

# For Lease



## Industrial Build-to-Suit in Port 15

5352 W 900 N Cedar City, UT

Contact Brandon Vandermyde



16978

PROPERTY TYPE <b>Manufacturing</b>	AVAILABLE SF <b>5,000</b>	ACRES <b>10.96</b>	ZONING <b>Commercial</b>
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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



22106

PROPERTY TYPE <b>Manufacturing</b>	AVAILABLE SF <b>25,583</b>	ACRES <b>2</b>	ZONING <b>IND/MFG</b>
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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
<b>Bldg 1</b>	<b>255,883</b>	<b>NNN</b>	<b>\$0.55</b>	<b>\$6.60</b>	<b>\$1,688,828</b>			

## Nice Office/Wrhs-Downtown Hurricane

75 N 200 W Hurricane, UT

Contact Curren Christensen



20864

PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>3,600</b>	ACRES <b>0.51</b>	ZONING <b>GEN COM</b>
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Nice office with warehouse. (Office space and warehouse are currently separated.) Located next to Auto Value Auto Parts. Lease for \$2,160/Month NNN. Available October 2, 2017.

For Additional Info, Text 15104 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>West</b>	<b>3,600</b>	<b>NNN</b>	<b>\$0.50</b>	<b>\$6.00</b>	<b>\$21,600</b>			

**Office/Warehouse at Fairgrounds**

**526 S Commerce Dr Hurricane, UT**

Contact Meeja McAllister



26084

PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>1,755</b>	ACRES	ZONING <b>IND</b>
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Small office/warehouse space for sublease available by the fairgrounds. Office and restroom included. Mezzanine storage above office. Reasonable Rates.

For Additional Info, Text 11031 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>101</b>	<b>1,755</b>	<b>MG</b>	<b>\$0.60</b>	<b>\$7.20</b>	<b>\$12,636</b>			

**4525 W Reno Ave**

**4525 W Reno Ave Las Vegas, NV**

Contact Phillip Keuch



25909

PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>9,749</b>	ACRES <b>1.55</b>	ZONING <b>M-1</b>
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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. 1st and 2nd story 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
<b>A8</b>	<b>920</b>	<b>MG</b>	<b>\$0.85</b>	<b>\$10.20</b>	<b>\$9,384</b>	<b>3 years</b>		
<b>A1</b>	<b>970</b>	<b>MG</b>	<b>\$0.85</b>	<b>\$10.20</b>	<b>\$9,894</b>	<b>3 years</b>		
<b>A7 - A9</b>	<b>1,650</b>	<b>MG</b>	<b>\$0.85</b>	<b>\$10.20</b>	<b>\$16,830</b>	<b>3 years</b>		
<b>A2 - A4</b>	<b>1,650</b>	<b>MG</b>	<b>\$0.85</b>	<b>\$10.20</b>	<b>\$16,830</b>	<b>3 years</b>		
<b>A3</b>	<b>974</b>	<b>MG</b>	<b>\$0.85</b>	<b>\$10.20</b>	<b>\$9,935</b>	<b>3 years</b>		

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

**4210 S 950 E St. George, UT**

Contact Curren Christensen



22950

PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>17,000</b>	ACRES <b>1.2</b>	ZONING <b>M-1</b>
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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
<b>71</b>	<b>17,000</b>	<b>NNN</b>	<b>\$0.80</b>	<b>\$9.60</b>	<b>\$163,200</b>	<b>3-7 Years</b>		

**Commercial / Retail Warehouse in Millcreek Industrial Par**

**314 N 3050 E St. George, UT**

Contact Curren Christensen, Curren Christensen



23241

PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>8,000</b>	ACRES <b>2</b>	ZONING <b>MC</b>
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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
<b>A-1</b>	<b>4,744</b>	<b>NNN</b>	<b>\$0.75</b>	<b>\$9.00</b>	<b>\$42,696</b>	<b>3-5</b>	<b>0.07</b>	<b>0.07</b>
<b>C1</b>	<b>8,000</b>	<b>NNN</b>	<b>\$0.75</b>	<b>\$9.00</b>	<b>\$72,000</b>	<b>3-5</b>	<b>0.07</b>	<b>0.07</b>

**Office Warehouse w/ Yard for Lease in Millcreek Industrial**

**3240 Deseret Dr St. George, UT**

Contact Curren Christensen, Curren Christensen



23242

PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>6,040</b>	ACRES <b>1.55</b>	ZONING <b>M-2</b>
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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
	<b>6,040</b>	<b>NNN</b>	<b>\$0.70</b>	<b>\$8.40</b>	<b>\$50,736</b>	<b>3-5</b>	<b>0.02</b>	<b>0.07</b>

**IPM Warehouse**

**815 N Red Rock Rd St. George, UT**

Contact Brandon Vandermyde



25477

PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>2,190</b>	ACRES	ZONING
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2 Suites available for Lease in the IPM Warehouse in St. George. Suite 1 has 2,190 SF and Suite 5 has \$1,920.

For Additional Info, Text 13572 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>5</b>	<b>1,920</b>	<b>NNN</b>	<b>\$0.60</b>	<b>\$7.20</b>	<b>\$13,824</b>		<b>0.1</b>	
<b>4</b>	<b>1,920</b>	<b>NNN</b>	<b>\$0.60</b>	<b>\$7.20</b>	<b>\$13,824</b>		<b>0.01</b>	

**Retail/Office Warehouse in Millcreek Industrial Park**

**3284 Deseret Dr St. George, UT**

Contact *Curren Christensen, Curren Christensen*



PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>1,500</b>	ACRES <b>2.8</b>	ZONING <b>M-2</b>
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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
10	1,500	NNN	\$0.80	\$9.60	\$14,400			
12	4,500	NNN	\$0.85	\$10.20	\$45,900			
13	1,500	NNN	\$0.80	\$9.60	\$14,400			
14	1,500	NNN	\$0.80	\$9.60	\$14,400			
15	1,500	NNN	\$0.80	\$9.60	\$14,400			
17	4,500	NNN	\$0.85	\$10.20	\$45,900			
18	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 <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>2,638</b>	ACRES	ZONING <b>C-3</b>
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Brand New office/Warehouse suites available for lease. 3 Suites, 2 of which can include small yard space for additional monthly rent. Competitive lease pricing!

For Additional Info, Text 15868 to 39200

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

**Office/Warehouse (New Construction)**

**1324 S Sandhill Dr Washington, UT**

Contact *Wes Davis*



PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>9,500</b>	ACRES <b>1.29</b>	ZONING <b>I-2</b>
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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 <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>1,600</b>	ACRES	ZONING <b>Industrial</b>
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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
<b>2</b>	<b>1,600</b>	<b>MG</b>	<b>\$0.69</b>	<b>\$8.28</b>	<b>\$13,248</b>			

**Retail/Office Warehouse for Lease in Washington**

**1392 E Ridge St Washington, UT**

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>2,100</b>	ACRES <b>0.43</b>	ZONING <b>I-2</b>
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Brand new East Side Retail Office Warehouse for lease in Washington Utah. Located in the White Sage Industrial Park and situated near I-15 for easy access. 2100 Square Feet which includes roughly 500 SF of Office space. Lease \$1,550/Mo/Modified Gross

For Additional Info, Text 13413 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>East Side</b>	<b>2,100</b>	<b>MG</b>	<b>\$0.74</b>	<b>\$8.88</b>	<b>\$18,648</b>	<b>3-5</b>	<b>0.05</b>	

**Office - Warehouse with Dock**

**492 N Old Hwy 91 Hurricane, UT**

Contact Jason Griffith, CCIM, Meeja McAllister



PROPERTY TYPE <b>Warehouse/Distribution</b>	AVAILABLE SF <b>6,888</b>	ACRES	ZONING <b>Industrial</b>
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Well priced Office / Warehouse for lease with two overhead doors and two docs. Tilt-Up Concrete construction. Fantastic I-15 Visibility and Easy semi-truck access. Extra land is negotiable for yard space.

For Additional Info, Text 10026 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>Suite A</b>	<b>6,888</b>	<b>NNN</b>	<b>\$0.55</b>	<b>\$6.60</b>	<b>\$45,461</b>	<b>3-5</b>		

**4545 W Reno Ave**

**4545 W Reno Ave Las Vegas, NE**

Contact Phillip Keuch



PROPERTY TYPE <b>Warehouse/Distribution</b>	AVAILABLE SF <b>19,988</b>	ACRES <b>1.55</b>	ZONING <b>M-1</b>
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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
<b>B4</b>	<b>2,320</b>	<b>Modified Grc</b>				<b>3 years</b>		
<b>B5</b>	<b>2,560</b>	<b>Modified Grc</b>				<b>3 years</b>		
<b>B3</b>	<b>2,320</b>	<b>Modified Grc</b>				<b>3 years</b>		

**1840 Aerojet Way Sublease**

**1840 Aerojet Way North Las Vegas, NV**

Contact Phillip Keuch, Eric J. Larkin, CCIM



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Warehouse/Distribution	31,000	5.81	M-2

For Additional Info, Text 15375 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	31,000		\$0.49	\$5.88	\$182,280			

**3,805 SF in St. George Industrial Park**

**389 N Industrial Rd St. George, UT**

Contact Brandon Vandermyde



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Warehouse/Distribution	3,805		M-1

Highly sought after Industrial Space in the St. George Industrial Park. Located across from IFA with easy access to I-15 this space won't be available for long. Central to all things St. George and is equipped with 2 roll up doors.

For Additional Info, Text 13893 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
11 & 12	3,805	MG	\$0.63	\$7.56	\$28,766			

**+/-1.99 Acres**

**Hacienda & Arville Las Vegas, NV**

Contact Michael Kenny, Phillip Keuch, Eric J. Larkin, CCIM



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		1.99	M-1

+/-1.99 acres located at Hacienda and Arville.

For Additional Info, Text 15295 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	86,684		\$0.15	\$1.80	\$156,031			

**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	AVAILABLE SF	ACRES	ZONING
Other		1.06	PUD

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 <b>Retail/Office</b>	AVAILABLE SF	ACRES <b>2.56</b>	ZONING <b>Resort COM</b>
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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.



15905

For Additional Info, Text 13020 to 39200

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

**.76 Acre Commercial Lot (Lease or BTS)**

**740 S Main (Approx.) Richfield, UT**

Contact Jon Walter, Mark Walter

PROPERTY TYPE <b>Retail/Office</b>	AVAILABLE SF	ACRES <b>0.76</b>	ZONING
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Land lease (\$1,500/month) or build-to-suit. BTS price is negotiable, depending upon tenant needs. Owner/Agent.



10085

For Additional Info, Text 10292 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	<b>33,105</b>							

**Lease/Build-to-Suit**

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

Contact Curren Christensen, Curren Christensen

PROPERTY TYPE <b>Retail/Office</b>	AVAILABLE SF <b>1,800</b>	ACRES <b>0.33</b>	ZONING <b>3/Adjacent PD-</b>
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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.



23591

For Additional Info, Text PLACE to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	<b>14,374</b>	<b>NNN</b>	<b>\$2.00</b>	<b>\$24.00</b>	<b>\$344,976</b>	<b>3-5</b>		

**Exit 2 on I-15 Land Lease**

**Exit 2 & Astragalus St. George, UT**

Contact Wes Davis

PROPERTY TYPE <b>Retail/Office</b>	AVAILABLE SF	ACRES <b>4.48</b>	ZONING
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Direct Access to Masterplanned Desert Color Community, just off i-15, ideal for C-store, restaurant, other retail uses. May consider a build to suit. Preliminary entitlements underway. \$6,000/Acre lease price.



25814

For Additional Info, Text 13666 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	<b>195,148</b>		<b>\$0.14</b>	<b>\$1.68</b>	<b>\$327,849</b>			



**Rtl/Ofc/Restaurant Build-to-Suit Off Exit 10**

**Buena Vista Blvd Washington, UT**

Contact Curren Christensen



PROPERTY TYPE <b>Retail/Office</b>	AVAILABLE SF <b>25,000</b>	ACRES <b>1.75</b>	ZONING <b>C-2</b>
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Great location just off of I-15, Exit 10. Freeway visible property, perfect for retail or restaurant users. Up to 25,000 SF. Will build-to-suit or consider TI allowance. Will consider reverse built-to-suit. Approximately 1.75 Acres with 266' of frontage. Starting at \$19/SF annually NNN. Desired lease term is 5-10 years. BROCHURE #15341

For Additional Info, Text 11182 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	<b>25,000</b>	<b>NNN</b>	<b>\$1.58</b>	<b>\$18.96</b>	<b>\$474,000</b>			

**Skyline Ridge Private Offices**

**301 N 200 E St. George, UT**

Contact Wes Davis



PROPERTY TYPE <b>Central Business District</b>	AVAILABLE SF <b>200</b>	ACRES	ZONING <b>A-P</b>
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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
	<b>2,200</b>							

**St. George Blvd Office**

**260 W St. George Blvd St. George, UT**

Contact Wes Davis



PROPERTY TYPE <b>Central Business District</b>	AVAILABLE SF <b>2,000</b>	ACRES <b>0</b>	ZONING <b>C-4</b>
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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
<b>205-206</b>	<b>2,000</b>	<b>MG</b>	<b>\$0.80</b>	<b>\$9.60</b>	<b>\$19,200</b>			

**Office Space on St. George Blvd!**

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

Contact Curren Christensen



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



**Top Floor Office - CBD**

**294 E Tabernacle St St. George, UT**

*Contact Wes Davis*



PROPERTY TYPE <b>Central Business District</b>	AVAILABLE SF <b>5,850</b>	ACRES	ZONING <b>C-4</b>
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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
<b>Top Floor</b>	<b>5,850</b>	<b>G</b>	<b>\$1.35</b>	<b>\$16.20</b>	<b>\$94,770</b>			

**Central Business Location**

**192 E 200 N St. George, UT**

*Contact Wes Davis*



PROPERTY TYPE <b>Central Business District</b>	AVAILABLE SF <b>1,668</b>	ACRES	ZONING <b>C-4</b>
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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
<b>203</b>	<b>1,668</b>	<b>NNN</b>	<b>\$1.10</b>	<b>\$13.20</b>	<b>\$22,018</b>			

**Sun Valley Professional Office Building**

**48 S 2500 W Hurricane, UT**

*Contact Meeja McAllister*



PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>1,750</b>	ACRES <b>1.13</b>	ZONING <b>HC</b>
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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
<b>220</b>	<b>1,750</b>	<b>NNN</b>	<b>\$1.10</b>	<b>\$13.20</b>	<b>\$23,100</b>	<b>3-5</b>	<b>0.18</b>	<b>0.12</b>

**Professional/Medical Office**

**640 E 700 S St. George, UT**

*Contact Wes Davis*



PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>1,700</b>	ACRES	ZONING <b>C-3</b>
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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
<b>201</b>	<b>1,100</b>	<b>NNN</b>	<b>\$1.00</b>	<b>\$12.00</b>	<b>\$13,200</b>	<b>1</b>	<b>0.37</b>	

**Premier Office Space**

**619 S Bluff St St. George, UT**

Contact Jason Griffith, CCIM, Meeja McAllister

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



20639

For Additional Info, Text 15045 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
301	2,395	NNN	\$1.00	\$12.00	\$28,740	3-5		
300A	2,968	NNN	\$1.10	\$13.20	\$39,178	3-5		
100	1,008	NNN	\$1.10	\$13.20	\$13,306	3-5		

**Professional Office**

**1240 E 100 S St. George, UT**

Contact Wes Davis

PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>3,703</b>	ACRES	ZONING
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Office near hospital and freeway interchange. Visibility off River Road. Efficient floor plan. Has interior and exterior offices, elevator and multiple restrooms. Interior is fully remodeled. Suite 203 is 1,730 SF (CAM fee is \$164/month.) Suite 204 is 1,973 SF (CAM fee is \$187/month).



21331

For Additional Info, Text 10052 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite 203	1,730	MG	\$0.85	\$10.20	\$17,646			
Suite 204	1,973	MG	\$0.85	\$10.20	\$20,125			

**Beautiful, Historic Office Building**

**694 S Main St. George, UT**

Contact Curren Christensen

PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>1,189</b>	ACRES <b>0.14</b>	ZONING <b>A-P</b>
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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.



22112

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			

**Downtown Office Space for Lease**

**168 N 100 E St. George, UT**

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>1,900</b>	ACRES	ZONING <b>C-4</b>
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Great downtown office space located directly across from the St. George City offices. Complete with plenty of parking! Built in 1976 and remodeled in 1994.



25164

For Additional Info, Text 13010 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
260	1,900	MG	\$1.00	\$12.00	\$22,800			

**Sunland Professional Park Office Suites**

**491 E Riverside Dr St. George, UT**

Contact Jason Griffith, CCIM, Meeja McAllister

PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>1,645</b>	ACRES	ZONING <b>A-P</b>
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Great office space in the Sunland Professional Park just off of Riverside Dr. Centrally located downtown. Suites 3B and 3C can be leased separately or together.

For Additional Info, Text 13675 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>3B &amp; 3C</b>	<b>3,012</b>	<b>NNN</b>	<b>\$1.00</b>	<b>\$12.00</b>	<b>\$36,144</b>			
<b>3B</b>	<b>1,645</b>	<b>NNN</b>	<b>\$1.05</b>	<b>\$12.60</b>	<b>\$20,727</b>			
<b>3C</b>	<b>1,367</b>	<b>NNN</b>	<b>\$1.05</b>	<b>\$12.60</b>	<b>\$17,224</b>			

**For Lease, Build-to-Suit or Sale**

**50 N 300 W Washington, UT**

Contact Wes Davis

PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>10,000</b>	ACRES	ZONING <b>PUD</b>
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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
	<b>10,000</b>	<b>MG</b>	<b>\$0.80</b>	<b>\$9.60</b>	<b>\$96,000</b>			

**11540 S Eastern Ave Office Medical Building for Lease**

**11540 S Eastern Ave Henderson , NV**

Contact Erik Sexton

PROPERTY TYPE <b>Medical Office</b>	AVAILABLE SF <b>12,155</b>	ACRES <b>1.4</b>	ZONING <b>CC</b>
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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
	<b>12,155</b>	<b>NNN</b>	<b>\$1.25</b>	<b>\$15.00</b>	<b>\$182,325</b>		<b>0.3</b>	

**Medical/Professional Office for Lease in Mesquite, NV**

**840 Pinnacle Court Mesquite, NV**

Contact Curren Christensen, Curren Christensen

PROPERTY TYPE <b>Medical Office</b>	AVAILABLE SF <b>3,000</b>	ACRES	ZONING <b>JD - Commerci</b>
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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
<b>1000</b>			<b>\$0.90</b>	<b>\$10.80</b>				



**1054 E Riverside Dr #201**

**1054 E Riverside Dr St. George, UT**

Contact Brandon Vandermyde



PROPERTY TYPE <b>Medical Office</b>	AVAILABLE SF <b>2,511</b>	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
<b>201</b>	<b>2,511</b>	<b>NNN</b>	<b>\$1.20</b>	<b>\$14.40</b>	<b>\$36,158</b>			

**Medical / Surgical Office**

**393 E Riverside Dr St. George, UT**

Contact Wes Davis



PROPERTY TYPE <b>Medical Office</b>	AVAILABLE SF <b>2,520</b>	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
	<b>2,520</b>	<b>NNN</b>	<b>\$1.50</b>	<b>\$18.00</b>	<b>\$45,360</b>		<b>0.27</b>	

**Ventana Building 1**

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

Contact Brandon Vandermyde



PROPERTY TYPE <b>Medical Office</b>	AVAILABLE SF <b>2,310</b>	ACRES	ZONING
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Highly desired, centrally located office park near the hospital. Office complex is a mix of medical and professional office users. 2310 SF available, with 10 total offices, three of which have sinks, and are set up well for exam rooms.

For Additional Info, Text 15916 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>Bldg 1</b>	<b>2,310</b>	<b>NNN</b>	<b>\$0.90</b>	<b>\$10.80</b>	<b>\$24,948</b>			

**Office Space in Gateway Industrial Park**

**328 N Old Hwy 91 Hurricane, UT**

Contact Neil Walter, Aaron Edgley



PROPERTY TYPE <b>R&amp;D/Flex</b>	AVAILABLE SF <b>7,500</b>	ACRES <b>5.65</b>	ZONING <b>Commercial</b>
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Beautifully built out office space in the Gateway Industrial Park. Floor to ceiling windows throughout. Multiple offices, reception area, open space and conference rooms. Tenant improvement allowance. Utilities included (phone, internet & telecommunications not included).

For Additional Info, Text 13241 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	<b>7,500</b>	<b>Gross</b>	<b>\$0.70</b>	<b>\$8.40</b>	<b>\$63,000</b>			



**Large Office Space for Lease**

**1552 W 200 N Cedar City, UT**

Contact Neil Walter, Aaron Edgley



PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>16,000</b>	ACRES <b>2.24</b>	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
	<b>8,225</b>	<b>MG</b>	<b>\$0.50</b>	<b>\$6.00</b>	<b>\$49,350</b>			

**Professional Office in Kanab**

**468 E 300 S Kanab, UT**

Contact Brandon Vandermyde



PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>4,887</b>	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.

For Additional Info, Text 11434 to 39200

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

**Northwest Executive Center**

**3320 N Buffalo Dr Las Vegas, NV**

Contact Erik Sexton



PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>2,619</b>	ACRES <b>2.02</b>	ZONING <b>P-R</b>
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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[...]

For Additional Info, Text 15433 to 39200

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

**Office in NW Las Vegas Medical District**

**2724 North Tenaya Way Las Vegas, NV**

Contact Mark Musser, Mark Musser, Barry Ross



PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>43,580</b>	ACRES <b>2.8</b>	ZONING <b>C-PB</b>
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The building is part of the UnitedHealth campus consisting of a 43,580 square foot Class A single-tenant building currently occupied by United Healthcare's executive and administrative offices. The property stands out as one of the more highly desired locations in the Northwest Las Vegas submarket, strategically located along the I-95 Fre[...]

For Additional Info, Text 15476 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	<b>43,580</b>		<b>\$1.15</b>	<b>\$13.80</b>	<b>\$601,404</b>			

**Office Space for Lease on Yucca Street in Mesquite, NV**

**70 N Yucca St Mesquite, NV**

Contact Curren Christensen, Curren Christensen

PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>2,130</b>	ACRES	ZONING <b>Central Busin</b>
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22598

For Additional Info, Text 11001 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	<b>2,130</b>		<b>\$0.80</b>	<b>\$9.60</b>	<b>\$20,448</b>			

**Approx. 975 SF of Office Space**

**1288 S State St Salina, UT**

Contact Curren Christensen

PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>975</b>	ACRES	ZONING <b>COM</b>
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16447

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.

For Additional Info, Text 13555 to 39200

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

**Dixie Commons**

**1664 S Dixie Dr St. George, UT**

Contact Jason Griffith, CCIM, Meeja McAllister

PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>7,000</b>	ACRES <b>9.95</b>	ZONING <b>PD COM</b>
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8075

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[...]

For Additional Info, Text 10094 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>Various</b>	<b>7,000</b>	<b>NNN</b>					<b>0.13</b>	<b>0.08</b>

**Executive Offices**

**375 E Riverside Dr St. George, UT**

Contact Wes Davis

PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF	ACRES	ZONING
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22384

Newly remodeled suites with common reception, state-of-the-art conference rooms, restrooms and common amenities. Great parking. Convenient access near freeway. Flexible lease terms. Utilities included (high speed internet). Rates from \$425 to \$475/month gross.

For Additional Info, Text 10325 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>Various</b>		<b>Gross</b>	<b>\$425.00</b>	<b>\$5,100.00</b>				

**Prime Office on River Road at Boulder Creek**

**1580 S River Rd. St. George, UT**

Contact Mike Sheffield

PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>5,000</b>	ACRES	ZONING <b>PD-C</b>
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Prime office space coming soon to the frontage of River Road at the new Boulder Creek Crossing development. This 22,000 square foot building is now under construction and has up to 5,000 SF available. Several smaller office layouts available from 1,250 SF. Estimated completion date of 4/1/18.



22664

For Additional Info, Text 11050 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Lot 1	5,000	NNN	\$1.50	\$18.00	\$90,000	5+	0.25	

**Blackridge Office II**

**1173 S 250 W St. George, UT**

Contact Wes Davis

PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>800</b>	ACRES	ZONING
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Lease incentives available with 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 elevator, 2 offices with large[...]



24572

For Additional Info, Text 10057 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
204		NNN	\$1.20	\$14.40		3	0.45	
202	600	NNN	\$1.20	\$14.40	\$8,640	3	0.45	
201	1,571	NNN	\$1.20	\$14.40	\$22,622	3	0.45	

**Retail Space - North Cedar City**

**2002 N Main St Cedar City, UT**

Contact Jason Griffith, CCIM

PROPERTY TYPE <b>Anchorless Center</b>	AVAILABLE SF <b>1,543</b>	ACRES	ZONING <b>GC</b>
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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.



23300

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 <b>Anchorless Center</b>	AVAILABLE SF <b>1,200</b>	ACRES	ZONING <b>HC</b>
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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.



16272

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



**Lake Mead Promenade**

**6430 W Lake Mead Blvd Las Vegas, NV**

Contact Amy Nguyen



PROPERTY TYPE <b>Anchorless Center</b>	AVAILABLE SF <b>22,700</b>	ACRES <b>2.23</b>	ZONING <b>C-1</b>
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Suite 160 has a drive-thru and large outdoor patio, open seating, 2 bathrooms, and grease trap. Suite 150 has an open space, 1 office, storage and a bathroom. The center has great visibility and fronts W. Lake Mead Blvd, near the corner of Torrey Pines and is next to Rebel Gas Station. Notable tenants - Chase Bank and Title Max.

For Additional Info, Text 15739 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
150	1,190		\$1.75	\$21.00	\$24,990	3 Years	0.41	
160	1,680		\$2.25	\$27.00	\$45,360	3 Years	0.41	

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

**1449 N 1400 W St. George, UT**

Contact Curren Christensen



PROPERTY TYPE <b>Anchorless Center</b>	AVAILABLE SF <b>3,020</b>	ACRES	ZONING <b>C-4</b>
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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 at \$.95/SF NNN. (NNN fees estimated at \$.28/SF.) Possible TI allowance. Flexible lease terms.

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 <b>Anchorless Center</b>	AVAILABLE SF <b>3,195</b>	ACRES	ZONING <b>C-2</b>
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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
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
5 & 6	2,683	NNN	\$1.40	\$16.80	\$45,074		0.19	0.08
11-14	4,840	NNN	\$1.10	\$13.20	\$63,888		0.19	0.08
2	1,400	NNN	\$1.40	\$16.80	\$23,520		0.19	0.08



**Prime Retail on River Road at Boulder Creek**

**1562 S River Rd (Approx) St. George, UT**

Contact Mike Sheffield



PROPERTY TYPE <b>Anchorless Center</b>	AVAILABLE SF	ACRES	ZONING <b>PD-C</b>
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Pre-leasing prime retail with high visibility and frontage on River Road. Enjoy the first Boulder Creek retail location taking advantage of over 35,000 ADT (Average Daily Traffic) count. Uniquely located, Boulder Creek Crossing is the closest major neighborhood commercial center that will service thousands of nearby rooftops. Expected com[...]

For Additional Info, Text 11051 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>Lot 5</b>		<b>NNN</b>	<b>\$2.00</b>	<b>\$24.00</b>		<b>10</b>	<b>0.25</b>	

**Retail Near Dixie State University**

**1025 E Tabernacle St. George, UT**

Contact Brandon Vandermyde



PROPERTY TYPE <b>Anchorless Center</b>	AVAILABLE SF <b>2,150</b>	ACRES	ZONING <b>C-2</b>
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Great retail location close to Dixie State University. Equipped with 30' high ceilings, 2 bathrooms and 3 changing room. Several large windows with ample natural light for showcasing. Easy access on and off of I-15, and centrally located to everything in St. George. Contact agent for details.

For Additional Info, Text 13585 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>6</b>	<b>2,150</b>	<b>NNN</b>	<b>\$1.50</b>	<b>\$18.00</b>	<b>\$38,700</b>			

**Cedar City Towne Center**

**96 N Main St Cedar City, UT**

Contact Jon Walter, Mike Sheffield



PROPERTY TYPE <b>Community Center</b>	AVAILABLE SF <b>9,314</b>	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>B-1</b>	<b>8,400</b>	<b>NNN</b>	<b>\$0.75</b>	<b>\$9.00</b>	<b>\$75,600</b>			
<b>B-7</b>	<b>914</b>	<b>NNN</b>	<b>\$1.00</b>	<b>\$12.00</b>	<b>\$10,968</b>			

**Retail Space for Lease or Sale in Grand Circle Plaza**

**1141 W State St Hurricane, UT**

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE <b>Community Center</b>	AVAILABLE SF <b>2,040</b>	ACRES <b>0.18</b>	ZONING <b>HC</b>
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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
	<b>2,040</b>	<b>NNN</b>	<b>\$0.90</b>	<b>\$10.80</b>	<b>\$22,032</b>	<b>3</b>	<b>0.12</b>	<b>0.08</b>

**South Main Retail & Build-to-Suit**

**775-1160 S Main St St. George, UT**

Contact Jon Walter, Mark Walter, Mike Sheffield



PROPERTY TYPE <b>Community Center</b>	AVAILABLE SF <b>40,000</b>	ACRES <b>8.81</b>	ZONING <b>C-3</b>
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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
	<b>40,000</b>	<b>NNN</b>						
<b>915 S Main</b>	<b>1,920</b>	<b>MG</b>	<b>\$1.00</b>	<b>\$12.00</b>	<b>\$23,040</b>			

**Morris House for Sublease at Green Gate Village**

**76 W Tabernacle St. George, UT**

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE <b>Community Center</b>	AVAILABLE SF <b>946</b>	ACRES	ZONING <b>C-4</b>
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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
	<b>946</b>	<b>NNN</b>	<b>\$1.56</b>	<b>\$18.72</b>	<b>\$17,709</b>		<b>0.32</b>	<b>0.09</b>
<b>Morris House</b>								

**Move in Ready Medical Office**

**195 W Telegraph St Washington, UT**

Contact Mike Sheffield



PROPERTY TYPE <b>Community Center</b>	AVAILABLE SF <b>2,730</b>	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
	<b>2,730</b>	<b>NNN</b>	<b>\$0.75</b>	<b>\$9.00</b>	<b>\$24,570</b>			

**Full Service C-Store For Lease**

**1055 S Hwy 89A Kanab, UT**

Contact Curren Christensen



PROPERTY TYPE <b>C-Store</b>	AVAILABLE SF <b>2,420</b>	ACRES <b>0.9</b>	ZONING <b>COM</b>
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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 \$2,500/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
	<b>2,420</b>		<b>\$1.03</b>	<b>\$12.36</b>	<b>\$29,911</b>	<b>5</b>		<b>0.09</b>

**Retail Building on State Street**

**250 W State St Hurricane, UT**

Contact Meeja McAllister



PROPERTY TYPE <b>Free Standing</b>	AVAILABLE SF <b>2,000</b>	ACRES <b>0.51</b>	ZONING <b>COM</b>
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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
<b>A</b>	<b>2,000</b>	<b>NNN</b>	<b>\$0.85</b>	<b>\$10.20</b>	<b>\$20,400</b>			

**Anchored Retail Next to Tropical Smoothie Cafe**

**1626 W Sunset Blvd St. George, UT**

Contact Jon Walter, Mike Sheffield



PROPERTY TYPE <b>Free Standing</b>	AVAILABLE SF <b>2,702</b>	ACRES <b>1.09</b>	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
<b>Bldg B</b>	<b>2,702</b>	<b>NNN</b>	<b>\$1.45</b>	<b>\$17.40</b>	<b>\$47,015</b>	<b>5</b>		

**Retail & Office by Dinosaur Crossing**

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

Contact Curren Christensen



PROPERTY TYPE <b>Free Standing</b>	AVAILABLE SF <b>3,500</b>	ACRES <b>1.05</b>	ZONING <b>C-3</b>
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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
<b>Retail Down / Of</b>	<b>3,500</b>	<b>NNN</b>	<b>\$1.25</b>	<b>\$15.00</b>	<b>\$52,500</b>	<b>3 to 5</b>		

**Retail Space in Downtown St. George**

**85 N 100 W St. George, UT**

Contact Greg Whitehead, Gregg McArthur



PROPERTY TYPE <b>Free Standing</b>	AVAILABLE SF <b>672</b>	ACRES	ZONING <b>C-4</b>
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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
	<b>672</b>	<b>Gross</b>	<b>\$2.00</b>	<b>\$24.00</b>	<b>\$16,128</b>			



**Retail Space on Main Street**

**990 S Main St Cedar City, UT**

Contact Jon Walter, Mark Walter, Mike Sheffield



PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>17,260</b>	ACRES <b>4.16</b>	ZONING <b>C</b>
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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
	<b>17,260</b>	<b>NNN</b>	<b>\$1.00</b>	<b>\$12.00</b>	<b>\$207,120</b>			

**La Bonita Plaza**

**2668 - 2670 N Las Vegas Blvd Las Vegas, NV**

Contact Cristina Martinez



PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>9,669</b>	ACRES <b>7.39</b>	ZONING <b>C-2</b>
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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.

For Additional Info, Text 15774 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>110</b>	<b>1,943</b>		<b>\$1.50</b>	<b>\$18.00</b>	<b>\$34,974</b>	<b>3</b>	<b>0.43</b>	
<b>114</b>	<b>929</b>		<b>\$1.65</b>	<b>\$19.80</b>	<b>\$18,394</b>	<b>3</b>	<b>0.43</b>	
<b>113</b>	<b>1,014</b>		<b>\$1.25</b>	<b>\$15.00</b>	<b>\$15,210</b>	<b>3</b>	<b>0.43</b>	
<b>112</b>	<b>1,140</b>		<b>\$1.50</b>	<b>\$18.00</b>	<b>\$20,520</b>	<b>3</b>	<b>0.43</b>	

**Crimson Corner**

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

Contact Meeja McAllister



PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>19,920</b>	ACRES	ZONING <b>C-2</b>
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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
	<b>20,000</b>	<b>NNN</b>	<b>\$1.40</b>	<b>\$16.80</b>	<b>\$336,000</b>	<b>5</b>		



**Retail Space on St. George Blvd**

**105 N 500 E St. George Blvd St. George, UT**

*Contact Curren Christensen*



PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>2,257</b>	ACRES	ZONING <b>C-4</b>
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Nice open floor plan. New paint & carpet. Conveniently located on St. George Boulevard next to Lip Trix, a salon and a fitness/nutrition club.

For Additional Info, Text 14023 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>C</b>	<b>957</b>	<b>MG</b>	<b>\$0.70</b>	<b>\$8.40</b>	<b>\$8,039</b>	<b>3-5</b>		
<b>D</b>	<b>1,300</b>	<b>MG</b>	<b>\$0.70</b>	<b>\$8.40</b>	<b>\$10,920</b>	<b>3-5</b>		

**Central Business Park**

**1330 W Sunset St. George, UT**

*Contact Jason Griffith, CCIM*



PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>1,650</b>	ACRES	ZONING <b>C-3</b>
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Completely renovated office/warehouse flex space center on the west side of St. George. New HVAC, sealed concrete floors, 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 management.

For Additional Info, Text 12987 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>J</b>	<b>2,500</b>	<b>NNN</b>	<b>\$1.05</b>	<b>\$12.60</b>	<b>\$31,500</b>			
<b>L</b>	<b>2,588</b>	<b>NNN</b>	<b>\$1.05</b>	<b>\$12.60</b>	<b>\$32,609</b>			
<b>N</b>	<b>4,851</b>	<b>NNN</b>	<b>\$0.90</b>	<b>\$10.80</b>	<b>\$52,391</b>			
<b>I</b>	<b>1,650</b>	<b>NNN</b>	<b>\$1.05</b>	<b>\$12.60</b>	<b>\$20,790</b>			

**River Rd Frontage Retail Location**

**1468 S River Rd St. George, UT**

*Contact Wes Davis*



PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>2,125</b>	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
		<b>NNN</b>	<b>\$1.80</b>	<b>\$21.60</b>				

**Retail Space for Lease in Holiday Square**

**175 W 900 S St. George, UT**

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>1,550</b>	ACRES <b>0.03</b>	ZONING <b>C-3</b>
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Fantastic retail center condo's with Bluff Street frontage! Proven center with many long term tenants. Adjacent tenants include: Tom's Deli, Croshaw Gourmet Pies, State Farm Insurance and others. Turn key retail space for only \$1750/Month/ Modified Gross.

For Additional Info, Text 15453 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
15	1,550	MG	\$1.13	\$13.56	\$21,018	3-5		

**Former Weichert Realty building**

**891 S Bluff St St. George, UT**

Contact Meeja McAllister



PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>4,800</b>	ACRES <b>0.41</b>	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

**Retail Space at Rio Plaza**

**558 E Riverside Dr St. George, UT**

Contact Jason Griffith, CCIM



PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>1,343</b>	ACRES	ZONING <b>C-3</b>
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Built in 2007 with 1343 SF of retail space in the fabulous Rio Plaza! Sublease until December 31st 2018 subject to landlord approval. Possible new lease can be negotiated. Cam Fees \$0.10/SF/Mo and Expected Tax Rate \$0.13/SF/Mo. Great location just off of Riverside Dr.

For Additional Info, Text 13489 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
105	1,343	NNN	\$1.12	\$13.44	\$18,050		0.1	0.13

**Office/Retail Warehouse at Sunland Professional Park**

**376 E Sunland Dr St. George, UT**

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>1,600</b>	ACRES	ZONING <b>C-3</b>
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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
3	1,600	MG	\$1.13	\$13.56	\$21,696			
2B	771	MG	\$0.91	\$10.92	\$8,419			

**Retail Frontage on Bluff St**

**425 N Bluff St St. George, UT**

Contact Jason Griffith, CCIM



PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>1,225</b>	ACRES	ZONING <b>C-3</b>
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Bluff Street construction rent special: \$400/month MG rent until construction in front of the center is finished!

For Additional Info, Text 13896 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	<b>1,225</b>	<b>MG</b>	<b>\$0.82</b>	<b>\$9.84</b>	<b>\$12,054</b>			

**City View Downtown Class "A" Retail Space For Lease**

**1 W St. George Blvd St. George, UT**

Contact Curren Christensen



PROPERTY TYPE <b>Regional Center</b>	AVAILABLE SF <b>11,794</b>	ACRES <b>3.1</b>	ZONING <b>C-4</b>
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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
	<b>11,794</b>	<b>NNN</b>	<b>\$1.83</b>	<b>\$21.96</b>	<b>\$258,996</b>			

**Prime, Class A Retail on St. George Blvd!**

**440 W St. George Blvd St. George, UT**

Contact Curren Christensen, Curren Christensen



PROPERTY TYPE <b>Regional Center</b>	AVAILABLE SF <b>1,215</b>	ACRES	ZONING <b>C-3</b>
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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
<b>1</b>	<b>1,215</b>	<b>NNN</b>	<b>\$1.65</b>	<b>\$19.80</b>	<b>\$24,057</b>	<b>5</b>	<b>0.15</b>	<b>0.13</b>

**Prime Retail Space Near Dino Crossing**

**446 S Mall Dr St. George, UT**

Contact Jon Walter, Mike Sheffield



PROPERTY TYPE <b>Regional Center</b>	AVAILABLE SF <b>2,230</b>	ACRES	ZONING
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Fantastic Retail space available. Two spacious units located across the street from the new Dino Crossing shopping center. This is a High traffic area with good visibility. Starting from \$1.35/SF/Month to \$1.55/SF/Month NNN, with two spaces available for lease.

For Additional Info, Text 15819 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>B-9</b>	<b>1,280</b>	<b>NNN</b>	<b>\$1.55</b>	<b>\$18.60</b>	<b>\$23,808</b>	<b>3+</b>	<b>0.24</b>	
<b>B-5</b>	<b>2,090</b>	<b>NNN</b>	<b>\$1.35</b>	<b>\$16.20</b>	<b>\$33,858</b>	<b>3+</b>	<b>0.24</b>	

**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
	<b>3,000</b>	<b>NNN</b>	<b>\$0.90</b>	<b>\$10.80</b>	<b>\$32,400</b>	<b>3-5</b>	<b>0.14</b>	<b>0.11</b>