Taxes / SF	0	0



CBD Office Space



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

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7543	297	10-25-2013	294	3600	3600	0.00	0	C-4	SG-438-RD, SG-436-RD

Second story suite with interior and exterior stairs. Great Boulevard visibility. Has been used as privately leased offices but, ideally, would have one master lease. Could possibly be demised. Flexible terms. Loopnet=18447134 Washington County=14-158741

[View Attachment](#)

Retail / Anchorless Center

Lease / Available

Lease Type	Ask MG
\$ / SF / Mo.	\$0.75
\$ / SF / Yr.	\$9
Term(yrs.)	0.00
CAM / SF0	
Taxes / SF	0

Executive Office on St. George Blvd



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

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8571	253	07-15-2014	31	535	535	0.00	0	C-3	<b>SG-489</b>

Beautiful executive suite on St. George Blvd. Windows throughout. Beautiful views. Reception area and large open office area. Lease price includes everything but internet and phone. Call to schedule a showing. Space is tenant-occupied until August 1st.

Office / Central Business District

Lease / Available

Lease Type	Ask G
\$ / SF / Mo.	\$1.50
\$ / SF / Yr.	\$18
Term(yrs.)	0.00
CAM / SF0	
Taxes / SF	0

Retail & Office Space in Anchored Center



160 N 500 W St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8572	102712	07-21-2014	25	3000	3000	0.00	0	C-3	<b>SG-531</b>

Hurst Ace Hardware anchored center on the corner of St. George Blvd and Bluff Street. Excellent signage on the building's facade and an electronic reader board on Bluff Street. Locate your business in one of the highest trafficked and most visible centers in town! BROCHURE #7494 Loopnet=18414634 Washington County=14-158306

[View Attachment](#)

Retail / Community Center

Lease / Available

Lease Type	Ask MG
\$ / SF / Mo.	\$0.67
\$ / SF / Yr.	\$8.04
Term(yrs.)	0.00
CAM / SF0	
Taxes / SF	0

Tron Park Professional Office



1240 E 100 S St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8061	745	03-05-2014	163	1550	1550	0.00	0		

Located in Tron Business Park near 100 South and River Road. Walking distance to several restaurants and Sandstone Village retail center. Monthly HOA fee is \$204. Loopnet=18677445 Washington County=14-156891

[View Attachment](#)

Office / Downtown

Lease / Available

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.80
\$ / SF / Yr.	\$9.6
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Medical Office Plaza



736 S 900 E St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
5762	655	06-30-2011	1142	2800	2800	0.00	0		<b><u>SG-5-2-32-4410</u></b>

Near IHC Dixie Regional Medical Center (both the River Road & 400 East Campuses). Many other medical users in the area. Private offices with private entrances, built out exam rooms, x-ray rooms, reception desks, shelving and more. Free rent, lease incentives, flexible lease terms and possible TI's. BROCHURE #5762 Loopnet=17243630 Washington County=13-151656

[View Attachment](#)

Office / Medical Office

Lease / Available

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$0.75
\$ / SF / Yr.	\$9
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

The Ridge Offices



750 W Ridgeview Dr St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7298	726	07-17-2013	394	3908	887	1.10	0	C-3	<b><u>SG-1746-B-1-A</u></b>

Three office spaces for lease, good location, great views. Office space from 900 E to 1,600 E, underground parking. Washington County=14-158678

Office / Downtown

Lease / Available

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$0.75
\$ / SF / Yr.	\$9
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Office Building - The Tax Club

Office / Suburban



1492-A S Silicon Way St. George, UT

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7816	859	07-23-2014	23	5000	5000	0.00	0	PD-COM	<b>SG-TOHS-1-1</b>

Great space with a large common area, 6 private offices and a reception area. Suite A. Washington County=14-158374

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.85
\$ / SF / Yr.	\$10.2
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Blackridge Terrace Office Space

Office / Downtown



1173 S 250 W St. George, UT 84770

TransID	PropID	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
3978	879		2688	835	0.00	0		SG-6-2-36-2131

ATTRACTIVE, HIGH-QUALITY FINISH. This property has a wonderful view and offers great access to I-15. Loopnet=15894626 Property Line=339895

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$0.65
\$ / SF / Yr.	\$7.8
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Dixie Commons

Office / Suburban



1664 S Dixie Dr St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8075	100277	01-31-2014	196	7000	1000	9.95	0	PD COM	SG-DCS-1, SG-DCS-2, SG-DCS-3, SG-DCS-4, SG-DCS-5, SG-DCS-6, SG-DCS-7, SG-DCS-8, SG-DCS-9, SG-DCS-10

Near the new I-15 Exit 5, Dixie Drive Interchange. Convenient for customers and employees. Less than 10 minutes from anywhere in St. George. Excellent parking ratio of more than 5 stalls per 1,000 SF (unsurpassed in St. George). Drive-thru retail spaces available. Competitive rates and terms. Generous tenant improvement allowance. Existing, built out suites starting at \$.55/SF NNN. Build-to-suit at \$.90/SF NNN. Loopnet=18661041 Washington County=14-155499

[View Attachment](#)

Lease / Available

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$0.00
\$ / SF / Yr.	\$0
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Dixie Commons



1664 S Dixie Dr St. George, UT 84770

TransID	PropID	Listed	Closed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID	Lease Type	Ask NNN
8587	100277	01-31-2014	07-18-2014	168	7000	7000	9.95	0	PD COM	SG-DCS-1, SG-DCS-2, SG-DCS-3, SG-DCS-4, SG-DCS-5, SG-DCS-6, SG-DCS-7, SG-DCS-8, SG-DCS-9, SG-DCS-10	\$ / SF / Mo.	\$0.00
											Term(yrs.)	3.50
											CAM / SF	0
											Taxes / SF	0

Near the new I-15 Exit 5, Dixie Drive Interchange. Convenient for customers and employees. Less than 10 minutes from anywhere in St. George. Excellent parking ratio of more than 5 stalls per 1,000 SF (unsurpassed in St. George). Drive-thru retail spaces available. Competitive rates and terms. Generous tenant improvement allowance. Existing, built out suites starting at \$.55/SF NNN. Build-to-suit at \$.90/SF NNN. Loopnet=18661041 Washington County=14-155499

[View Attachment](#)

Office / Suburban

Lease / Available

Downtown Office Building



335 E St. George Blvd Ste 104 St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID	Lease Type	Ask NNN	
8076	372	03-13-2014	155	1200	1200	0.00	0	C-4	<b>SG-1356-RD</b>	\$ / SF / Mo.	\$1.08	
											\$ / SF / Yr.	\$12.96
											Term(yrs.)	0.00
											CAM / SF	0
											Taxes / SF	0

(Suite 104) Office space with 4 offices, reception counter, kitchenette and open area. Landlord will consider modifications on a case-by-case basis. Washington County=14-154552

Office / Central Business District

Lease / Available

Bluff Towers I & II



**No Image Available**

619 S Bluff St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8588	250	07-28-2014	18	2439	2439	0.00	0	C-2	SG-1407-A

Class A office space along Bluff Street. Various suite sizes available with competitive pricing. Suites 401A & B can be leased together (3,585 SF) for \$.65/SF NNN. BROCHURE #8529

Office / Downtown

**Lease / Available**

Ask
Lease Type NNN
\$ / SF / Mo. \$0.70
\$ / SF / Yr. \$8.4
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

Bluff Towers I & II



**No Image Available**

619 S Bluff St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8589	250	07-28-2014	18	1146	1146	0.00	0	C-2	SG-1407-A

Class A office space along Bluff Street. Various suite sizes available with competitive pricing. Suites 401A & B can be leased together (3,585 SF) for \$.65/SF NNN. BROCHURE #8529

Office / Downtown

**Lease / Available**

Ask
Lease Type NNN
\$ / SF / Mo. \$0.70
\$ / SF / Yr. \$8.4
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

Professional Offices



3143 S 840 E St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8084	100905	03-04-2014	164	781	781	0.00	0		SG-HVTH-5

Reception desk, waiting area, 2 offices, storage, private access and lots of parking. Close to freeway on-ramp. Adjacent to other professionals and executive suites. Nice finishes and well designed exterior. Flexible lease terms. Loopnet=18625037 Washington County=14-154851

[View Attachment](#)

Office / Suburban

**Lease / Available**

Ask
Lease Type NNN
\$ / SF / Mo. \$0.75
\$ / SF / Yr. \$9
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

Professional/Medical Office



640 E 700 S St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
6551	437	08-20-2012	725	1350	1350	0.00	0		<b>SG-MPP-11</b>

Office space for professional and medical users. Multiple suite sizes. Nicely finished units with clean common areas. Convenient access to downtown and hospital / medical facilities. Covered parking available. Flexible lease terms and lease incentives. BROCHURE #6525 Loopnet=17831321 Washington County=14-157126

[View Attachment](#)

Office / Downtown

**Lease / Available**

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$1.00
\$ / SF / Yr.	\$12
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Downtown Office Suite



249 E Tabernacle St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7576	711	11-05-2013	283	4914	2457	0.89	0	C-4	<b>SG-1218-A-2-RD</b>

Four-story building in the Central Business District. High-quality finishes, elevators, ample parking (some covered). BROCHURE #7328 Loopnet=18297342 Washington County=14-154960

[View Attachment](#)

Office / Central Business District

**Lease / Available**

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.82
\$ / SF / Yr.	\$9.84
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Professional/Medical Office



640 E 700 S St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
6553	437	08-20-2012	725	1950	1950	0.00	0		<b>SG-MPP-11</b>

Office space for professional and medical users. Multiple suite sizes. Nicely finished units with clean common areas. Convenient access to downtown and hospital / medical facilities. Covered parking available. Flexible lease terms and lease incentives. BROCHURE #6525 Loopnet=17831321 Washington County=14-157128

[View Attachment](#)

Office / Downtown

**Lease / Available**

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$1.00
\$ / SF / Yr.	\$12
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

### St. George Surgical Center



676 S Bluff St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7834	660	12-11-2013	247	1434	1434	0.00	0		<b><u>SG-1756-D-1</u></b>

Excellent medical office space available in the St. George Surgical Center. Great views. Suite walk-out to large patio area. Landlord may consider doing some tenant improvements. Loopnet=18535688 Washington County=14-152912

[View Attachment](#)

Office / Medical Office

#### Lease / Available

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$0.80
\$ / SF / Yr.	\$9.6
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

### Executive Suite



230 N 1680 E St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8350	103173	05-23-2014	84	1772	1772	0.00	0	COM	<b><u>SG-VENT-3</u></b>

Executive suites available in office building shared by real estate brokers/agents. Shared conference area and break room. Plenty of parking. Wireless internet included. Call Brent Holloway for details - 435-862-0130 Washington County=14-156612

Office / Suburban

#### Lease / Available

Ask	
Lease Type	
\$ / SF / Mo.	\$1.40
\$ / SF / Yr.	\$16.8
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

### Downtown Office Suite



249 E Tabernacle St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7328	711	08-01-2013	379	1480	1480	0.89	0	C-4	<b><u>SG-1218-A-2-RD</u></b>

Four-story building in the Central Business District. High-quality finishes, elevators, ample parking (some covered). BROCHURE #7328 Loopnet=18297342 Washington County=14-154958

[View Attachment](#)

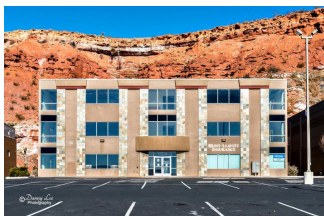
Office / Central Business District

#### Lease / Available

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.82
\$ / SF / Yr.	\$9.84
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Boulevard Center - Building C

Office / Central Business District



150 N 400 E St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8610	100949	07-01-2014	45	3846	3846	0.00	0	C-4	<b><u>SG-1346-Q-RD</u></b>

High tech office space located in central business district, just north of St George Boulevard. New technology building with availability of blazing fast high speed broadband service. Other services available: Cloud services, streaming video, offsite employee access, and multiple networked locations. Suites offered as "vanilla shell." Build out cooperation dependent on lease term. Suite 101 Washington County=14-158588

**Lease / Available**

Ask	
Lease Type	
\$ / SF / Mo.	\$0.95
\$ / SF / Yr.	\$11.4
Term(yrs)	0.00
CAM / SF0	
Taxes / SF	0

Mission Place, Bldg #3

Office / Downtown

393 E Riverside Dr St. George, UT

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8611	101219	07-31-2014	15	5135	5135	0.00	0	C-3	SG-5-2-31-2439

Beautifully appointed office suite w/ reception area, conference room, 4 large offices, copy room w/built-in shelves, and a storage closet. Gross rent includes high-speed internet connection, NUTEL phone system, alarm system & service, all desks & chairs, and an elegant conference room table w/6 leather chairs. Washington County=14-158545

Ask

Lease Type	
\$ / SF / Mo.	\$1.50
\$ / SF / Yr.	\$18
Term(yrs)	0.00
CAM / SF0	
Taxes / SF	0

**Lease / Available**

Main Street Plaza

Office / Central Business District

20 N Main St. George, UT

TransID	PropID	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8102	415		80000	1560	1.96	85,378	C-4	<b><u>SG-383-A-1-RD</u></b>

(Suite 201, 202, 205) Downtown office space located in the heart of the city. Furniture included for right tenant. Landlord will consider modifications on a case-by-case basis. Wash Co IDs (14-154660, 14-154661, 14-154662) Washington County=14-154660

Ask

Lease Type	NNN
\$ / SF / Mo.	\$1.25
\$ / SF / Yr.	\$15
Term(yrs)	0.00
CAM / SF0	
Taxes / SF	0

**Lease / Available**



Downtown Office Space

Office / Central Business District

**Lease / Available**

162 N 400 E St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
6576	836	09-20-2012	694	1842	1842	0.00	0		<u>SG-1346-D-RD</u>

Great downtown location near banks, retail, restaurants and many professional buildings. High traffic area. Signage available. Nice exterior finish, reception area break room, conference room and executive offices throughout. Lease incentives available. Flexible terms. Loopnet=17875369 Washington County=14-158868

[View Attachment](#)

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.70
\$ / SF / Yr.	\$8.4
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Tonaquint Center WCF Building

Office / Suburban

**Lease / Available**

1453 S Dixie Dr St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
2483	101016	05-21-2012	816	7764	7764	1.79	77,972	PD-COM	<u>SG-TPKY-2</u>

Underground parking and ample surface parking. Full backup power generator. Redundant fiber ring with multiple providers. Loopnet=17672292

[View Attachment](#)

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$1.15
\$ / SF / Yr.	\$13.8
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

For Lease, Build-to-Suit or Sale

Retail / Anchorless Center

**Lease / Available**



50 N 300 W Washngton, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8628	100465	07-23-2014	23	10000	1400	0.00	0		

Cottontown Village, in the heart of Washington City, near the freeway and national retailers. Join other professionals in this quiet business center. Tenants include engineer, financial professionals, light retail. There are a couple of lots with build-to-suit options up to 10,000 SF.

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.80
\$ / SF / Yr.	\$9.6
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Tonaquint Center Office

Office / Suburban

**Lease / Available**

912 W 1600 S St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7861	671	01-21-2014	206	995	995	0.17	0		<u><b>SG-TOC-1-1</b></u>

Attractive office park, just minutes from Downtown. SUITE 101 has 3 offices, reception area, open area, break room and 1 underground parking space. SUITE 103 has 1 office, a large windowed open space and 2 underground parking spaces. BROCHURE #7861 Loopnet=18592382 Washington County=14-154239

[View Attachment](#)

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$1.00
\$ / SF / Yr.	\$12
Term(yrs)	0.00
CAM / SF0	
Taxes / SF	0

Tonaquint Center Office

Office / Suburban

**Lease / Available**

912 W 1600 S St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7862	671	01-21-2014	206	1540	1540	0.17	0		<u><b>SG-TOC-1-1</b></u>

Attractive office park, just minutes from Downtown. SUITE 101 has 3 offices, reception area, open area, break room and 1 underground parking space. SUITE 103 has 1 office, a large windowed open space and 2 underground parking spaces. BROCHURE #7861 Loopnet=18592382 Washington County=14-154240

[View Attachment](#)

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$1.00
\$ / SF / Yr.	\$12
Term(yrs)	0.00
CAM / SF0	
Taxes / SF	0

Red Cliffs Office

Office / Suburban

**Lease / Available**

321 N Mall Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7353	102666	08-07-2013	373	2062	2062	0.00	0	PD CO	<u><b>SG-RCPK-3-24</b></u>

Located in Red Cliffs Professional Park. Perfect dental or research office. All ready to go! Five offices or patient rooms, large reception/waiting area, large lab with compressor (sold separately), large break room, 3 restrooms. Possible rent incentives. Loopnet=18354107 Washington County=13-149671

[View Attachment](#)

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$0.75
\$ / SF / Yr.	\$9
Term(yrs)	0.00
CAM / SF0	
Taxes / SF	0

Second North Office Building

Office / Central Business District

**Lease / Available**

192 E 200 N St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8633	603	08-06-2014	9	4296	4296	0.00	0		<b><u>SG-431-A-RD</u></b>

Nice Central Business District office building. Across the street from the St. George City offices. Covered parking available.

Ask
Lease Type NNN
\$ / SF / Mo. \$1.00
\$ / SF / Yr. \$12
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

Dennis Patten Architect

Office / Central Business District

**Lease / Available**

301 E Tabernacle St. George, UT

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8124	201	03-27-2014	141	1100	1100	0.00	19,602	C-4	<b><u>SG-1243-A-1-A-1-C-RD</u></b>

Great corner location, has nice lobby entrance to main floor, has elevator to office space. Has 4 offices, shared conference room, 2 of the offies have windows with nice views. \$1,100 per month includes utilities, cam. Just \$ 1,100 per month. Washington County=14-154934

Ask
Lease Type G
\$ / SF / Mo. \$1.00
\$ / SF / Yr. \$12
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

Office in Sunland Commercial Center

Office / Downtown

**Lease / Available**

376 E Sunland Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
5565	683	02-01-2011	1291	771	771	0.00	0	C-3	<b><u>SG-SLCC-2-2</u></b>

Located in Sunland Commercial Center, just off of Sunland Drive. Close to Furniture Row, I-15 and near downtown, hotels, shopping and restaurants. SUITE 2B is a lower level unit. Great space for a start-up office or small call center. Has reception area, 2 large offices, restroom and storage. (Utilities split 50/50 with upper unit.) Possible free rent. BROCHURE #5565. Loopnet=18775615 Washington County=13-145537

[View Attachment](#)

Ask
Lease Type MG
\$ / SF / Mo. \$0.58
\$ / SF / Yr. \$6.96
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

### Red Cliffs Professional Park

Office / Suburban

**Lease / Available**

321 N Mall Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8641	539	08-07-2014	8	2000	1000	0.00	0	PD CO	SG-RCPK

Professional office park with beautiful single and 2-story buildings. Serene atmosphere. Located behind the Red Cliffs Mall. Easy access from Mall Drive. BLDG A interior offices are neat and clean. Starting at \$.70/SF MG. BROCHURE #8154. All other suites BROCHURE #3098. Loopnet=18688268 Washington County=14-156032

[View Attachment](#)

Ask	
Lease	MG
Type	
\$ / SF /	\$0.70
Mo.	
\$ / SF /	\$8.4
Yr.	
Term(yrs.)	0.00
CAM / SF	0
Taxes /	0
SF	

### Downtown Office Suite

Office / Central Business District

**Lease / Available**



249 E Tabernacle St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8133	711	03-28-2014	140	1540	1540	0.89	0	C-4	<b><u>SG-1218-A-2-RD</u></b>

Four-story building in the Central Business District. High-quality finishes, elevators, ample parking (some covered). BROCHURE #7328 Loopnet=18297342 Washington County=14-155094

[View Attachment](#)

Ask	
Lease	MG
Type	
\$ / SF /	\$0.82
Mo.	
\$ / SF / Yr.	\$9.84
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

### Ivins Center One

Office / Medical Office

**Lease / Available**

272 E Center St Ivins, UT 84738

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7879	102890	01-06-2014	221	7500	1500	2.13	0		<b><u>I-SB-24-A-7</u></b>

Class A, 2-story medical office building with unsurpassed 2nd floor views. Located at the base of the Red Mountain, just minutes to Downtown and the hospital. Turn key medical and lab suites available from 1,500 SF. Competitive lease rates. CAM fees include utilities. Loopnet=18578124 Washington County=14-154011

[View Attachment](#)

Ask	
Lease	NNN
Type	
\$ / SF /	\$1.20
Mo.	
\$ / SF /	\$14.4
Yr.	
Term(yrs.)	0.00
CAM / SF	0
Taxes /	0
SF	

### Sunland Professional Park, Phase 1

Office / Downtown

**Lease / Available**

491 & 523 E Riverside Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
5577	855	02-03-2011	1289	2180	2180	0.00	0	A-P	<b><u>SG-5-2-31-2105</u></b>

Great built out office space located in the Sunland Professional Park. BROCHURE #3558 Loopnet=15777689 Washington County=13-150833

[View Attachment](#)

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.70
\$ / SF / Yr.	\$8.4
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

### Riverside Office

Office / Downtown

**Lease / Available**

377 E Riverside Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8650	670	08-05-2014	10	9525	1000	1.17	50,965	C-3	<b><u>SG-5-2-31-2345</u></b>

Located less than 1 mile from the I-15 Bluff Street interchange. Convenient access to all of St. George. Ample parking, new landscape and monument sign. TI allowance negotiable.

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.79
\$ / SF / Yr.	\$9.48
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

### Riverside Office

Office / Suburban

**Lease / Available**

359 E Riverside Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8652	102930	08-05-2014	10	700	700	1.17	50,965	C-3	<b><u>SG-5-2-31-2345</u></b>

Located less than 1 mile from the I-15 Bluff Street interchange. Convenient access to all of St. George. Ample parking, new landscape and monument sign. TI allowance negotiable. BROCHURE #8650

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.79
\$ / SF / Yr.	\$9.48
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

### Beautiful Office Space on Riverside Dr

Office / Downtown

**Lease / Available**

368 E Riverside Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7630	102784	11-05-2013	283	1382	1382	0.09	3,921	C-3	<b><u>SG-PPOP-2-3</u></b>

Reception area with 3 offices, storage, utility room, break room, restroom and large conference room. Beautiful Class A finishes. Located in the heart of St. George, less than 1 mile from the Bluff Street I-15 exit. Lease for \$1,100/month MG. One month free rent with full price offer. Flexible lease terms. Loopnet=18487268 Washington County=13-151930

[View Attachment](#)

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.80
\$ / SF / Yr.	\$9.6
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Downtown Office

Office / Central Business District

Lease / Available

205 E Tabernacle St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8142	326	02-28-2014	168	1928	1928	0.00	0		<b><u>SG-1222-RD</u></b>

Downtown building. Second story office. Includes reception area, workroom and 4-5 exterior windows. Great access. Ample parking. Centrally located. Close to city offices, restaurants, courthouse and banks. Loopnet=18702436 Washington County=14-156300

Washington County=14-156300

[View Attachment](#)

Ask
Lease Type MG
\$ / SF / Mo. \$0.80
\$ / SF / Yr. \$9.6
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

2-Story Office Building

Office / Suburban

Lease / Available



415 N State St Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8655	100373	07-31-2014	15	4800	1200	0.47	0	HC	<b><u>H-288-C</u></b>

Two story office building, with great visibility, on State Street in Hurricane. BROCHURE #8654

Ask
Lease Type MG
\$ / SF / Mo. \$0.65
\$ / SF / Yr. \$7.8
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

Main Street Plaza

Office / Central Business District

Lease / Available

20 N Main St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
5845	415	05-03-2012	834	13909	1560	1.00	49,658	C-4	<b><u>SG-383-A-1-RD</u></b>

Space 205 3,549 sf Space 201 3,384 sf Space 206 3,455 sf Space 207 1,961 sf Space 202 1,560 sf Loopnet=16943855 Washington County=14-154531

Ask
Lease Type NNN
\$ / SF / Mo. \$1.25
\$ / SF / Yr. \$15
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

Sunbrook Ranch

Industrial / Manufacturing

Lease / Available

415 S Dixie Dr St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8411	434	06-05-2014	71	1200	1200	11.00	0	PD-COM/RES	<b><u>SG-6-2-26-3400</u></b>

One of a kind location on Dixie Drive. Average daily traffic = 11,550 cars. BROCHURE #7720 Loopnet=18490420 Washington County=14-157309

[View Attachment](#)

Ask
Lease Type MG
\$ / SF / Mo. \$0.65
\$ / SF / Yr. \$7.8
Term(yrs.) 0.00
CAM / SF 0
Taxes / SF 0

### Office/Retail Space in Park at Paradise Canyon

Office / Suburban

**Lease / Available**

1449 N 1400 W St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8156	100805	04-08-2014	129	1824	1824	0.00	0	C-4	<b><u>SG-PPCC-C-18</u></b>

Unique location. Phenomenal views of Snow Canyon. Great visibility from Snow Canyon Parkway. Beautiful courtyard and amenities. Ample parking. SUITES B9 thru B14 & C22: Perfect for retail or office. Tenant improvement allowance. SUITE C18: Great professional office or medical user. Starting at \$.70/SF NNN. (NNN fees estimated at \$.24/SF.) Possible TI allowance. Flexible lease terms. Loopnet=18714591 Washington County=14-156530

[View Attachment](#)

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$0.70
\$ / SF / Yr.	\$8.4
Term(yrs)	0.00
CAM / SF0	
Taxes / SF	0

### Red Cliffs Professional Park

Office / Suburban

**Lease / Available**

321 N Mall Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
4834	539	12-01-2009	1718	787	787	0.00	0	PD CO	SG-RCPK

Professional office park with beautiful single and 2-story buildings. Serene atmosphere. Located behind the Red Cliffs Mall. Easy access from Mall Drive. BLDG A interior offices are neat and clean. Starting at \$.70/SF MG. BROCHURE #8154. All other suites BROCHURE #3098. Loopnet=15184088 Washington County=11-125829

[View Attachment](#)

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.75
\$ / SF / Yr.	\$9
Term(yrs)	0.00
CAM / SF0	
Taxes / SF	0

### Sunset Blvd Office Space

Retail / Anchorless Center

**Lease / Available**

1192 W Sunset Blvd St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8163	382	04-11-2014	126	1500	750	0.00	0		<b><u>SG-6-2-23-1144</u></b>

Retail/office building just off of Sunset Blvd. Convenient location. SUITE 5&6 is a sublease. Each space is 750 SF for \$550/month MG. Lease together or separately. Landlord is a licensed real estate broker. BROCHURE #8163 Loopnet=18359621 Washington County=14-155840

[View Attachment](#)

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.74
\$ / SF / Yr.	\$8.88
Term(yrs)	0.00
CAM / SF0	
Taxes / SF	0

### Small Office Space

352 E Riverside Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8167	526	04-16-2014	121	720	720	0.00	0	COM	<a href="#">SG-RBPP-A-7-A</a>

Second floor suite in an excellent building with great location and exposure. High traffic area with easy access to I-15. Open floor plan. Ample parking. Loopnet=18671563 Washington County=14-155714

[View Attachment](#)

Ask	
Lease Type	MG
\$ / SF / Mo.	\$1.00
\$ / SF / Yr.	\$12
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Office / Downtown

**Lease / Available**

### Chelsea Commercial Condos

163 W 1600 S St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
3562	144	06-12-2008	2255	1283	1283	0.00	0	PD CO	<a href="#">SG-CCC-3</a>

Single level building with easy access to Downtown. Located between Hilton Drive and Blackridge Drive. Lease for \$898.10/month MG. Loopnet=17742717 Washington County=12-139127

[View Attachment](#)

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$0.70
\$ / SF / Yr.	\$8.4
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Office / Downtown

**Lease / Available**

### Professional/Medical Office



640 E 700 S St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8434	437	06-05-2014	71	954	954	0.00	0		<a href="#">SG-MPP-11</a>

Office space for professional and medical users. Multiple suite sizes. Nicely finished units with clean common areas. Convenient access to downtown and hospital / medical facilities. Covered parking available. Flexible lease terms and lease incentives. BROCHURE #6525 Loopnet=17831321 Washington County=14-157125

[View Attachment](#)

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$1.00
\$ / SF / Yr.	\$12
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Office / Downtown

**Lease / Available**



Professional/Medical Office



640 E 700 S St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8435	437	06-05-2014	71	3400	3400	0.00	0		<b>SG-MPP-11</b>

Office space for professional and medical users. Multiple suite sizes. Nicely finished units with clean common areas. Convenient access to downtown and hospital / medical facilities. Covered parking available. Flexible lease terms and lease incentives. BROCHURE #6525 Loopnet=17831321 Washington County=14-157127

[View Attachment](#)

Office / Downtown

**Lease / Available**

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$1.00
\$ / SF / Yr.	\$12
Term(yrs.)	0.00
CAM / SF	
Taxes / SF	0

Red Cliffs Professional Park

321 N Mall Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8436	539	06-11-2014	65	1000	1000	0.00	0	PD CO	SG-RCPK

Professional office park with beautiful single and 2-story buildings. Serene atmosphere. Located behind the Red Cliffs Mall. Easy access from Mall Drive. BLDG A interior offices are neat and clean. Starting at \$.70/SF MG. BROCHURE #8154. All other suites BROCHURE #3098. Loopnet=15184088 Washington County=14-157192

[View Attachment](#)

Ask	
Lease Type	MG
\$ / SF / Mo.	\$0.70
\$ / SF / Yr.	\$8.4
Term(yrs.)	0.00
CAM / SF	
Taxes / SF	0

Office / Suburban

**Lease / Available**

Rio Plaza

558 E Riverside Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
7926	100981	02-11-2014	185	2686	1343	3.06	0	C-3	<b>SG-5-2-31-2112</b>

Dynamic mixed-use office/retail (retail downstairs/office upstairs). Plenty of signage. BROCHURE #7022 Loopnet=18456226 Washington County=14-153495

[View Attachment](#)

Ask	
Lease Type	NNN
\$ / SF / Mo.	\$0.90
\$ / SF / Yr.	\$10.8
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0

Retail / Anchorless Center

**Lease / Available**

### Red Cliffs Professional Park

Office / Suburban

**Lease / Available**

321 N Mall Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8438	539	06-11-2014	65	850	850	0.00	0	PD CO	SG-RCPK

Professional office park with beautiful single and 2-story buildings. Serene atmosphere. Located behind the Red Cliffs Mall. Easy access from Mall Drive. BLDG A interior offices are neat and clean. Starting at \$.70/SF MG. BROCHURE #8154. All other suites BROCHURE #3098. Loopnet=15184088 Washington County=14-157196

[View Attachment](#)

Lease Type	Ask
MG	
\$ / SF / Mo.	\$0.85
\$ / SF / Yr.	\$10.2
Term(yrs.)	0.00
CAM / SF	
Taxes / SF	0

### Medical Office Plaza

Office / Medical Office

**Lease / Available**



736 S 900 E St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8439	655	06-09-2014	67	2200	2200	0.00	0		<b><u>SG-5-2-32-4410</u></b>

Near IHC Dixie Regional Medical Center (both the River Road & 400 East Campuses). Many other medical users in the area. Private offices with private entrances, built out exam rooms, x-ray rooms, reception desks, shelving and more. Free rent, lease incentives, flexible lease terms and possible TI's. BROCHURE #5762 Loopnet=17243630 Washington County=14-157171

[View Attachment](#)

Lease Type	Ask
NNN	
\$ / SF / Mo.	\$1.25
\$ / SF / Yr.	\$15
Term(yrs.)	0.00
CAM / SF	
Taxes / SF	0

### Rim Rock Medical

Office / Medical Office

**Lease / Available**



292 S 1470 E St. George, UT 84770

TransID	PropID	DOM	Ava SF	Min SF	Acres	Lot SF	Zoning	Tax ID
8560	102466		8850	2500	0.00	0	Comm	<b><u>SG-RRCC-8</u></b>

PROPERTY FEATURES

[View Attachment](#)

Lease Type	Ask
NNN	
\$ / SF / Mo.	\$1.21
\$ / SF / Yr.	\$14.52
Term(yrs.)	0.00
CAM / SF	0
Taxes / SF	0