

Exclusive Offerings

For Lease



Industrial Build-to-Suit in Port 15

5352 W 900 N Cedar City, UT

Contact Brandon Vandermyde



PROPERTY TYPE
Manufacturing

AVAILABLE SF
5,000

ACRES
10.96

ZONING
M-1

Build-to-suit from 5,000 to 100,000 square feet. Lease rate is contingent upon length of term, quality of tenant, etc. Excludes existing building and asphalt. Call agent for pricing.

For Additional Info, Text 12301 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	5,000							

Hot Rod Hill

1241 American Pacific Dr Henderson, NV

Contact Maria R. Herman



PROPERTY TYPE
Office/Retail Warehouse

AVAILABLE SF
6,903

ACRES
4

ZONING
IG

Hot Rod Hill is located in Henderson in the industrial and retail commercial corridor. Zoning: General Industrial (IG). Well maintained auto center with low rent and CAM fees. Minutes from the DMV in a high density residential area. Close to the 215 Beltway and The Valley Auto Mall. Easy ingress and egress with plenty of parking, includin[...]

For Additional Info, Text 16005 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
109	4,023	NNN	\$0.85	\$10.20	\$41,035	5-10 Years	0.19	



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	24,050	1.94	C-P

Two-story office within the highly desirable Southwest Market. Close proximity to Las Vegas Boulevard, McCarran International Airport, and the I-15 Freeway. 1st and 2nd story suites available for immediate occupancy. 26 covered parking spaces and tenant only responsible for electrical and data.

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
210	1,008	MG	\$1.25	\$15.00	\$15,120			
113	1,400	MG	\$1.25	\$15.00	\$21,000			
201	1,426	MG	\$1.25	\$15.00	\$21,390			
202	1,357	MG	\$1.25	\$15.00	\$20,355			
203	1,490	MG	\$1.25	\$15.00	\$22,350			
201-203	4,273	MG	\$1.25	\$15.00	\$64,095			
204	1,008	MG	\$1.25	\$15.00	\$15,120			
205-206	2,389	MG	\$1.25	\$15.00	\$35,835			
105-109	6,091	MG	\$1.25	\$15.00	\$91,365			
209	1,168	MG	\$1.25	\$15.00	\$17,520			
211-213	4,273	MG	\$1.25	\$15.00	\$64,095			
205-210	6,962	MG	\$1.25	\$15.00	\$104,430			
211	1,490	MG	\$1.25	\$15.00	\$22,350			
212	1,357	MG	\$1.25	\$15.00	\$20,355			
213	1,426	MG	\$1.25	\$15.00	\$21,390			
201-213	16,561	MG	\$1.25	\$15.00	\$248,415			
207-208	2,397	MG	\$1.25	\$15.00	\$35,955			
108	1,221	MG	\$1.25	\$15.00	\$18,315			
107	1,176	MG	\$1.25	\$15.00	\$17,640			
106	1,221	MG	\$1.25	\$15.00	\$18,315			
105	1,168	MG	\$1.25	\$15.00	\$17,520			
109	1,305	MG	\$1.25	\$15.00	\$19,575			

Sunset Decatur Center | Under Construction

Sunset Decatur Center Las Vegas, NV

Contact Leslie, Ryan McCullough, Tyler Jaynes



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	59,212	3.86	M-D

Under Construction! Warehouse/Showroom units available in the Southwest Submarket with Sunset frontage. Close proximity to McCarran Airport and the 215/I-15 Interchange. Up to 50% office build-out is available. Fully sprinklered, one 12' x 14' grade-level door per bay, 24' clear height, 2:1,000 parking ratio and 3 Phase/200 Amp/277-480 Vo[...]

For Additional Info, Text 18364 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Building	59,212	NNN	\$1.15	\$13.80	\$817,126			
H	8,400	NNN	\$1.15	\$13.80	\$115,920			
G	7,000	NNN	\$1.15	\$13.80	\$96,600			
F	7,000	NNN	\$1.15	\$13.80	\$96,600			
E	7,000	NNN	\$1.15	\$13.80	\$96,600			
D	7,000	NNN	\$1.15	\$13.80	\$96,600			
C	7,000	NNN	\$1.15	\$13.80	\$96,600			
B	7,000	NNN	\$1.15	\$13.80	\$96,600			
A	8,400	NNN	\$1.15	\$13.80	\$115,920			

Office Warehouse w/ Yard for Lease in Millcreek Industrial

3240 Deseret Dr St. George, UT

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	6,040	1.55	M-2

** Only approx .33 Acre of yard space available with the building at the listing price. Property will be available to occupy July 1st, 2019.

For Additional Info, Text 12741 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	6,040	NNN	\$0.70	\$8.40	\$50,736	3-5	0.02	0.07

Retail/Office Warehouse in Millcreek Industrial Park

3284 Deseret Dr St. George, UT

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	1,500	2.8	M-2

Units range from 1,500 Square Feet to 4,500 Square Feet Contiguous available for lease. Clear Height ranges from 16'4" to 17'7". Overhead Doors are 10'x14'. Convenient location in Millcreek Industrial Park. 3-phase power available. Contact Curren for additional information on sizes and availability.

For Additional Info, Text 15781 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
17	4,500	NNN	\$0.85	\$10.20	\$45,900			

Riverside Towers Commercial Flex Space for Lease

267 E 1400 S St. George, UT

Contact Curren Christensen



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	4,706	0	C-3

Riverside Tower Commercial Flex Space for Lease. Lease at a competitive rate of \$0.70/SF/Mo. Located in Downtown St. George. Lease for \$800/Mo/FSG

For Additional Info, Text 17600 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
2 (Offices)	900	FSG	\$0.88	\$10.56	\$9,504			

Sunchase Building A in Ft. Pierce

3884 S River Rd St. George, UT

Contact Curren Christensen



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	20,162	1.5	M-1

Fantastic office/ retail warehouse opportunity. Located in the Ft. Pierce Industrial Park with easy access to River Road. Competitive lease rates paired with a great location!

For Additional Info, Text 17601 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Middle Building	10,000	NNN	\$0.75	\$9.00	\$90,000	3-5	0.05	0.525

St. George Industrial Unit

389 N Industrial Rd St. George, UT

Contact Brandon Vandermyde



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	2,511	0.06	IND

This is a modified gross lease, so it includes property taxes, insurance. No NNN fees. Conveniently located just off of I-15, and is directly across the street from IFA. This hard to find industrial space has high ceilings with a large roll up door in the rear of the space. There is mezzanine storage above the office space. Call Brandon [...]

For Additional Info, Text 18901 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
8	2,511	MG	\$0.75	\$9.00	\$22,599			

Central Business Park

935-955 N 1300 W St. George, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	1,400	2.14	C-3

Completely renovated office/warehouse flex space center on the west side of St. George. New HVAC, sealed concrete floors, new asphalt, new roll-up doors, convenient access to downtown. Conference room access for a fee. Car parking limited to 2 spaces (additional spaces for a fee). Mailbox in office for 1/2 price. New ownership and managem[...]

For Additional Info, Text 16565 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
935-1	1,400	MG	\$1,300.00	#####	#####		0.13	
935-6C	2,800	MG	\$2,400.00	#####	#####		0.13	

Freeway Visible - Warehouse, Dock, Showroom

87 E 2580 S St. George, UT

Contact Wes Davis



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	15,564	1.8	PD-C

Off of I-15 exit with great freeway visibility. Includes loading dock, 2 overhead doors, show room, exterior offices with windows, break room, show room, conference room and more. Quality block construction. Sublease, Flexible Lease Terms.

For Additional Info, Text 19654 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	15,564	NNN	\$0.72	\$8.64	\$134,473			

Office / Warehouse / Dock

1478 S 270 E St. George, UT

Contact Wes Davis



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	4,000	2	C-3

Competitively priced Office / Warehouse with Dock in St. George. 4000 SF available for \$3,000/Mo MG.

For Additional Info, Text 20065 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
4A	4,000	MG	\$0.75	\$9.00	\$36,000			

Office/Warehouse (New Construction)

1324 S Sandhill Dr Washington, UT

Contact Wes Davis



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	9,500	1.29	I-2

Now taking reservations for new office/warehouse with frontage on Washington Dam Road (1,500 to 9,500 SF available). Block construction, 14' roll-up door, 20' clear height, possible access to yard, 3-phase power. Build out and lease terms flexible.

For Additional Info, Text 11123 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	9,500	NNN	\$0.55	\$6.60	\$62,700		0.08	

Office Warehouse

1460 E Washington Dam Rd Washington, UT

Contact Wes Davis



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	1,600		Ind

Fantastic office warehouse on Washington Dam Rd. Competitive pricing at \$1,100/Mo Modified Gross. Includes 20x12 office, 12 ft roll up door and 20 ft clear height.

For Additional Info, Text 16788 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
5	1,600	MG	\$0.63	\$7.56	\$12,096			

New Office / Warehouse For Lease


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	1,800	0.46	I-2

Brand new office / warehouse for lease in Washington Fields. Includes 1,800 SF plus 1,000 SF of Mezzanine. Great location in the White Sage Industrial Park.

For Additional Info, Text 16961 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	1,800	NNN	\$0.83	\$9.96	\$17,928	3-5		

White Sage Industrial Park Space


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	2,500	0.54	I-2

Brand New Construction Office / Retail warehouse in the White Sage Industrial Park. Great Location!

For Additional Info, Text 17352 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,500	NNN	\$0.85	\$10.20	\$25,500	3-5	0.06	0.04

Block Construction Office Warehouse


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	4,350	1.29	Industrial

Unit 4 and 5 can be combined for a total SF of 4350 SF +/- SF. Unit 5 - 2550 +/- SF, 2- 12ft roll up doors, block finishes, 20 ft clear height, office, mezzanine storage, and rest room - \$1,800/mo/MG. Unit 4- 1800 SF, 1- 12ft roll up door, 20 ft clear height, office, restroom, mezzanine storage - \$1250/Mo/MG.

For Additional Info, Text 23456 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Unit 4	1,800	NNN	\$0.69	\$8.28	\$14,904			
Units 4-5	4,350	NNN	\$0.70	\$8.40	\$36,540			
Unit 5	2,550	NNN	\$0.71	\$8.52	\$21,726			
Unit 2	1,500	NNN	\$0.70	\$8.40	\$12,600			

Brand New Office / Warehouse

1230 S 1900 E Washington, UT

Contact Curren Christensen



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	6,000	0.78	I-1

New Flex Building with 3-Phase Power coming available for lease Q1, 2020.

For Additional Info, Text 19292 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1	3,000	NNN	\$0.85	\$10.20	\$30,600	3-5		
	6,000	NNN	\$0.85	\$10.20	\$61,200	3-5		

8385 Eastgate Rd | Suite B-1 | Sublease

8385 Eastgate Rd Ste B-1 Henderson, NV

Contact Michael Kenny, Leslie



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Warehouse/Distribution	24	10.35	IG

-/+ 24,642 SF industrial space for sublease. -/+ 1,500 SF Office Space, 24-36 month term and lease rate are "all in" price. Two (2) Dock High Loading Doors, ESFR Sprinklers, 30' Clear Height, LED Light, and EVAP Cooled. Available 2/1/2020

For Additional Info, Text 19568 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
B-1	24,642	NNN	\$0.57	\$6.84	\$168,551	24 -36		

1781 & 1791 S Mojave Rd (Sublease)

1781 & 1791 S Mojave Rd Las Vegas, NV

Contact Leslie



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Warehouse/Distribution	8,510	1.14	M-1

+/- 8,510 Total SF (Two Structures), paved / secured yard, 1.14 Acres, and M-1 Zoning, (2) Freestanding buildings constructed between 1974 -1978. Paint booth is included.

For Additional Info, Text 19247 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	8,510	MG	\$1.22	\$14.64	\$124,586			

4540 Arville St | Sublease Available

4540 Arville St Las Vegas, NV

Contact Michael Kenny, Leslie



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Warehouse/Distribution	4,560	4.73	M-1

+/- 4,560 SF Warehouse, Two (12 x 12) Offices with (1) restroom, 1.5 miles from the new Harmon/Valley View connector, with direct access to the Resort Corridor. One grade level / drive-in door (12 x 12). Fully sprinklered cooling, evaporative cooling, M-1 Zoning, Southwest Submarket.

For Additional Info, Text 19642 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
B-11 and B-12	4,560	NNN	\$0.65	\$7.80	\$35,568		0.22	

Contact Michael Kenny, Leslie


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Warehouse/Distribution	148,635	18.88	M-D

33,000 - 148,635 SF Distribution Unit at LogistiCenter on Cheyenne and Lincoln Street. Comes with "turn-key" demising walls, 1,000 SF of office space including break area, restrooms, 25 dock high loading and designated trailer parking. Sublease ends April 30, 2023

For Additional Info, Text 18807 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
110-A & 115	148,635	NNN	\$0.45	\$5.40	\$802,629		0.08	
110-A	33,000	NNN	\$0.45	\$5.40	\$178,200		0.08	

Office Warehouse in Ft. Pierce for Lease
4256 S 950 E St. George, UT
Contact Curren Christensen


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Warehouse/Distribution	6,000	0.98	M-1

6000 SF available to lease in Building B. Located in the high demand Ft. Pierce Industrial Park!

For Additional Info, Text 16642 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Bldg B	6,000	NNN	\$0.70	\$8.40	\$50,400	3-5		

5 Industrial Acres for Lease near the Fairgrounds
Regional Park Rd Hurricane, UT
Contact Meeja McAllister


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		5	IND

Approximately 5 acres for lease near the Fairgrounds and County Shooting Ranges. Landlord will fence entire lot with reasonable offer.

For Additional Info, Text 18983 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	217,800	NNN						

Ground Lease or Build to Suit
Sunset Decatur Center (Retail) Las Vegas, NV
Contact Ryan McCullough, Tyler Jaynes, Connor Watson


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		1.67	C2

1.67 Acres of Ground Lease/ Build to Suit Opportunity! Located just off the 215 Beltway that oversees 200,000 vehicles per day. Has frontage access on Decatur and across the boulevard from a proposed 4-Story Hotel. Also, neighboring a brand new Terrible Herbst development and 59,000 SF industrial development.

For Additional Info, Text 18456 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	72,745							

Yard Space in Ft. Pierce

Quality Dr & Progressive Dr St. George, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE
Industrial

AVAILABLE SF

ACRES
5.17

ZONING
M-1

Yard space available from 1 to 5.17 acres. Fort Pierce location. Prefer short-term leases. Call agent for pricing.

For Additional Info, Text 17125 to 39200



30141

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Lot 127A	246,985		\$0.02	\$0.28	\$68,168			

Build-to-Suit in Millcreek Industrial Park

3300 E Deseret Dr St. George, UT

Contact Curren Christensen

PROPERTY TYPE
Industrial

AVAILABLE SF

ACRES
2.38

ZONING
M-2

Industrial Land for Lease or Build-to-Suit. Perfect for Manufacturing Building.

For Additional Info, Text 10003 to 39200



32904

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
11	103,672	NNN	\$0.75	\$9.00	\$933,048	5-7		

Retail Pad in Providence Center!

1371 S Providence Center Dr Cedar City, UT

Contact Curren Christensen

PROPERTY TYPE
Retail/Office

AVAILABLE SF

ACRES
0.94

ZONING
CC

+/- .94 Acre Site available in Providence Center! One of the highest traffic, most successful retail projects in all of Southern Utah. Property is Adjacent to Wal-Mart, Home-Depot, Applebees & Many other National Tenants. Owners will consider a Build-to-Suit, Land Lease, Joint Venture, or a potential sale of the property.

For Additional Info, Text 18511 to 39200



33749

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	40,946	NNN				7-10		

Retail Pads in Providence Center Available!

S. Providence Center Dr Cedar City, UT

Contact Curren Christensen

PROPERTY TYPE
Retail/Office

AVAILABLE SF

ACRES
4.38

ZONING
CC

+/- 4.38 Acres available in Providence Center of Cedar City UT! One of the highest traffic, most successful retail projects in all of Southern Utah. Property is adjacent to Wal-Mart, Home-Depot, Applebees & Many other National Tenants. Owners will consider a Build-to-Suit, Land Lease, Joint Venture, or a potential sale of property.

For Additional Info, Text 18512 to 39200



33751

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	190,792	NNN				7-10		

Retail Pad in Providence Center

1391 S Providence Center Dr Cedar City, UT

Contact Curren Christensen

PROPERTY TYPE
Retail/Office

AVAILABLE SF

ACRES
2.44

ZONING
CC

+/- 2.44 Acres available in Providence Center of Cedar City UT! One of the highest traffic, most successful retail projects in all of Southern Utah. Property is adjacent to Wal-Mart, Home-Depot, Applebees & Many other National Tenants. Owners will consider a Build-to-Suit, Land Lease, Joint Venture, or a potential sale of property.

For Additional Info, Text 18514 to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	106,286	NNN				7-10		

Retail Pad in Providence Center!

1331 S Providence Center Dr Cedar City, UT

Contact Curren Christensen

PROPERTY TYPE
Retail/Office

AVAILABLE SF

ACRES
1

ZONING
CC

+/- 1.00 Acre available in Providence Center of Cedar City UT! One of the highest traffic, most successful retail projects in all of Southern Utah. Property is adjacent to Wal-Mart, Home-Depot, Applebees & Many other National Tenants. Owners will consider a Build-to-Suit, Land Lease, Joint Venture, or a potential sale of property.

For Additional Info, Text 18515 to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	43,560	NNN				7-10		

Enoch Retail Space

4800 N Minersville Hwy Enoch, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE
Retail/Office

AVAILABLE SF

ACRES
9

ZONING
COM

Retail pads for lease and sale. Will build to suit.

For Additional Info, Text Enoch to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	392,040		\$0.90	\$10.80	\$4,234,032			

5031 Wagon Trail

5031 Wagon Trail Las Vegas, NV

Contact Maria R. Herman

PROPERTY TYPE
Retail/Office

AVAILABLE SF

ACRES
0.46

ZONING
C2

For Additional Info, Text 18433 to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
100	20,037		\$1.50	\$18.00	\$360,666		0.31	
101			\$1.50	\$18.00			0.31	

Ground Lease or Build to Suit



36498

S Eastern and E Warm Springs (Land) Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson

PROPERTY TYPE
Retail/Office

AVAILABLE SF

ACRES
3.46

ZONING
R-E, C-P

Large Parcel - 3.46 Acres Available! Ideal for an assortment of users. Adjacent to a variety of Medical and Professional users. Across the street from the affluent Sierra Vista Ranchos Community. Located minutes from McCarran International Airport, Henderson Interstate 15, Sunset Park and the Famous Las Vegas Strip. Substantial Traffic Co[...]

For Additional Info, Text 19476 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	150,717							

540 S Highway 160 (Land)



36183

540 S Nevada Highway 160 (Land) Pahrump, NV

Contact Maria R. Herman

PROPERTY TYPE
Retail/Office

AVAILABLE SF
0

ACRES
3.37

ZONING
GC

Land in Downtown Pahrump is now available for build-to-suit and ground lease. Also, quick service pad available. Ideal for Auto and Coffee Usage. Hwy 160 Frontage.

For Additional Info, Text 19338 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	146,797						0.5	

.76 Acre Commercial Lot (Lease or BTS)



740 S Main (Approx.) Richfield, UT

Contact Jon Walter, Mark Walter, Kevin O'Brien

PROPERTY TYPE
Retail/Office

AVAILABLE SF

ACRES
0.76

ZONING
CS

Land lease (\$1,500/month) or build-to-suit. BTS price is negotiable, depending upon tenant needs. Owner/Agent.

For Additional Info, Text 10292 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	33,105		\$0.05	\$0.60	\$19,863			

Lease/Build-to-Suit



25794

605 E St. George Blvd (652 E Pad) St. George, UT

Contact Curren Christensen, Curren Christensen

PROPERTY TYPE
Retail/Office

AVAILABLE SF
1,800

ACRES
0.33

ZONING
3/Adjacent PD-

Land can be leased for \$3,500/Month NNN. Zoned C-3 with St. George Blvd Frontage. Adjacent to 605 Place student housing. Great site for Restaurant, retail, medical or professional office.

For Additional Info, Text PLACE to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	14,374	NNN	\$1.50	\$18.00	\$258,732	3-5		

Build-to-Suit in Willbrook Professional Park

228 S Mall Dr St. George, UT

Contact Curren Christensen



PROPERTY TYPE
Retail/Office

AVAILABLE SF

ACRES
0.98

ZONING
A-P

Fantastic location on South Mall Drive. Build-to-Suit opportunity. Zoned administrative and professional, perfect for office or medical use. Can likely build up to 10,000 SF building dependent upon use and parking requirements.

For Additional Info, Text 18114 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
5	42,688	NNN	\$1.25	\$15.00	\$640,320	5-7	0.15	0.1

Proposed Commercial Corner in Washington Fields

2000 S Washington Fields Rd Washington, UT

Contact Wes Davis



PROPERTY TYPE
Retail/Office

AVAILABLE SF

ACRES
3.5

ZONING
Proposed COM

Developer prefers to land lease or build to suit. Ideal for C-store site, drive-up restaurant or similar concept. Surrounding masterplan is well under development, signalized corner. Seller to help with entitlements.

For Additional Info, Text 19158 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Corner	152,460							

Main St Office Building

718 S Main St Cedar City, UT

Contact Wes Davis



PROPERTY TYPE
Central Business District

AVAILABLE SF
4,090

ACRES
0.36

ZONING
Com

Nicely finished Main St Office, great signage and visibility. Many newer upgrades, ample parking, for lease available Feb 2020.

For Additional Info, Text 19048 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,045		\$0.85	\$10.20	\$20,859			
	4,090		\$0.85	\$10.20	\$41,718			

Office Space Available in Eagle Mountain

4095 E Pony Express Pkwy Eagle Mountain, UT

Contact Stan Perkins, Zachary Hatch, Jay Blacker



PROPERTY TYPE
Central Business District

AVAILABLE SF
6,000

ACRES

ZONING
CC

1,500 SF to 6,000 SF of Office Space available to lease at the Only Grocery Store Development in Eagle Mountain. Great location for offices! Pad spaces also available to purchase and retail suites available for lease.

For Additional Info, Text 19419 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
15	3,000	NNN	\$1.50	\$18.00	\$54,000	5		
13	1,500	NNN	\$1.50	\$18.00	\$27,000	5		
12	1,500	NNN	\$1.50	\$18.00	\$27,000	5		

2601 N Tenaya Way

2601 N Tenaya Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	8,800	1.08	C-PB

Standalone Wet Medical Office For Sale and For Lease! Excellent condition and great floor plan for patient flow. Located in Highly Desirable Northwest Medical District. Minutes away from Mountainview Hospital, Major Retailers, and Interstate 95.

For Additional Info, Text 18916 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
100	8,800	NNN	\$1.90	\$22.80	\$200,640		0.3	

601 S 9th Street

601 S. 9th Street Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	9,796	0.17	P-R

Located in the Historic Downtown Las Vegas Area. Ideally for Professional Owner/User, mix of private offices, open work space, and conference rooms. Covered Parking.

For Additional Info, Text 19060 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	9,796	NNN	\$1.35	\$16.20	\$158,695			

602 S 10th Street

602 S 10th Street Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	4,409	0.24	P-R

Located in the Historic Downtown Las Vegas Area. Ideal for Professional Owner/User, mix of private offices, open work space, and conference rooms. Covered Parking.

For Additional Info, Text 19062 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	4,409	NNN	\$1.35	\$16.20	\$71,426			

6623 S Las Vegas Suite 255 Bldg. F | Sublease

6623 S Las Vegas #Suite 255 Bldg F Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	2,802	3.5	H-1

Perfect, turn-key, private office opportunity located in the heart of Town Square Las Vegas. Open office layout including a large conference room, kitchenette, and storage area. Ideally located on the Las Vegas Strip, amid restaurants, happy hour hot spots, and upscale retail options. Available immediately!

For Additional Info, Text 19122 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
255	2,802	Modified Grc	\$2.54	\$30.48	\$85,405			

FOR LEASE | 3470 E Russell Rd
For Lease Office
3470 E Russell Rd Las Vegas, NV
Contact Connor Watson


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	7,468	0.59	C-P

Perfect owner-user opportunity with tenancy in place to off-set expenses. Currently operating as executive suites with upside potential. Beautiful office park located off the highly trafficked Russell Rd. with over 32,000 VPD

For Additional Info, Text 19361 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
200	7,468	NNN	\$0.89	\$10.68	\$79,758			

7000 Smoke Ranch | For Lease
7000 Smoke Ranch Rd Las Vegas, NV
Contact Erik Sexton


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	1,462	0.48	CPB

+/- 1,462 SF Office Suite Available! Fully furnished suites including telephones and TV. C-PB Zoned (Planned Business Park District). Covered parking. Located within Mountain View Professional Park and close proximity to Mountain View Hospital. Convenient access to the US-95 Freeway and Summerlin. Nearby retail amenities include: Whole Fo[...]

For Additional Info, Text 19982 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
C	1,462	NNN	\$1.70	\$20.40	\$29,825			

8724 Spanish Ridge | For Lease
8724 Spanish Ridge Ave Las Vegas, NV
Contact Erik Sexton


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District		22641	CP

-/+ 1,308 SF Office Space, Single Story Building. C-P Zoning, +/- 0.8 Miles to 215 Beltway Freeway via Russell Road. Convenient Southwest location, covered parking \$35 per space, 2 private offices, kitchen are, private restroom, large open area and reception area.

For Additional Info, Text 19983 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite C	1,308	NNN	\$1.65	\$19.80	\$25,898		0.3	

3450 W Cheyenne Ave
3450 W Cheyenne Ave North Las Vegas, NV
Contact Ryan McCullough, Tyler Jaynes, Connor Watson


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	2,565	0.24	PUD

Beautiful turn-key, private office located in the North Las Vegas Submarket. Well maintained office park across from the NLV airport. Recently remodeled surfaces with tons of natural light.

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
100	2,565	NNN	\$0.83	\$9.96	\$25,547		0.28	
200	1,025	NNN	\$0.83	\$9.96	\$10,209		0.28	

3560 W. Cheyenne Ave. Ste 100
3560 W Cheyenne Ave. Ste 100 North Las Vegas, NV
Contact Ryan McCullough, Tyler Jaynes, Connor Watson


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	1,000	0.15	PUD

Beautiful Turn-Key, Private Office Located in the North Las Vegas Submarket, Well-Maintained Office Park Located on W Cheyenne, Across from the NLV Airport, 2 Suite Entrances, Recently Remodeled Surfaces, Reception Area, In-Suite Restroom, Kitchenette, 4 Offices With Tons of Natural Light.

For Additional Info, Text 20029 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
100	1,000	NNN	\$0.83	\$9.96	\$9,960	3	0.28	

Office Space on St. George Blvd!
216 W St. George Blvd St. George, UT
Contact Curren Christensen


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	3,042		C-4

Located in the Central Business District. Great signage opportunities on St. George Boulevard. Hard to find open layout. Co-tenants include: insurance, CPA's, law practice and others. Anticipated availability is December 1st.

For Additional Info, Text 13237 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
101	2,100	NNN	\$1.30	\$15.60	\$32,760			

Top Floor Office - CBD
294 E Tabernacle St St. George, UT
Contact Wes Davis


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	5,850		C-4

Spacious office with great views. Centrally located. Has a conference room, open work area and waiting area. Very nicely finished. Furnishings negotiable. Looking for a select company to co-tenant the site. All showings by appointment only. Must be scheduled with the listing agent.

For Additional Info, Text 11465 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Top Floor	5,850	G	\$1.35	\$16.20	\$94,770			

Downtown Ground Floor Office/Retail
215 W Tabernacle St. George, UT
Contact Wes Davis


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	8,500		C-4

Mixed use project in the heart of St. George, office/retail/restaurant uses, across from court house, near school district building, many city events held nearby, access to onsite amenities, covered and off street parking. Fiber connectivity, ideal for legal, title, mortgage, real estate, tech, lease now and have input on floor plan and f[...]

For Additional Info, Text 17538 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Total	8,500	NNN	\$1.25	\$15.00	\$127,500		0.27	
A	1,500	NNN	\$1.25	\$15.00	\$22,500		0.27	
B	3,000	NNN	\$1.25	\$15.00	\$45,000		0.27	

2nd Floor Chase Bank Building

95 E Tabernacle St. George, UT

Contact Jon Walter, Kevin O'Brien



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	3,675		C-4

3,675 SF for the 2nd floor. Shared common area includes large conference room and break room. Landlord willing to consider tenant improvements. Main Floor Chase Bank is NOT available. DO NOT DISTURB TENANT. Owner/ Agent

For Additional Info, Text 18413 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
2nd Floor	3,675	NNN	\$0.85	\$10.20	\$37,485	3	0.1	

GWCU Downtown Building

120 E St George Blvd St. George, UT

Contact Jon Walter, Kevin O'Brien



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	12,000	0.8	C-4

1st Floor 3,000 +/- SF, 2nd Floor 6,000 +/- SF. Great downtown location.

For Additional Info, Text 18507 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1st Floor	3,000	NNN	\$1.50	\$18.00	\$54,000	3-5		
2nd Floor	6,000	NNN	\$1.30	\$15.60	\$93,600	3-5		

New Construction Downtown Office

131 N 300 W St. George, UT

Contact Wes Davis



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	4,500		C-4

New Construction, ready 2Q 2020. Up to 2200-4500 SF, tenant improvement allowance, downtown, have input on the floorplan. High speed internet, and Visibility off St. George Blvd. Owner / Agent

For Additional Info, Text 18899 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	4,500	NNN	\$1.35	\$16.20	\$72,900			

Central Business District Office Space Available

134 N 200 E St. George, UT

Contact Meeja McAllister



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	725		C-4

Small office space in the Central Business District. Two offices and large reception area. Building has many professional office tenants including Attorney's & Title Companies. Owner / Agent

For Additional Info, Text 19420 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
203	725	NNN	\$1.15	\$13.80	\$10,005		0.19	0.09



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	2,464		PD-O

Centrally located in St. George off of Bluff Street with over 41,000 ADT. Signage available with Flexible Lease Terms.

For Additional Info, Text 19633 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,464		\$1.25	\$15.00	\$36,960			

Central Business District Blvd Office
260 W St. George Blvd St. George, UT
Contact Wes Davis


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	1,000	0.15	C-3

Newly remodeled, 4 offices, reception, storage, centrally located, parking may be reserved. Flexible Lease Terms.

For Additional Info, Text 20005 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	7,751	MG	\$0.95	\$11.40	\$88,361			

Central District Medical and Professional Office
640 E 700 S St. George, UT
Contact Wes Davis


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Downtown	2,799		C-3

Common area lobbies, elevator, covered parking, central and easily accessible, ample parking, great mix of medical uses and professionals.

For Additional Info, Text 10350 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
103	1,326	NNN	\$1.10	\$13.20	\$17,503	1		
101	3,048	NNN	\$1.10	\$13.20	\$40,234	1		

Sun River Professional Plaza
720 S River Rd St. George, UT
Contact Meeja McAllister


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Downtown	9,336	3	PD CO

Office spaces available in the Sun River Professional Plaza diagonal from the new Dixie Regional Medical Center Care.

For Additional Info, Text 17811 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
D2105	2,920	NNN	\$1.20	\$14.40	\$42,048		0.17	0.1

Riverside Dr Professional Office
For Lease Office
352 E Riverside Dr St. George, UT
Contact Curren Christensen

PROPERTY TYPE
Downtown
AVAILABLE SF
1,055
ACRES
3
ZONING
C

Great high traffic office location.

For Additional Info, Text 19132 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
A-11	40,274	NNN	\$1.20	\$14.40	\$579,946		0.19	0.09

Small Class A Office on Bluff
619 S Bluff St St. George, UT
Contact Jason Griffith, CCIM, Meeja McAllister

PROPERTY TYPE
Downtown
AVAILABLE SF
710
ACRES
2
ZONING
C-3

Small office in Bluff Towers. Great downtown location!

For Additional Info, Text 19434 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Tower 1 Ste 201	710	NNN	\$1.20	\$14.40	\$10,224	3-5	0.1	0.1

For Lease, Build-to-Suit or Sale
50 N 300 W Washington, UT
Contact Wes Davis

PROPERTY TYPE
Downtown
AVAILABLE SF
10,000
ACRES
3
ZONING
C-2

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.

For Additional Info, Text 10133 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	10,000	MG	\$0.80	\$9.60	\$96,000			

Assisted Living Facility for Lease
2046 N Tuweap Dr St. George, UT
Contact Curren Christensen

PROPERTY TYPE
Hospital/Long Term Care
AVAILABLE SF
7,677
ACRES
3
ZONING
R-1-10

Assisted living facility in St. George is now available for lease. Priced at \$7,000/Mo you can get a great start on your new business or expansion here. Great location with views.

For Additional Info, Text 17750 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	7,677	NNN	\$0.91	\$10.92	\$83,833	5-10		

Shared Medical Treatment Rooms
36 N 1100 E American Fork, UT
Contact Zachary Hatch

PROPERTY TYPE
Medical Office
AVAILABLE SF
1,700
ACRES
0.17
ZONING
PO-1

Located within walking distance from American Fork Hospital, this medical space is newly remodeled. With a shared receptionist area, restrooms and common areas, this is a great location for someone looking for a temporary home. With private treatment rooms and a large private rear office available this would be a perfect fit for many uses[...]

For Additional Info, Text 18956 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Treatment Roo	200	NNN	\$2.50	\$30.00	\$6,000	6 mo		

Medical Office Building for Lease
11540 S Eastern Ave Henderson , NV
Contact Erik Sexton

PROPERTY TYPE
Medical Office
AVAILABLE SF
12,155
ACRES
1.4
ZONING
CC

Fully Furnished office with cubicles, phones, desks, and conference tables. Beautiful glass offices and conference rooms. Stand-alone building with Eastern Avenue frontage and across from Anthem Country Club. Spaces range from 2,871 SF to 12,155 SF with new HVAC units and an anthem area.

For Additional Info, Text 17528 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
2A	2,781	NNN	\$1.25	\$15.00	\$41,715		0.3	
Building	12,155	NNN	\$1.25	\$15.00	\$182,325		0.3	
Suite 2	5,562	NNN	\$1.25	\$15.00	\$83,430		0.3	
2B	2,781	NNN	\$1.25	\$15.00	\$41,715		0.3	
Suite 1	6,593	NNN	\$1.25	\$15.00	\$98,895		0.3	

1746 W Horizon Ridge
1746 W Horizon Ridge Henderson, NV
Contact Ryan McCullough, Tyler Jaynes, Connor Watson

PROPERTY TYPE
Medical Office
AVAILABLE SF
4,983
ACRES
0.54
ZONING
CN

Brand New Construction! Ideal layout for a wide variety of professional uses, modern finishes with lots of natural light, well maintained property association. Located near the entrance of the affluent MacDonald Ranch, and MacDonald Highland Communities.

For Additional Info, Text 19652 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
101 & 102	4,983	NNN	\$1.85	\$22.20	\$110,623		0.46	

Office Condo Available in Southwest Submarket

8876 Spanish Ridge Ave #104 Las Vegas, NV

Contact Dhan Dhaliwal



PROPERTY TYPE
Medical Office

AVAILABLE SF
4,520

ACRES
0.09

ZONING
C-P

4,520 RSF of Class A Office Space Available. A 2-Story building, currently in greyshell condition - TI allowance available and ample parking. Located at Russell and 215 Freeway. A desirable Southwest location that is close to Downtown Summerlin and minutes away from the McCarran Airport.

For Additional Info, Text 18768 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
104	4,520	NNN	\$1.65	\$19.80	\$89,496			

6002 S. Durango Suite 100

6002 S. Durango Dr #100 Las Vegas, NV

Contact Dhan Dhaliwal



PROPERTY TYPE
Medical Office

AVAILABLE SF
4,228

ACRES
0.13

ZONING
C-P

-/+ 4,228 SF Former Dental Office in Southwest Submarket. Single Story Building. Fully Built-Out for Dental Office with Ample Parking, Located a Durango and Patrick Land near the 215 Beltway, Desirable Southwest location close to hospitals and 10 minutes away from McCarran Airport.

For Additional Info, Text 18639 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
100	4,228	NNN	\$1.70	\$20.40	\$86,251		0.4	

Confidential Listing

Address Upon Request Las Vegas, NV

Contact Ryan McCullough, Connor Watson



PROPERTY TYPE
Medical Office

AVAILABLE SF
17,970

ACRES
1.65

ZONING
U (SC)

96-bed facility with the capacity to hold up to 144 beds for current convalescent care/skilled nursing. Perfect for skilled nursing, rehabilitation, post-acute care, memory care, and more. Located in the Northwest Medical District of Las Vegas neighboring multiple corporate and medical headquarters. Lush courtyard and landscaping, with mu[...]

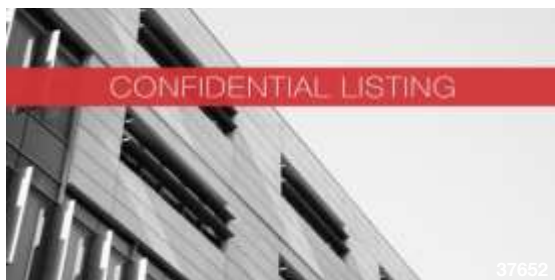
For Additional Info, Text 19821 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	17,970	NNN						

Confidential Listing

Address Upon Request Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson



PROPERTY TYPE
Medical Office

AVAILABLE SF
24,006

ACRES
1.24

ZONING
U(SC)

96-bed facility with the capacity to hold up to 144 beds for current convalescent care/skilled nursing. Perfect for skilled nursing, rehabilitation, post-acute care, memory care, and more. Located in the Northwest Medical District of Las Vegas neighboring multiple corporate and medical headquarters. Lush courtyard and landscaping, with mu[...]

For Additional Info, Text 19822 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	24,006	NNN						

Magna Office Space

3564 S 7200 W Magna, UT

Contact Zachary Hatch



PROPERTY TYPE
Medical Office

AVAILABLE SF
1,487

ACRES
0.58

ZONING
C-2

Great Medical Office space for lease in Magna.

For Additional Info, Text 17120 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	1,487	NNN	\$1.17	\$14.04	\$20,877	5		

Medical/Professional Office for Lease in Mesquite, NV

840 Pinnacle Court Mesquite, NV

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE
Medical Office

AVAILABLE SF
3,000

ACRES

ZONING
JD - Commerci

3,000+ SF, divisible to 1,500 SF, office building located in the Oasis Professional Park overlooking the lake and Oasis Golf Course. Building is set up for 1 or 2 businesses with 2 entrances, 2 reception areas, 2 bathrooms and a break room.

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
10 (1000A)	1,500		\$0.80	\$9.60	\$14,400			

Medical / Professional Office

1449 N 1400 W St. George, UT

Contact Wes Davis



PROPERTY TYPE
Medical Office

AVAILABLE SF
3,440

ACRES

ZONING
PD-AP

Nicely finished medical office, reception, private offices, staff room, executive offices, Snow Canyon Parkway visible signage, flexible lease terms.

For Additional Info, Text 16823 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
19 & 20	3,440	NNN	\$1.35	\$16.20	\$55,728			

Partially Furnished Medical Office

368 E Riverside Dr St. George, UT

Contact Wes Davis



PROPERTY TYPE
Medical Office

AVAILABLE SF
3,700

ACRES
0.09

ZONING
PD

Beautiful reception area, 12 ft ceilings in the entry, lots of natural light. Well built work areas for reception and staff, 2 executive offices, lead lined x-ray room, 10 patient rooms, break room with full kitchen, washer, dryer, nearly new FF&E, and security system. Located along St. George trail system. TI negotiable. Flexible lease t[...]

For Additional Info, Text 19388 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
8	3,700	NNN	\$1.90	\$22.80	\$84,360			

Rare Office on Sunset Blvd

1192 W Sunset Blvd St. George, UT

Contact Brandon Vandermyde



PROPERTY TYPE
R&D/Flex

AVAILABLE SF
3,753

ACRES
0.8

ZONING
C-3

3 different suites allowing you to have from 653 s.f. to 3,753 s.f. The largest unit is open space, with 2,400 s.f. It has covered area in the back that could be used for a play area or something similar. Call Brandon for showings 435-627-5707

For Additional Info, Text 19057 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
4	653	NNN	\$0.80	\$9.60	\$6,269			
2	2,400	NNN	\$0.77	\$9.24	\$22,176			

Professional Office in Kanab

468 E 300 S Kanab, UT

Contact Brandon Vandermyde



PROPERTY TYPE
Suburban

AVAILABLE SF
4,887

ACRES
0.8

ZONING
C

Class A office available in Kanab. Tenants include Drivers License Division and Division of Workforce Services. Lease rates dependent upon term and square footage. Tenant improvements to be negotiated.

For Additional Info, Text 11434 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	4,887							

Northwest Executive Center

3320 N Buffalo Dr Las Vegas, NV

Contact Erik Sexton



PROPERTY TYPE
Suburban

AVAILABLE SF
2,010

ACRES
2.02

ZONING
P-R

Northwest Executive Center is a convenient corner beautiful two-story office building with covered parking available. The infill location offers easy access via US-95 and Mountain View Hospital, enhancing its suitability for a variety of professional office tenants, including, but not limited to, medical, engineering and consulting, legal[...]

For Additional Info, Text 15433 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
202	2,010	MG	\$1.35	\$16.20	\$32,562			

Owner/Licensee

6050 S Fort Apache Rd Las Vegas, NV

Contact Dhan Dhaliwal



PROPERTY TYPE
Suburban

AVAILABLE SF
2,490

ACRES
0.11

ZONING
C-1

+/- 2,490 SF Class B Office Condo available for lease in Southwest Las Vegas. Located in a single story office building and currently built out for IT company office space. Signage available and ample parking. Easy access to the 215 Beltway and located close to hospitals with a 10 minute drive to McCarran International Airport.

For Additional Info, Text 17801 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
120	2,490	NNN	\$1.65	\$19.80	\$49,302	3 Years	0.32	

Approx. 975 SF of Office Space

For Lease Office

1288 S State St Salina, UT

Contact Curren Christensen

PROPERTY TYPE
Suburban

AVAILABLE SF
975

ACRES

ZONING
COM

Lease office for \$1,000/month MG. Amount of yard space leased is to be agreed upon by the parties and additional rent will be applicable, depending on the amount of yard/parking area needed by the tenant.



16447

For Additional Info, Text 13555 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	975	MG	\$1.03	\$12.36	\$12,051			

Executive Office Suites

999 E Murray Holladay Rd Salt Lake City, UT

Contact Zachary Hatch

PROPERTY TYPE
Suburban

AVAILABLE SF
998

ACRES
0.01

ZONING
C

Fantastic Executive Office Suites now available for lease! Starting at \$500/mo per suite. Receptionist and Additional office services available for an additional cost. Could be fully leased as one office suite for \$2000/mo.



31219

For Additional Info, Text 17686 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
202-2	120	NNN	\$2.00	\$24.00	\$2,880	3		
202-3	120	NNN	\$2.00	\$24.00	\$2,880	3		
202	948	NNN	\$2.00	\$24.00	\$22,752	3		
202-1	120	NNN	\$2.00	\$24.00	\$2,880	3		

Dixie Commons

1664 S Dixie Dr St. George, UT

Contact Jason Griffith, CCIM, Meeja McAllister, Mark Walter

PROPERTY TYPE
Suburban

AVAILABLE SF
7,000

ACRES
9.95

ZONING
PD-C

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. Existin[...]



8075

For Additional Info, Text 10094 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Various	7,000	NNN	\$1.10	\$13.20	\$92,400		0.13	0.08

Blackridge Office II


24572

PROPERTY TYPE
Suburban
AVAILABLE SF
15,000
ACRES
ZONING

Gorgeous Class A Building with Lease incentives available and flexible terms. Great parking and well maintained along with fantastic co-tenants ie: financial manager, medical & insurance. Suite 201 has fantastic views, reception area, conference room, multiple offices and has been cleaned and is ready for occupancy. Suite 202 is near the [...]

For Additional Info, Text 10057 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
505	1,932	NNN	\$1.25	\$15.00	\$28,980	3	0.45	
**NEW Under C	650	NNN	\$1.38	\$16.56	\$10,764			
400		NNN	\$1.30	\$15.60		3	0.45	
504	1,260	NNN	\$1.35	\$16.20	\$20,412	3	0.45	

Prime Office Space


27109

PROPERTY TYPE
Suburban
AVAILABLE SF
234
ACRES
ZONING
PD COM

Executive suites. 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 wif[...]

For Additional Info, Text 16522 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Exec Ste 227	132	Gross	\$1.89	\$22.68	\$2,994			

Executive Office Suites


30807

PROPERTY TYPE
Suburban
AVAILABLE SF
250
ACRES
ZONING
C-4

Four offices within a total 4000 SF law office. Each office ranges from approx. 150 SF to approx 250 SF. Offices range from \$500/Mo to \$750/mo and for an additional \$100/mo can include Copies and Reception Services.

For Additional Info, Text 17451 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
South Side Sma	150	MG	\$4.00	\$48.00	\$7,200			
Corner Large Of	250	MG	\$3.00	\$36.00	\$9,000			
West Side Small	150	MG	\$4.00	\$48.00	\$7,200			
Back Smaller Of	150	MG	\$3.33	\$39.96	\$5,994			

Great Signage, High Demand Location


PROPERTY TYPE
Suburban

AVAILABLE SF
1,243

ACRES
0

ZONING
PD-C

Great River Road location, building signage possible, efficient floor plan with nice interior finishes. Great mix of co-tenants, flexible lease terms.

For Additional Info, Text 19723 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
A105	1,234	NNN	\$1.25	\$15.00	\$18,510			

Central St. George Office Building

230 N 1680 E St. George, UT

Contact Brandon Vandermyde



PROPERTY TYPE
Suburban

AVAILABLE SF
2,310

ACRES

ZONING
PD-C

Stand Alone office building in centrally located office park. Mix of medical and professional office users. Located near Red Cliffs Mall.

For Additional Info, Text 19950 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Bldg A	2,310	NNN	\$1.05	\$12.60	\$29,106			

Remodeled Office - Great Visibility

283 W Hilton Dr St. George, UT

Contact Wes Davis



PROPERTY TYPE
Suburban

AVAILABLE SF
1,250

ACRES

ZONING

Just off I-15 and off of 2 lit intersections. Recently remodeled, efficient floor plan, flexible lease terms and great signage exposure.

For Additional Info, Text 19483 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	1,250	NNN	\$1.00	\$12.00	\$15,000		0.15	0.1

Retail Space - North Cedar City

2002 N Main St Cedar City, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE
Anchorless Center

AVAILABLE SF
1,543

ACRES

ZONING
GC

This newly built-out retail space is across the street from Canyon View High School and loaded with Main Street Visibility. Complete with Natural Gas available and 200amp electrical service.

For Additional Info, Text 12946 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
4	1,543	MG	\$0.80	\$9.60	\$14,813	2-5		

Retail & Salon Space for Lease on Main St

434 S Main St Cedar City, UT
Contact Curren Christensen


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Anchorless Center	3,200	0.5	CC

Great downtown location. 2 Suites, one retail suite and one salon suite available for lease. Remodeled in 2014!

For Additional Info, Text 17397 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1	3,200	NNN	\$1.10	\$13.20	\$42,240			
2-Salon	600	NNN	\$1.42	\$17.04	\$10,224			

Grand Circle Plaza

1141 W State St Hurricane, UT
Contact Curren Christensen


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Anchorless Center	1,200		HC

Located on State Street. Great visibility. IHC, restaurants and banks nearby. WalMart within 1.5 miles. Nearby tenants include: Wendy's, Stout Home Furnishings, Hunan City Restaurant, State Farm Insurance and more.

For Additional Info, Text 13443 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite 10	1,200	NNN	\$0.90	\$10.80	\$12,960		0.1	0.1

Windmill Retail Plaza

580 E Windmill Ln Las Vegas, NV
Contact Maria R. Herman


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Anchorless Center	3,575	1.91	C-1

Pylon signage available. Quick access to the I-15 Freeway, 215 Beltway, and Las Vegas Blvd. Close proximity to McCarran International Airport with high daytime populations. Perfectly suited for small restaurants, florists, etc. Join great tenants including Dairy Queen, Allstate Insurance, Dog Elegants, Rocco's Pizza, Dutch Bros. and other[...]

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
580-135	1,100	NNN	\$1.50	\$18.00	\$19,800		0.48	
580-130	1,100	NNN	\$1.50	\$18.00	\$19,800		0.48	

Rancho Pavilion

711 - 721 N Rancho Dr Las Vegas, NV
Contact Erik Sexton, Maria R. Herman


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Anchorless Center	7,334	6.46	C-1

Minutes from US-95 and at a signalized intersection. Good demographics, located in a well established area with high density residential. Strong Co-Tenants and plenty of parking. Suite 150 contains a rear roll-up door.

For Additional Info, Text 16797 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
711 - 150	2,399	NNN	\$1.25	\$15.00	\$35,985		0.29	

Wagon Trail Plaza

5031 Wagon Trail Ave Las Vegas, NV

Contact Maria R. Herman



PROPERTY TYPE
Anchorless Center

AVAILABLE SF
3,000

ACRES
3.05

ZONING
C-2

Seconds from the Decatur/215 on ramp. Strong demographics in a highly sought after southwest location. Great visibility from the 215 Beltway. Going to work side of street with traffic counts of 40,000 CPD. Pads also available that are ready for ground lease, purchase, or BTS clients.

For Additional Info, Text 17385 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
100 - 101	3,000	NNN	\$1.50	\$18.00	\$54,000		0.31	
101	1,500	NNN	\$1.50	\$18.00	\$27,000		0.31	
100	1,500	NNN	\$1.50	\$18.00	\$27,000		0.31	

Desert Breeze Plaza

8665 W Flamingo Rd Las Vegas, NV

Contact Maria R. Herman



PROPERTY TYPE
Anchorless Center

AVAILABLE SF
1,220

ACRES
3.15

ZONING
C-2

Located on the busy southwest corner of West Flamingo Road and South Durango Road. Zoning: General Commercial (C-2). Minutes from the CC 215 Beltway, 9 miles from McCarran International Airport and 6 miles from the Las Vegas Strip. Exceptional parking and in a high density residential area. Strong traffic counts: 34,000 CPD on West Flamin[...]

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
119	1,220	NNN	\$1.75	\$21.00	\$25,620		4.52	
118	1,220	NNN	\$1.75	\$21.00	\$25,620		0.42	
105	1,220	NNN	\$1.75	\$21.00	\$25,620		0.42	

Office/Retail Space in Park at Paradise Canyon

1449 N 1400 W St. George, UT

Contact Curren Christensen



PROPERTY TYPE
Anchorless Center

AVAILABLE SF
3,020

ACRES
3.05

ZONING
C-4

Suite B-13 is currently Grey Shell Condition, ready for build-out. Power to the panel, HVAC on the roof. In addition, its in a Unique location. Phenomenal views of Snow Canyon. Great visibility from Snow Canyon Parkway. Beautiful courtyard and amenities. Ample parking. Perfect for retail or office. Tenant improvement allowance. Starting a[...]

For Additional Info, Text 10058 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suites B13 & B1	3,020	NNN	\$1.00	\$12.00	\$36,240	3 to 5	0.28	

Dixie Sunset Plaza Retail

1812 W Sunset Blvd St. George, UT

Contact Meeja McAllister



PROPERTY TYPE
Anchorless Center

AVAILABLE SF
3,195

ACRES

ZONING
C-2

Great location on Sunset Blvd. No pads to block visibility. Lease rates starting at \$1.05/SF (back building) and \$1.40/SF (front building). NNN charges include advertising time on a full-color, LED sign. Can lease multiple suites (11 through 14) at \$1.05/SF NNN.

For Additional Info, Text 13542 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
11-14	4,840	NNN	\$1.05	\$12.60	\$60,984		0.7	
11	1,250	NNN	\$1.15	\$13.80	\$17,250		0.27	
13-14	2,245	NNN	\$1.15	\$13.80	\$30,981		0	
12	1,345	NNN	\$1.15	\$13.80	\$18,561		0.27	
23	1,250	NNN	\$1.15	\$13.80	\$17,250		0.27	
31	1,375	NNN	\$0.78	\$9.36	\$12,870		0.06	0.06
8	1,035	NNN	\$1.40	\$16.80	\$17,388		0.27	

Retail Space for Sub-Lease on Bluff St

695 N Bluff St St. George, UT

Contact Curren Christensen



PROPERTY TYPE
Anchorless Center

AVAILABLE SF
1,900

ACRES

ZONING
C

Retail Space for Sub-Lease on Bluff Street. Great Location. 1900 SF Modified Gross. So Many Possibilities!

For Additional Info, Text 17191 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
C-1	1,900	MG	\$0.79	\$9.48	\$18,012			

8000 SF Retail at Dinosaur Crossing

Riverside Dr & Mall Dr St. George, UT

Contact Brandon Vandermyde



PROPERTY TYPE
Anchorless Center

AVAILABLE SF
3,216

ACRES
1

ZONING
C-2

Brand new retail building located in the high traffic area of Dinosaur Crossing. 3,216+ s.f. available, Tenant Improvement Allowance Negotiable. Great visibility from both Riverside Drive and Mall Drive, as this building will be constructed directly on the NW corner of that intersection.

For Additional Info, Text 17197 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
A	3,216	NNN	\$2.25	\$27.00	\$86,832			

Sunset Plaza

1000 - 1152 W Sunset Rd Henderson, NV

Contact Maria R. Herman



PROPERTY TYPE
Community Center

AVAILABLE SF
7,540

ACRES
1.17

ZONING
CC

Located on West Sunset Road and Marks Street, just east of the Galleria Mall and across from Sunset Station Hotel and Casino. Community Commercial, and anchored by Home Depot. Immediate access from US-95 Freeway Exit and West Sunset Road. Excellent Henderson location. Great street visibility on West Sunset Road and US-95 Freeway. ONLY TW[...]

For Additional Info, Text 16007 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1010	1,170	NNN	\$2.00	\$24.00	\$28,080		0.38	
1134	1,200	NNN	\$2.00	\$24.00	\$28,800		0.38	

Retail Space for Lease or Sale in Grand Circle Plaza

1141 W State St Hurricane, UT

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE
Community Center

AVAILABLE SF
2,040

ACRES
0.18

ZONING
HC

Retail space for lease or sale in Grand Circle Plaza! Zoned Highway commercial and just off State St for great visibility. Priced to sale at \$316,200. Get 2 months free rent with an acceptable length lease term!

For Additional Info, Text 13013 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
4	2,040	NNN	\$0.80	\$9.60	\$19,584	3	0.12	0.08

Morris House for Sublease at Green Gate Village

76 W Tabernacle St. George, UT

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE
Community Center

AVAILABLE SF
946

ACRES

ZONING
C-4

Sublease for the Morris House at Green Gate Village. Lease expires on September 30, 2021. Subject to Tenant and Property Owner approval. Any term beyond 9/30/2021 will need to be negotiated with the property owner directly.

For Additional Info, Text 11540 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Morris House	946	NNN	\$1.56	\$18.72	\$17,709		0.32	0.09

TJ Maxx Anchored Retail Space

42 S River Rd St. George, UT

Contact Brandon Vandermyde



PROPERTY TYPE
Community Center

AVAILABLE SF
9,250

ACRES
6.34

ZONING

Sandstone Village Retail space available for Lease March 1, 2019. High traffic counts and visible from I-15. Located in a very Dominant Trade Area in Southern Utah. Co-tenants include: TJ Maxx, Golden Corral, Planet Fitness, Homegoods, etc.

For Additional Info, Text 16468 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
2	9,250	NNN	\$1.67	\$20.04	\$185,370			

Retail Space for Lease in Holiday Square

175 W 900 S St. George, UT

Contact Curren Christensen



PROPERTY TYPE
Community Center

AVAILABLE SF
2,950

ACRES
0.03

ZONING
C-3

Bluff Street frontage, busy retail / community center location. Recent upgrades and new remodel, great for retail / office / professional businesses.

For Additional Info, Text 19465 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
11	2,950	MG	\$0.85	\$10.20	\$30,090			

Full Service C-Store For Lease

1055 S Hwy 89A Kanab, UT

Contact Curren Christensen



PROPERTY TYPE
C-Store

AVAILABLE SF
2,420

ACRES
0.9

ZONING
COM

Turnkey, Texaco-branded convenience store for lease in Kanab. Newly remodeled. Updated restrooms. Very clean. Point-of-sale system, all racking/shelving and new freezers/fridges included. State-of-the-art security system and alarm. APC electric systems. VEEDER-ROOT fuel monitoring system. Lease for \$3,500/month NNN.

For Additional Info, Text 10122 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,420	NNN	\$1.45	\$17.40	\$42,108	5		0.09

Retail Building on State Street

250 W State St Hurricane, UT

Contact Meeja McAllister



PROPERTY TYPE
Free Standing

AVAILABLE SF
2,000

ACRES
0.51

ZONING
COM

Located on State Street in Hurricane, across the street from Zions Bank. Great visibility, signage and parking.

For Additional Info, Text 10285 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
A	2,000	NNN	\$0.85	\$10.20	\$20,400			
B	2,000	NNN	\$1.05	\$12.60	\$25,200			

Single Tenant Building For Lease

4050 S Decatur Blvd Las Vegas, NV

Contact Maria R. Herman, Steve Nosrat



PROPERTY TYPE
Free Standing

AVAILABLE SF
5,388

ACRES
0.47

ZONING
C-2

Great single story building and land in a well developed area of Las Vegas. This is a former kitchen and bath showroom/retail business with a ground level loading dock and possibility of drive-thru. Plenty of parking, strong traffic counts on both West Flamingo and South Decatur. Building fronts Decatur with ingress and egress from both D[...]

For Additional Info, Text 18236 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Building	5,388	NNN	\$3.00	\$36.00	\$193,968	5 Years		

Retail Space for Lease in Historic Santa Clara

2691 W Santa Clara Dr Santa Clara, UT

Contact Curren Christensen



PROPERTY TYPE
Free Standing

AVAILABLE SF
2,900

ACRES
0.41

ZONING
PD-C

Downtown location on Santa Clara Drive. Just minutes from St. George. Recently remodeled building.

For Additional Info, Text 19492 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,900	NNN	\$1.00	\$12.00	\$34,800		0.1	0.09

Home Depot Anchored Retail

1626 W Sunset Blvd St. George, UT

Contact Jon Walter, Kevin O'Brien



PROPERTY TYPE
Free Standing

AVAILABLE SF
2,702

ACRES
1.09

ZONING
C-3

Building B is available for lease. The entire property can be purchased together.

For Additional Info, Text 19033 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Bldg B	2,702	NNN	\$1.45	\$17.40	\$47,015			

3600 SF Commercial / Retail on Hwy 9 in Virgin

393 W Hwy 9 - For Lease Virgin, UT

Contact Neil Walter, Aaron Edgley, Roy Barker



PROPERTY TYPE
Free Standing

AVAILABLE SF
1,200

ACRES

ZONING
HRZ

1,200 SF to 3,600 SF available to lease in current under construction building. Great location in Virgin just off of Highway 9. Three 1,200 SF spaces available!

For Additional Info, Text 19422 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
B	1,200	NNN	\$1.25	\$15.00	\$18,000			
C	1,200	NNN	\$1.25	\$15.00	\$18,000			
A	1,200	NNN	\$1.25	\$15.00	\$18,000			

Mall Dr 3000 E Intersection Build-to-Suit Office-Retail-Res

NEC of Sandia and Mall Dr Washington, UT

Contact Greg Whitehead, Greg Whitehead, Gregg McArthur, Gregg McArthur

PROPERTY TYPE
Free Standing

AVAILABLE SF
5,663

ACRES
2.42

ZONING
AP

This is one of the hottest intersections in Southern Utah. New Lin's is open across the street. Smith's is open just down the road. Revere Health has broken ground on their 68,000 SF medical building across the street! This is the gateway to the fields. Incredible residential expansion is currently underway. Commercial space is limited i[...]

For Additional Info, Text 18891 to 39200



32102

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Bldg 1 Retail or	5,663	NNN	\$2.00	\$24.00	\$135,912			
Bldg 1 Restaura	3,000	NNN	\$2.00	\$24.00	\$72,000			
Bldg 2 Office	10,000	NNN	\$2.00	\$24.00	\$240,000			

Great Retail Location in Eagle Mountain

4095 E Pony Express Pkwy Eagle Mountain, UT

Contact Stan Perkins, Zachary Hatch, Jay Blacker

PROPERTY TYPE
Neighborhood Center

AVAILABLE SF
15,000

ACRES

ZONING
CC

1350 SF to 11,000 SF available for lease in the only Grocery Store Development in Eagle Mountain! Great location for restaurants, retail, or service providers. Office space also for lease along with Pad sites available for purchase.

For Additional Info, Text 19401 to 39200



36228

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
8	1,500	NNN	\$2.00	\$24.00	\$36,000	5		
7	1,400	NNN	\$2.00	\$24.00	\$33,600	5		
9	1,350	NNN	\$2.00	\$24.00	\$32,400	5		
6	9,600	NNN	\$1.50	\$18.00	\$172,800	5		
10	1,350	NNN	\$2.00	\$24.00	\$32,400	5		

La Bonita Plaza

2668 - 2670 N Las Vegas Blvd Las Vegas, NV

Contact Cristina Martinez

PROPERTY TYPE
Neighborhood Center

AVAILABLE SF
5,026

ACRES
7.39

ZONING
C-2

Proposed Neighborhood Commercial Center. Signalized Intersection. Access off Las Vegas Blvd and Belmont. Looking for Food, Retail, Medical, and Office Users. Potential Neighborhood Grocer, Pharmacy, and Hardware Store, Etc. The center is close proximity to NLV City Hall.

For Additional Info, Text 16756 to 39200



26338

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
102	1,362		\$2.00	\$24.00	\$32,688	3	0.43	
112	1,140	NNN	\$1.50	\$18.00	\$20,520		0.43	
105-106	2,800	NNN	\$2.00	\$24.00	\$67,200	3	0.43	
104	1,495	NNN	\$2.00	\$24.00	\$35,880	3	0.43	
113	1,014	NNN	\$1.25	\$15.00	\$15,210		0.43	
110	1,943	NNN	\$1.50	\$18.00	\$34,974		0.43	



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Neighborhood Center	14,000	1.77	C-2

Brand new construction! Medical tenants wanted, landlord approved for marijuana use, drive-thru available. T.I. allowance available for credit worthy tenants. Great full-service restaurant pad building available and close to St. Rose Dominican Hospital.

For Additional Info, Text 19288 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Bldg - 8418	5,000	NNN	\$2.25	\$27.00	\$135,000	5-10 years	0.5	
Bldg - 8410	9,000	NNN	\$2.25	\$27.00	\$243,000	5-10 years	0.5	
Bldg 8410 - Ste	1,250	NNN	\$2.25	\$27.00	\$33,750		0.5	
Bldg 8410 - Ste	1,250	NNN	\$2.25	\$27.00	\$33,750		0.5	
Bldg 8410 - Ste	2,500	NNN	\$2.25	\$27.00	\$67,500		0.5	
Bldg - 8402 (PA	3,000	NNN	\$3.00	\$36.00	\$108,000	5-10 years	0.5	
Bldg 8410 - Ste	4,000	NNN	\$2.25	\$27.00	\$108,000		0.5	

8544 Blue Diamond Ste 155
8544 Blue Diamond Rd Ste 155 Las Vegas, NV
Contact Maria R. Herman


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Neighborhood Center	1,200	1.33	C-2

C-2 Zoning, Suite amenities include security system, built in small safe. Slot wall with two extra sections, two TV mounts. End-cap suite, well established and successful center. Looking for insurance, foot massage, pet supply, painting studio, dance studio, tax office, craft store, party store or shoe store.

For Additional Info, Text 19646 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
155	1,200	NNN	\$1.95	\$23.40	\$28,080		0.61	

4911 W Craig Rd
4911 W Craig Rd Las Vegas, NV
Contact Erik Sexton, Maria R. Herman


PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Neighborhood Center	35,532	2.925	R-PD2

Former Rite Aid Building for Lease! Surrounded by High Density Residential. Strong Traffic Counts, Ideal for indoor children's entertainment facility, adult and/or children's gym, indoor batting cage, sport practice facility, indoor shooting range, or archery range. Demising wall in place, but can be removed. Pylon signs on both Craig and[...]

For Additional Info, Text 19904 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	32,532	NNN	\$0.93	\$11.16	\$363,057			

Crimson Corner

For Lease Retail

Off 3000 E & Crimson Ridge Dr St. George, UT
Contact Meeja McAllister

PROPERTY TYPE
Neighborhood Center
AVAILABLE SF
19,920
ACRES
ZONING
C-2

New neighborhood convenience center located off of busy 3000 East. Several new housing developments in the area. Great for any retail or office users. Lease from 1,000 to 7,920 SF. Lease prices 3,000 SF and under are \$1.50/SF/mo NNN, 3,000 SF and higher are \$1.40/SF/mo NNN. The NNN is \$.23/SF/mo. Shell Space with \$35 TI Allowance. Purchas[...]

For Additional Info, Text crimson to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	20,000	NNN	\$1.40	\$16.80	\$336,000	5		

1330 W Sunset
1330 W Sunset St. George, UT
Contact Jason Griffith, CCIM

PROPERTY TYPE
Neighborhood Center
AVAILABLE SF
18,996
ACRES
1.2
ZONING
C-3

Completely renovated office/retail center on Sunset Blvd. Close and direct frontage along high-traffic Sunset Blvd. New overhead doors in back. New HVAC. Convenient access to downtown. New ownership and management. Flexible terms.

For Additional Info, Text 17196 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
I	2,610	NNN	\$0.90	\$10.80	\$28,188			
J-2	900	NNN	\$0.99	\$11.88	\$10,692			
I-2	900	NNN	\$0.99	\$11.88	\$10,692			
K-1	1,305	NNN	\$1.10	\$13.20	\$17,226			
K-2	1,305	NNN	\$0.93	\$11.16	\$14,564			
I-1	1,710	NNN	\$1.10	\$13.20	\$22,572			
N-1	3,179	NNN	\$0.99	\$11.88	\$37,767		0.26	
K	2,610	NNN	\$0.90	\$10.80	\$28,188			
J-1	1,710	NNN	\$1.10	\$13.20	\$22,572			
J	2,610	NNN	\$0.90	\$10.80	\$28,188			
L	3,202	NNN	\$0.90	\$10.80	\$34,582			
H	2,050	NNN	\$0.90	\$10.80	\$22,140			
N	1,107	NNN	\$0.90	\$10.80	\$11,956			
L-1	1,200	NNN	\$0.99	\$11.88	\$14,256			
L-2	2,002	NNN	\$0.90	\$10.80	\$21,622			

River Rd Frontage Retail Location

1468 S River Rd St. George, UT

Contact Wes Davis



PROPERTY TYPE
Neighborhood Center

AVAILABLE SF
2,125

ACRES

ZONING

Located Next to Popeye's, you'll be the next hot spot! New Construction Retail project with preliminary plans approved by the City. Quick delivery time! Great Signage and visibility on River Road. Various sizes - ideal for retail, restaurant or office spaces. TI available and ADT over 24,000.

For Additional Info, Text 10281 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
		NNN	\$1.80	\$21.60				

Lin's Anchored Retail

792 S 3000 E St. George, UT

Contact Neil Walter, Jon Walter, Aaron Edgley, Kevin O'Brien, Roy Barker



PROPERTY TYPE
Neighborhood Center

AVAILABLE SF
8,380

ACRES
1.36

ZONING
C

Place your business in the fastest growing part of the county. This grocery anchored location is experiencing high traffic counts with significant expansion in the area. The new Crimson High School and Crimson Middle School are evidence of the residential growth supporting this commercial corridor. Building SF spaces to lease 1,349 SF t[...]

For Additional Info, Text retail to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
101	2,412	NNN	\$2.50	\$30.00	\$72,360			
102	1,349	NNN	\$2.17	\$26.04	\$35,128			
104	1,446	NNN	\$2.33	\$27.96	\$40,430			

Retail Space on 1000 East

210 N 1000 E St. George, UT

Contact Jon Walter, Mark Walter, Jon Walter, Kevin O'Brien



PROPERTY TYPE
Neighborhood Center

AVAILABLE SF
4,700

ACRES

ZONING
C-3

Great location and in walking distance to Dixie State University. Close Freeway Access!

For Additional Info, Text 17986 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
204	1,500	MG	\$1.00	\$12.00	\$18,000	3		

City View Downtown Class "A" Retail Space For Lease

1 W St. George Blvd St. George, UT

Contact Curren Christensen



PROPERTY TYPE
Regional Center

AVAILABLE SF
11,794

ACRES
3.1

ZONING
C-4

Class "A" downtown Retail/Restaurant Opportunity. Be a part of City View project, to begin construction in 2018. Adjacent to Marriot Autograph Collection Boutique Hotel. Apartment Buildings have a combined 110 units. High end residential, hotel & adjacent projects including Town Square, with high foot traffic. Adjacent to Green Gate Villa[...]

For Additional Info, Text 11108 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	11,794	NNN	\$1.83	\$21.96	\$258,996			

Walmart Anchored Retail Center
2654 S Pioneer Dr St. George, UT
Contact Jon Walter, Kevin O'Brien

PROPERTY TYPE
Regional Center
AVAILABLE SF
1,335
ACRES
ZONING
C

Excellent retail location in Walmart Anchored Retail Center.

For Additional Info, Text 17751 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	1,335	NNN	\$1.33	\$15.96	\$21,307	3-5		

I-15 Frontage Retail Flex Space for Lease
504 W Buena Vista Washington, UT
Contact Curren Christensen, Curren Christensen

PROPERTY TYPE
Regional Center
AVAILABLE SF
3,000
ACRES
ZONING
C-3

Class A Medical / Retail neighborhood center or office/retail warehouse property. 3,000 SF available April 1st, 2018. Great I-15 visibility. T.I. Allowance is negotiable based on T.I. plan, as well as the length of the lease.

For Additional Info, Text 13540 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	3,000	NNN	\$0.90	\$10.80	\$32,400	3-5	0.14	0.11

Freestanding Restaurant with Drive-Thru
1351 S Providence Center Dr Cedar City, UT
Contact Curren Christensen

PROPERTY TYPE
Restaurant
AVAILABLE SF
3,100
ACRES
0.65
ZONING
CC

+/- 3100 SF Full-Service Turn Key Restaurant Available in Providence Center! One of the highest traffic, most successful retail projects in all of Southern Utah. Property has all infrastructure in place for tenant to install FF&E and open for business, low cost to open doors. Tenant Improvements are negotiable for long term leases and well[...]

For Additional Info, Text 18513 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	3,100	MG	\$3.52	\$42.24	\$130,944	3-5		

Restaurant Space with Drive Thru
685 W State St Hurricane, UT
Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE
Restaurant
AVAILABLE SF
2,750
ACRES
ZONING
C

New build restaurant space for lease. Includes drive thru. Build out will be complete in Summer 2019. Restaurant will be connected to High Traffic Chevron C-Store. Lease price is negotiable.

For Additional Info, Text 13605 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,750	NNN						

Restaurant Space on Dixie Dr with Drive Thru

Dixie Dr & Canyon View Dr St. George, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE
Restaurant

AVAILABLE SF
2,750

ACRES

ZONING
C

New Build Restaurant Space. Includes Drive Through. Build out will complete in Summer 2019 and will be connected to C-Store located on the corner of Dixie Dr and Canyon View Dr.

For Additional Info, Text 16832 to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,750	NNN	\$3.00	\$36.00	\$99,000			

Full-Service Turn-Key Restaurant

1140 S Bluff St St. George, UT

Contact Curren Christensen



PROPERTY TYPE
Restaurant

AVAILABLE SF
6,920

ACRES
1.94

ZONING
C-3

Full-service restaurant can be leased turn-key. Tenant Improvements are negotiable depending on lease rate and term. Restaurant is approximately 6,920 SF and was completely remodeled in 2013. Lease rate is currently for As-Is Turn-Key lease. DO NOT DISTURB TENANTS!!

For Additional Info, Text 18101 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	6,920	NNN	\$1.75	\$21.00	\$145,320			

St. George Blvd Restaurant Location

815 E St George Blvd St. George, UT

Contact Wes Davis

PROPERTY TYPE
Restaurant

AVAILABLE SF
2,200

ACRES

ZONING
C-2

Boulevard frontage restaurant, great signage, easy access - on a corner, currently used as a restaurant (sub concept), flexible lease terms, current tenant could vacate early, possible 400 SF sublease with barber to add to income.

For Additional Info, Text 19813 to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,163	NNN	\$1.75	\$21.00	\$45,423			