

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 Commercial
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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
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Building & Acreage in Gateway Ind Park

189 N 5500 W Hurricane, UT

Contact Curren Christensen



PROPERTY TYPE Manufacturing	AVAILABLE SF 25,583	ACRES 2	ZONING IND/MFG
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Available November 1, 2017. Perfect for manufacturing, trucking company or any distribution company. Building 1 has 2 private offices with remodeled restrooms. Warehouse has 15' clear height, air lines and 3-phase power every 25' throughout, (14) 14' overhead doors, 6 radiant heaters, 8 swamp coolers, new T-5 lighting and new fire suppres[...]

For Additional Info, Text 10165 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Bldg 1	255,883	NNN	\$0.55	\$6.60	\$1,688,828			

Manufacturing Facility for Lease in Southern Utah

1586 E Venture Dr St. George, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE Manufacturing	AVAILABLE SF 237,003	ACRES 22	ZONING M-1
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NAI Excel is pleased to present this state-of-the-art manufacturing plant in Southern Utah available for Lease. At 237,000 SF, this facility is the largest manufacturing plant in the St. George area; which includes 15,903 SF of office space. The landlord is demising the building to lease to any number of different sized tenants in the +[...]

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	237,003		\$0.55	\$6.60	\$1,564,220			

Hot Rod Hill

1241 American Pacific Dr Henderson, NV

Contact Maria R. Herman, Dhanminder Dhailwal



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 4,023	ACRES 4	ZONING IG
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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	

Office/Warehouse at Fairgrounds

526 S Commerce Dr Hurricane, UT

Contact Jason Griffith, CCIM, Meeja McAllister



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 1,755	ACRES	ZONING IND
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Small office/warehouse space available by the county fairgrounds. Office and restroom included. Mezzanine storage above office. Reasonable rates. \$1,200/Mo Modified Gross

For Additional Info, Text 16370 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
101	1,755	MG	\$0.69	\$8.28	\$14,531			

4525 W Reno Ave

4525 W Reno Ave Las Vegas, NV

Contact Phillip Keuch



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 1,650	ACRES 1.55	ZONING M-1
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Lease rates starting at \$0.85. Two-story office within the highly desirable Southwest Submarket. Close proximity to: Las Vegas Boulevard, McCarran International Airport, I-15 Freeway. Suites available for immediate occupancy.

For Additional Info, Text 15686 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
A2 - A4	1,650	MG	\$0.85	\$10.20	\$16,830	3 years		

Diamond Southwest Industrial Park

3475 W Post Rd Las Vegas, NV

Contact Mark Musser



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 3,825	ACRES 3.1	ZONING M-1
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+/- 1,765 SF up to +/- 3,825 SF available for sublease. Dock high and grade level loading. +/- average clear height. 200 AMP, 120/208 Volt 3-Phase panel per suite. Concrete Tilt construction, fully fire sprinklered, M-1 zoning. Skylights in the warehouse and glass storefront entries. 107 total parking spaces (2.5:1,000 SF). Business Park [...]

For Additional Info, Text 16170 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
105	3,825	NNN	\$0.95	\$11.40	\$43,605		0.22	

Industrial Build-to-Suit in Ft. Pierce Industrial Park Lot 71

4210 S 950 E St. George, UT

Contact Curren Christensen



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 17,000	ACRES 1.2	ZONING M-1
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Now leasing in a smashing location this High Power, 208/120 400amp 3 Phase, Dock well and Adequate Office industrial building. To be built in 2018 using masonry construction, this building will be great for manufacturing or distribution businesses. Equipped with two levels of office space containing approx. 6,000 SF +/- . Located on Lot 71[...]

For Additional Info, Text 11420 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
71	17,000	NNN	\$0.75	\$9.00	\$153,000	3-7 Years		

Commercial / Retail Warehouse in Millcreek Industrial Par

314 N 3050 E St. George, UT

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 8,000	ACRES 2	ZONING MC
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Approx 6,000 SF footprint with 2,000 mezzanine, 2- 400 AMP panels with 208/120 3 phase power, 2,000+/- SF of showroom with retail space, 18'6" clear height, 12'x12' GLD, 12'x10' dock high door, NNN fees are \$.14/SF/month, New manufacturing & commercial zoning which allows for multiple uses.

For Additional Info, Text 12323 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
A	4,744	NNN	\$0.80	\$9.60	\$45,542	3-5	0.07	0.07
A-1	4,744	NNN	\$0.80	\$9.60	\$45,542	3-5	0.07	0.07

Office Warehouse w/ Yard for Lease in Millcreek Industrial

3240 Deseret Dr St. George, UT

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 6,040	ACRES 1.55	ZONING M-2
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** Only approx .33 Acre of yard space available with the building at the listing price. Property will be available to occupy January 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 Office/Retail Warehouse	AVAILABLE SF 1,500	ACRES 2.8	ZONING M-2
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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
18	4,500	NNN	\$0.85	\$10.20	\$45,900			
17	4,500	NNN	\$0.85	\$10.20	\$45,900			
15	1,500	NNN	\$0.80	\$9.60	\$14,400			
14	1,500	NNN	\$0.80	\$9.60	\$14,400			
13	1,500	NNN	\$0.80	\$9.60	\$14,400			
12	4,500	NNN	\$0.85	\$10.20	\$45,900			
11	4,500	NNN	\$0.85	\$10.20	\$45,900			

New Office/ Warehouse

1161 N 1210 W St. George, UT

Contact *Jason Griffith, CCIM*



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 2,638	ACRES	ZONING C-3
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Brand new Office-Warehouse under construction and scheduled to be completed prior to the end of 2018. 3 Suites available, Suite 1 and Suite 3 have small yard space available for an extra \$400/mo and Suite 2 does not have any yard space available. Zoned C-3 and great downtown location. Competitive lease rates! Click "View Property Brochure[...]"

For Additional Info, Text 15868 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1	2,707	NNN	\$0.75	\$9.00	\$24,363	3-5		
3	2,662	NNN	\$0.75	\$9.00	\$23,958	3-5		
2	2,638	NNN	\$0.75	\$9.00	\$23,742	3-5		

Riverside Towers Commercial Flex Space for Lease

267 E 1400 S St. George, UT

Contact *Curren Christensen*



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 9,660	ACRES 0	ZONING C-3
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Riverside Tower Commercial Flex Space for Lease. Lease 4,833 SF - 9,660 SF at a competitive rate of \$0.65/SF/Mo for Suites 105 & 106 together, or \$0.70/SF/Mo for one suite individually. Located in Downtown St. George.

For Additional Info, Text 16142 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
105&106	9,660	NNN	\$0.65	\$7.80	\$75,348	3-5	0.11	0.07

2,400 SF Industrial

4008 S 1630 E St. George, UT

Contact Jon Walter, Mark Walter



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 2,400	ACRES	ZONING IND
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This 2,400 square feet of industrial space is available including a 14 foot roll up door and office. Located in the Ft Pierce industrial Park, it has access to 3 phase power(Dixie Power) and some yard may be included.

For Additional Info, Text 16287 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,400	NNN	\$0.65	\$7.80	\$18,720		0.15	

Retail-Warehouse off Riverside Dr

291 E 1400 S St. George, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 3,864	ACRES 1.26	ZONING C-3
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Corner pad Retail / showroom-warehouse. Close to downtown St. George and Riverside Drive. Class A building!

For Additional Info, Text 11050 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1 & 2	3,864	MG	\$1.00	\$12.00	\$46,368	3-5		

Retail Showroom-Warehouse

393 Riverside Dr St. George, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 2,750	ACRES	ZONING C-3
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Rare Retail / Showroom / Warehouse off of Riverside Drive. Includes Private Dock. Suite will be available Approx. January 1st 2019.

For Additional Info, Text 16409 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
4A	2,750	NNN	\$0.87	\$10.44	\$28,710	5	0.05	0.05

Office/Warehouse (New Construction)

1324 S Sandhill Dr Washington, UT

Contact Wes Davis



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

1324 S Sandhill Dr Washington, UT

Contact Wes Davis



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 1,600	ACRES	ZONING Industrial
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Great Office Warehouse available for lease! Featuring 12x12 office, 12 ft roll-up door and 20 ft clear height. You don't want to miss out on this one. Lease for only \$1,100/Month Modified Gross.

For Additional Info, Text 13378 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
2	1,600	MG	\$0.69	\$8.28	\$13,248			

4545 W Reno Ave

4545 W Reno Ave Las Vegas, NE

Contact Phillip Keuch



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 4,640	ACRES 1.55	ZONING M-1
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Industrial Units located within the highly desirable Southwest Submarket. Close proximity to: Las Vegas Boulevard, McCarran International Airport, and I-15 Freeway. Lease rates starting at \$1.05.

For Additional Info, Text 15701 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
B4	2,320	Modified Grc				3 years		
B3	2,320	Modified Grc				3 years		

1.06 Acres of Commercial Land - Built to Suit or Land Leas

1185 W Pioneer Blvd Mesquite, NV

Contact Jon Walter, Jon Walter



PROPERTY TYPE Other	AVAILABLE SF	ACRES 1.06	ZONING PUD
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Located across from Walmart, this high traffic site is in the heart of Mesquite's retail trade area. Site improvements are in and ready for construction. Possible uses include restaurant, financial institution, office, and retail applications. The site is available for land lease at \$4,000 per month NNN or the owner would do a build t[...]

For Additional Info, Text 14885 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
		NNN	\$4,000.00	\$48,000.00				

Great Commercial Corner

Corner Snow Cyn Pkwy/Snow Cyn Dr Ivins, UT

Contact Jon Walter, Mark Walter



PROPERTY TYPE Retail/Office	AVAILABLE SF	ACRES 2.56	ZONING Resort COM
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Corner location to Tuacahn & Snow Canyon State Park. Land lease or partnership. Has curb, gutter and sidewalk. Level and pad-ready. To the property: 3-phase power, phone, sewer, water, 8" water line, 8" sewer line, 2" gas main. Lease for \$6,000/month NNN.

For Additional Info, Text 13020 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	111,513	NNN	\$0.13	\$1.55	\$172,622			

.76 Acre Commercial Lot (Lease or BTS)

740 S Main (Approx.) Richfield, UT

Contact Jon Walter, Mark Walter



PROPERTY TYPE Retail/Office	AVAILABLE SF	ACRES 0.76	ZONING
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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							

Lease/Build-to-Suit

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-
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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	\$2.00	\$24.00	\$344,976	3-5		

Skyline Ridge Private Offices

301 N 200 E St. George, UT

Contact Wes Davis



PROPERTY TYPE Central Business District	AVAILABLE SF 200	ACRES	ZONING A-P
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Professional location with great co-tenants. Lots of windows/beautiful views. Rent individual offices, starting at 200 SF (2,200 total SF available) for \$400/month, utilities included. Rent conference room (400 SF) for an additional \$500/month for exclusive use. Private entry to all. Furnishings negotiable.

For Additional Info, Text 10036 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,200							

St. George Blvd Office

260 W St. George Blvd St. George, UT

Contact Wes Davis



PROPERTY TYPE Central Business District	AVAILABLE SF 2,000	ACRES 0	ZONING C-4
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Freshly remodeled. Nearly \$20,000 in paint, carpet, HVAC, etc. St. George Boulevard signage. Lease for \$1,600/month MG. Flexible terms. Available June 2017.

For Additional Info, Text 14041 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
205-206	2,000	MG	\$0.80	\$9.60	\$19,200			

Office Space on St. George Blvd!

216 W St. George Blvd St. George, UT

Contact Curren Christensen



PROPERTY TYPE Central Business District	AVAILABLE SF 1,049	ACRES	ZONING C-4
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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
B4-B5	2,212	NNN	\$0.90	\$10.80	\$23,890			

Top Floor Office - CBD

294 E Tabernacle St St. George, UT

Contact Wes Davis



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

Central Business Location

192 E 200 N St. George, UT

Contact Wes Davis



PROPERTY TYPE Central Business District	AVAILABLE SF 1,668	ACRES	ZONING C-4
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This Central Business Location is fully equipped with an elevator, six exterior offices, reception area, conference room, storage, and common break room. Tenants are a mix of medical, legal and professional offices near city and county offices.

For Additional Info, Text 11472 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
203	1,668	NNN	\$1.10	\$13.20	\$22,018			

Downtown Office Space

168 N 100 E St. George, UT

Contact Greg Whitehead, Gregg McArthur



PROPERTY TYPE Central Business District	AVAILABLE SF 2,400	ACRES	ZONING C-4
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Street front office space at great Central Business District location. Large open-space office design. Plenty of parking.

For Additional Info, Text 16307 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
103/105	2,400	MG	\$1.00	\$12.00	\$28,800	1		

Sun Valley Professional Office Building

48 S 2500 W Hurricane, UT

Contact Meeja McAllister



PROPERTY TYPE Downtown	AVAILABLE SF 1,750	ACRES 1.13	ZONING HC
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Class A office building with great visibility. Professional / Medical space available. You can be in the same building as University Health Care, Edward Jones, Hurricane Pediatric Dentistry and Premier Pediatrics.

For Additional Info, Text 11056 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
220	1,750	NNN	\$1.10	\$13.20	\$23,100	3-5	0.18	0.12

Professional/Medical Office

640 E 700 S St. George, UT

Contact Wes Davis



PROPERTY TYPE Downtown	AVAILABLE SF 1,700	ACRES	ZONING C-3
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Office space for professional and medical users. Nicely finished suites with clean common areas. Convenient access to downtown and hospital / medical facilities. Covered parking available. Flexible lease terms and lease incentives.

For Additional Info, Text 10350 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
201	1,100	NNN	\$1.00	\$12.00	\$13,200	1	0.37	

Premier Office Space

619 S Bluff St St. George, UT

Contact Jason Griffith, CCIM, Meeja McAllister



PROPERTY TYPE Downtown	AVAILABLE SF 6,653	ACRES	ZONING C-2
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Premier 3rd floor office space in Ence Towers. Amazing view of downtown St. George.

For Additional Info, Text 15045 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
300A	2,968	NNN	\$1.10	\$13.20	\$39,178	3-5		
301	2,395	NNN	\$1.00	\$12.00	\$28,740	3-5		

Beautiful, Historic Office Building

694 S Main St. George, UT

Contact Curren Christensen



PROPERTY TYPE Downtown	AVAILABLE SF 1,189	ACRES 0.14	ZONING A-P
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The "Old Rock House" is a local landmark building. Nostalgic property with very nice finishes. Has reception area, 2 very large private offices, conference/work room, storage room & adequate built in storage cabinetry. Great office for attorney, real estate, title, medical or any other professional use.

For Additional Info, Text 10223 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	1,189	NNN	\$1.60	\$19.20	\$22,829			

High Visibility Office Location

437 S Bluff St St. George, UT

Contact Wes Davis



PROPERTY TYPE Downtown	AVAILABLE SF 2,212	ACRES 0	ZONING
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Great signage, efficient layout (8+/- offices, reception, kitchen, storage/filing, conference rooms, etc.) Remodeled common areas and office, furnishings negotiable, flexible term, ample parking, building and monument signage available.

For Additional Info, Text 16108 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
201	2,212	NNN	\$1.00	\$12.00	\$26,544		0.31	

For Lease, Build-to-Suit or Sale

50 N 300 W Washington, UT

Contact Wes Davis



PROPERTY TYPE Downtown	AVAILABLE SF 10,000	ACRES	ZONING PUD
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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			

11540 S Eastern Ave Office Medical 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
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CAM's currently running at \$0.30/sq.ft.

For Additional Info, Text 15407 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	12,155	NNN	\$1.25	\$15.00	\$182,325		0.3	

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
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3,000+ 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.

For Additional Info, Text 15234 to 39200

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

1054 E Riverside Dr #201

1054 E Riverside Dr St. George, UT

Contact Brandon Vandermyde



PROPERTY TYPE Medical Office	AVAILABLE SF 2,511	ACRES	ZONING
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Professional Medical Office near the hospital, close to the intersection of Riverside Drive and River Road. The suite is a newly remodeled turnkey medical suite, with sinks in every exam room. Large reception area which is currently shared with the Hearing & Balance Doctors, but could easily be split into two different waiting areas. The [...]

For Additional Info, Text 11061 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
201	2,511	NNN	\$1.20	\$14.40	\$36,158			

Medical / Surgical Office

393 E Riverside Dr St. George, UT

Contact Wes Davis



PROPERTY TYPE Medical Office	AVAILABLE SF 2,520	ACRES	ZONING
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Surgical Medical space: includes 2 consult rooms, 3 baths, indoor and outdoor security, reception area (5 work areas), waiting room, kitchenette, x-ray room, medgas room, redundant system, zone valves, AAAHC accreditation, built-in ultrasonic scrub/sterile sink, 2 procedure rooms, lab, surgery room, recovery room, and partially furnished.

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,520	NNN	\$1.50	\$18.00	\$45,360		0.27	

Office or Medical Space

348 E 600 S St. George, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE Medical Office	AVAILABLE SF 2,873	ACRES 0.2	ZONING AP
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Well decorated and cared for office or medical space for lease. 3 Suites available with one Suite Available immediately.

For Additional Info, Text 16366 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
340 E	7,859	NNN	\$1.00	\$12.00	\$94,308	3-5	0.11	0.12
346 E	5,166	NNN	\$1.25	\$15.00	\$77,490	3-5	0.11	0.12
348 E	2,873	NNN	\$1.15	\$13.80	\$39,647	3-5	0.11	0.12

Large Office Space for Lease

1552 W 200 N Cedar City, UT

Contact Neil Walter, Aaron Edgley



PROPERTY TYPE Suburban	AVAILABLE SF 16,000	ACRES 2.24	ZONING
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16,000 SF Available near Southern Utah University. Easy access to I-15 Exit 59. Great location close to many food establishments. Owner will also consider sale of the building.

For Additional Info, Text 13491 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	8,225	MG	\$0.50	\$6.00	\$49,350			

Professional Office in Kanab

468 E 300 S Kanab, UT

Contact Brandon Vandermyde

PROPERTY TYPE Suburban	AVAILABLE SF 4,887	ACRES	ZONING
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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.



15344

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
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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[...]



23530

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			

Approx. 975 SF of Office Space

1288 S State St Salina, UT

Contact Curren Christensen

PROPERTY TYPE Suburban	AVAILABLE SF 975	ACRES	ZONING COM
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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			

Dixie Commons

1664 S Dixie Dr St. George, UT

Contact Jason Griffith, CCIM, Meeja McAllister

PROPERTY TYPE Suburban	AVAILABLE SF 7,000	ACRES 9.95	ZONING PD COM
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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					0.13	0.08

Blackridge Office II

1173 S 250 W St. George, UT

Contact Wes Davis



PROPERTY TYPE Suburban	AVAILABLE SF 800	ACRES	ZONING
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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
202	600	NNN	\$1.20	\$14.40	\$8,640	3	0.45	
204		NNN	\$1.20	\$14.40		3	0.45	
201	1,571	NNN	\$1.20	\$14.40	\$22,622	3	0.45	

60,000 SF, I-15 Visible Beautiful Concrete Tilt-Up at Desert

Desert Color St. George, UT

Contact Wes Davis



PROPERTY TYPE Suburban	AVAILABLE SF 2,500	ACRES	ZONING
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2500 SF to 60,000 SF. Lease and Purchase Options open, TI negotiable, building signage along I-15, tilt-up construction, great views and exposure. Part of the Desert Color master plan - neighboring tenants include Hot Shots Golf, Paparazzi, etc. Master Plan for parks, lakes, housing, hotels, medical and more. Corporate office sites availa[...]

For Additional Info, Text 16249 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	20,000	NNN	\$1.25	\$15.00	\$300,000			
	2,500	NNN	\$1.25	\$15.00	\$37,500			
	5,000	NNN	\$1.25	\$15.00	\$75,000			
	60,000	NNN	\$1.25	\$15.00	\$900,000			
	40,000	NNN	\$1.25	\$15.00	\$600,000			

Professional / Medical Office Building

Approx 1100 E Riverside Dr St. George, UT

Contact Wes Davis



PROPERTY TYPE Suburban	AVAILABLE SF 3,000	ACRES	ZONING
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Designed to be built building, flexible floor plan, have input on design and finishes, located off Riverside Dr near many professional and medical office co-tenants. Modern design and construction with Ample Parking. Lease space will range from 3,000 to 10,000 SF.

For Additional Info, Text 16475 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	3,000	NNN	\$1.25	\$15.00	\$45,000			

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
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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	\$0.75	\$9.00	\$13,887	2-5		

Grand Circle Plaza

1141 W State St Hurricane, UT

Contact Curren Christensen



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

Desert Breeze Plaza

8665 W Flamingo Rd Las Vegas, NV

Contact Maria R. Herman, Dhanminder Dhailwal



PROPERTY TYPE Anchorless Center	AVAILABLE SF 2,452	ACRES 3.15	ZONING C-2
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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. Turnkey dance studio available! Exceptional parking and in a high density residential area. Strong traffic c[...]

For Additional Info, Text 15993 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
118	1,220	NNN	\$1.75	\$21.00	\$25,620	5 Years	0.38	
128	1,232	NNN	\$1.75	\$21.00	\$25,872	5 Years	0.38	

Red Rock Plaza

5181 - 5201 W Charleston Blvd Las Vegas, NV

Contact Maria R. Herman, Dhanminder Dhailwal



PROPERTY TYPE Anchorless Center	AVAILABLE SF 4,456	ACRES 3.74	ZONING
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Signalized ingress and egress, great visibility, and in a dense residential trade area. Pylon signage available. Strong demographics, more than 82,000 CPD at the intersection of South Decatur Boulevard and West Charleston Boulevard, Turnkey suites available. Will consider smoke/vape shop, PC gaming, video game shop.

For Additional Info, Text 16006 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
5191-175	1,106	NNN	\$1.00	\$12.00	\$13,272		0.42	
5191-120/125	3,350	NNN	\$1.50	\$18.00	\$60,300		0.42	

Windmill Retail Plaza

560 - 580 E Windmill Ln Las Vegas, NV

Contact Maria R. Herman, Dhanminder Dhailwal



PROPERTY TYPE Anchorless Center	AVAILABLE SF 3,432	ACRES 1.91	ZONING
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Endcaps available; one with large patio area. 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 [...]

For Additional Info, Text 16008 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
560-120	1,232	NNN	\$1.50	\$18.00	\$22,176	1-3 Years	0.48	
580-135	1,100	NNN	\$1.50	\$18.00	\$19,800		0.48	
580-140	1,100	NNN	\$1.50	\$18.00	\$19,800		0.48	

Shops at Warm Springs

7250 S Durango Dr Las Vegas, NV

Contact Maria R. Herman, Dhanminder Dhailwal



PROPERTY TYPE Anchorless Center	AVAILABLE SF 1,440	ACRES 1.65	ZONING C-2
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Located at one of the busiest intersections in the Southwest. Only one second generation suite available. Signalized intersection on Warm Springs and Durango. Less than 1/2 mile from the I-215/Durango interchange. Strong traffic counts. Great location for cell phone store, CBD oil retail store, nail or hair salon, smoke shop, or small liq[...]

For Additional Info, Text 16045 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
120	1,440	NNN	\$2.00	\$24.00	\$34,560		0.42	

Wagon Trail Plaza

5031 Wagon Trail Ave Las Vegas, NV

Contact Maria R. Herman, Dhanminder Dhailwal



PROPERTY TYPE Anchorless Center	AVAILABLE SF	ACRES 3.05	ZONING C-2
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Attractive lease rate in a highly sought after southwest location. Great visibility from the 215 Beltway. Suite is built out and ready for your business. Fully built out yoga studio with over \$200,000 in improvements ready to go for yoga studio, Pilates Studio, CrossFit, dance studio, etc.

For Additional Info, Text 16046 to 39200

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

Cheyenne Plaza

3220 N Jones Blvd Las Vegas, NV

Contact *Maria R. Herman, Dhanminder Dhailwal*



PROPERTY TYPE Anchorless Center	AVAILABLE SF 5,407	ACRES 1.58	ZONING C-1
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Anchored by La Bonita Supermarket. Looking for ice cream, restaurant, gym, Pilates, coffee, martial arts, hair salon, crossfit, or UPS Store. Join Dotty's Casino, Cricket, and dentist. Signalized corner. Surrounded by high density residential. Newly renovated shopping center. Convenient access to Cheyenne Blvd with cross-access to Jones B[...]

For Additional Info, Text 16049 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
9	1,118	NNN	\$2.25	\$27.00	\$30,186		0.27	
6	1,404	NNN	\$1.95	\$23.40	\$32,854		0.27	
7-8	1,310	NNN	\$1.95	\$23.40	\$30,654		2.25	
5	1,575	NNN	\$1.95	\$23.40	\$36,855		0.27	

Sunrise Center

3310 S Nellis Blvd Las Vegas, NV

Contact *Maria R. Herman, Dhanminder Dhailwal*



PROPERTY TYPE Anchorless Center	AVAILABLE SF 3,600	ACRES 4.19	ZONING C-2
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Signalized corner of South Nellis and East Desert Inn Road. Within close proximity of Boulder Station, Sam's Town Hotel, and the Royal Links Golf Club. Densely populated residential area. Join tenants such as the Beauty Supply Warehouse, Maria's Market, Hammer Heads Bar & Grill, and more.. Can accommodate a Smog kiosk, look for restaurant[...]

For Additional Info, Text 16054 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
20	1,200	NNN	\$1.25	\$15.00	\$18,000	3-5 Years	0.5	
23	1,200	NNN	\$1.25	\$15.00	\$18,000	3-5 Years	0.5	
25	1,200	NNN	\$1.25	\$15.00	\$18,000	3-5 Years	0.5	

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	ZONING C-4
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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
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Great location on Sunset Blvd. No pads to block visibility. Lease rates starting at \$1.10/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 \$1.10/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	\$1.10	\$13.20	\$63,888		0.19	0.08
5 & 6	2,683	NNN	\$1.40	\$16.80	\$45,074		0.19	0.08
2	1,400	NNN	\$1.40	\$16.80	\$23,520		0.19	0.08
13 & 14	2,340	NNN	\$1.10	\$13.20	\$30,888		0.19	0.08
11 & 12	2,500	NNN	\$1.10	\$13.20	\$33,000		0.19	0.08

Bloomington Courtyard Suite 10

144 W Brigham Rd St. George, UT

Contact Jason Griffith, CCIM, Meeja McAllister



PROPERTY TYPE Anchorless Center	AVAILABLE SF 1,250	ACRES 0.03	ZONING PD-COM
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Property is a mixed office / retail located in the Bloomington Courtyard. In close proximity to Walmart Shopping Center. Available November 1st. Please call listing agents for instructions.

For Additional Info, Text 16180 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
10	1,250	NNN	\$1.00	\$12.00	\$15,000	3-5	0.15	0.08

Prime Retail off St. George Blvd

140 N 400 W St. George, UT

Contact Brandon Vandermyde



PROPERTY TYPE Anchorless Center	AVAILABLE SF 1,680	ACRES 0.8	ZONING
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Restaurant / Retail space off of St. George Blvd. Excellent foot traffic, other tenants include Great Harvest Bread, Liberty Tax, Tease Salon and Zagg.

For Additional Info, Text 12987 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
A-5	1,680	NNN	\$1.35	\$16.20	\$27,216			

Cedar City Towne Center

96 N Main St Cedar City, UT

Contact Jon Walter



PROPERTY TYPE Community Center	AVAILABLE SF 9,314	ACRES	ZONING
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High traffic retail on Main Street. Excellent downtown shopping center location. Close to Southern Utah University. Other tenants include Lin's, Little Caesars, Great Clips and many more.

For Additional Info, Text 13466 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
B-1	8,400	NNN	\$0.75	\$9.00	\$75,600			
B-7	914	NNN	\$1.00	\$12.00	\$10,968			

Sunset Plaza

1000 - 1152 W Sunset Rd Henderson, NV

Contact Maria R. Herman, Dhanminder Dhailwal



PROPERTY TYPE Community Center	AVAILABLE SF 7,540	ACRES 1.17	ZONING
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Located on West Sunset Road and Marks Street, just east of the Galleria Mall and across from Sunset Station Hotel and Casino. Second generation check cashing suite available. Community Commercial, new ownership, and anchored by Home Depot. Immediate access from US-95 Freeway Exit and West Sunset Road. Excellent Henderson location with for[...]

For Additional Info, Text 16007 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1090-D	4,000	NNN	\$1.25	\$15.00	\$60,000		0.52	
1134	1,200	NNN	\$1.75	\$21.00	\$25,200		0.52	
1010	2,340	NNN	\$2.50	\$30.00	\$70,200		0.52	

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
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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.

For Additional Info, Text 13013 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,040	NNN	\$0.90	\$10.80	\$22,032	3	0.12	0.08

South Main Retail & Build-to-Suit

775-1160 S Main St St. George, UT

Contact Jon Walter, Mark Walter



PROPERTY TYPE Community Center	AVAILABLE SF 40,000	ACRES 8.81	ZONING C-3
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Join Megaplex Theater, Dairy Queen, and others at Main Street South. 1,000-40,000 SF build-to-suit or land lease. Land Lease: \$3,000/month per acre; Mid Box: 8,000 to 20,000 SF - \$12/SF annually NNN; Inline: 1,000 to 10,000 SF - \$14/SF annually NNN; Drive-Through End Cap: 2,000 SF - \$18/SF annually NNN; Free-standing Drive-Through: 2,000 [...]

For Additional Info, Text 12341 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	40,000	NNN						
915 S Main	1,920	MG	\$1.00	\$12.00	\$23,040			

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
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Sublease for the Morris House at Green Gate Village. Lease expires on 11/30/2019. Subject to Tenant and Property Owner approval. Any term beyond 11/30/2019 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

Sun River Commons Retail Center

Sun River Pkwy St. George, UT

Contact Meeja McAllister



PROPERTY TYPE Community Center	AVAILABLE SF 35,726	ACRES 3.18	ZONING PD-R
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Sun River Commons, a New Retail / Office development available for lease within the Sun River community. At the southern tip of St. George. Within close proximity to I-15 exit 2 and the new Southern Parkway - the new gateway to the National Parks. Lease spaces from 1,200 SF to 35,726 SF available.

For Additional Info, Text 16439 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	1,200	TBD				5-10		

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
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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			

Move in Ready Medical Office

195 W Telegraph St Washington, UT

Contact Jon Walter



PROPERTY TYPE Community Center	AVAILABLE SF 2,730	ACRES	ZONING
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Move-in Ready medical office across the street from Nissan Park. Take advantage of this fairly priced medical space right on Telegraph.

For Additional Info, Text 10124 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,730	NNN	\$0.75	\$9.00	\$24,570			

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
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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
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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			

La Verkin Buildings & Mobile Home Park

437 & 475 S State St La Verkin, UT

Contact Brandon Vandermyde



PROPERTY TYPE Free Standing	AVAILABLE SF 12,760	ACRES 2.55	ZONING
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All or Part for Sale or Lease. Negotiable terms, make an offer. LV-42-C-1-A is .91 Acres and contains Main Building that has 7,114 SF with 4,480 SF of basement (retail). Building 2 is 3,760 Warehouse / Storage, Building 3 is Residential House with 1,886 SF rented. LV-13 is 1.57 acres and currently a mobile home park.

For Additional Info, Text 16079 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
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1.66 Lot or Mobi

Building 1	7,114
BUilding 2	3,760
Building 3	1,886

Anchored Retail Next to Tropical Smoothie Cafe

1626 W Sunset Blvd St. George, UT

Contact Jon Walter



PROPERTY TYPE Free Standing	AVAILABLE SF 2,702	ACRES 1.09	ZONING
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Home Depot anchored retail center on Sunset Boulevard. Join America First Credit Union, Carl's Jr and Tropical Smoothie Cafe. Construction commencing June 2016. Projected for fall completion. Space delivered gray shell (1,121 SF shared patio).

For Additional Info, Text 10158 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	5		

Retail & Office by Dinosaur Crossing

1988 E Riverside Dr (Approx) St. George, UT

Contact Curren Christensen



PROPERTY TYPE Free Standing	AVAILABLE SF 3,500	ACRES 1.05	ZONING C-3
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Expected completion is fourth quarter 2017. Space available from 1,500 SF. Lease rates starting at \$1.25/SF NNN.

For Additional Info, Text 14369 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Retail Down / Of	3,500	NNN	\$1.25	\$15.00	\$52,500	3 to 5		

Retail Space in Downtown St. George

85 N 100 W St. George, UT

Contact Greg Whitehead, Gregg McArthur



PROPERTY TYPE Free Standing	AVAILABLE SF 672	ACRES	ZONING C-4
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Full service lease includes CAMS, utilities and fees. Newly renovated building. Private exterior entrance. Excellent downtown location.

For Additional Info, Text 11040 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	672	Gross	\$2.00	\$24.00	\$16,128			

Retail Warehouse with Yard

1007 W Sunset Blvd St. George, UT

Contact Jon Walter



PROPERTY TYPE Free Standing	AVAILABLE SF 2,448	ACRES 0.67	ZONING C-3
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Excellent free standing retail warehouse property on Sunset Boulevard. Five overhead doors, two are pull through. Also includes a yard in the back. Clean uses only. \$2,000/ Mo NNN

For Additional Info, Text 16017 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,448	NNN	\$0.82	\$9.84	\$24,088			

Retail Space on Main Street

For Lease Retail

990 S Main St Cedar City, UT

Contact Jon Walter, Mark Walter



PROPERTY TYPE Neighborhood Center	AVAILABLE SF 17,260	ACRES 4.16	ZONING C
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Join Boulevard Home Furnishings, Ross and Christensen's in Cedar's finest retail center. Available next to Ross: 2,800 to 9,800 SF. Available next to Boulevard: Up to 17,260 SF. (Lease term not to exceed 5 years.) Out parcel is build-to-suit. Final rate depends on size, use and design.

For Additional Info, Text 11030 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	17,260	NNN	\$1.00	\$12.00	\$207,120			

Crimson Corner

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

Contact Meeja McAllister

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

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		

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
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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				

Former Weichert Realty building

891 S Bluff St St. George, UT

Contact Meeja McAllister

PROPERTY TYPE Neighborhood Center	AVAILABLE SF 4,800	ACRES 0.41	ZONING
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Former Weichert Realty building with fantastic Bluff Street frontage! Lease rate \$1.10/SF/Mo NNN. Abundant parking with great signage! Single Standing Building!

For Additional Info, Text 13487 to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	4,800	NNN	\$1.10	\$13.20	\$63,360	5	0.19	4785

Office/Retail Warehouse at Sunland Professional Park

376 E Sunland Dr St. George, UT

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE Neighborhood Center	AVAILABLE SF 1,600	ACRES	ZONING C-3
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Office / Retail warehouse space available May 1st, 2018 for lease. \$1800/Month/ Modified Gross. Great location with nearby I-15 Access. Office is equipped with Roll up Door and Man Door entry.

For Additional Info, Text 13498 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1B	771	MG	\$0.90	\$10.80	\$8,327			

Lin's Anchored Retail

Approx Mall Dr & 3000 E St. George, UT

Contact Jon Walter, Neil Walter, Aaron Edgley



PROPERTY TYPE Neighborhood Center	AVAILABLE SF 8,380	ACRES 1.36	ZONING C
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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
104	1,446	NNN	\$2.67	\$32.04	\$46,330			
101	2,412	NNN	\$2.67	\$32.00	\$77,194			
102	1,349	NNN	\$2.67	\$32.04	\$43,222			

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
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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			

Prime, Class A Retail on St. George Blvd!

440 W St. George Blvd St. George, UT

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE Regional Center	AVAILABLE SF 1,215	ACRES	ZONING C-3
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Class A retail located on St. George Blvd. Downtown location with great visibility. 1,215 Square feet available. Expected CAM & Tax total \$0.28/SF/Mo. Don't miss out on this great lease opportunity.

For Additional Info, Text 13537 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1	1,215	NNN	\$1.65	\$19.80	\$24,057	5	0.15	0.13

Prime Retail Space Near Dino Crossing

446 S Mall Dr St. George, UT

Contact Jon Walter



PROPERTY TYPE
Regional Center

AVAILABLE SF
2,230

ACRES

ZONING

Fantastic Retail space available. Spacious units located across the street from the new Dino Crossing shopping center. This is a High traffic area with good visibility. Starting from \$1.25/SF/Month to \$1.55/SF/Month NNN.

For Additional Info, Text 15819 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
B-9	1,280	NNN	\$1.55	\$18.60	\$23,808	3+	0.24	
B-2	2,295	NNN	\$1.50	\$18.00	\$41,310	3+	0.24	
B-1 & B-2	4,960	NNN	\$1.25	\$15.00	\$74,400	3+	0.24	
B-1	2,625	NNN	\$1.50	\$18.00	\$47,250	3+	0.24	

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