

# For Lease



## Industrial Build-to-Suit in Port 15

5352 W 900 N Cedar City, UT

Contact Brandon Vandermyde



PROPERTY TYPE <b>Manufacturing</b>	AVAILABLE SF	ACRES <b>10</b>	ZONING
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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 <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
Bldg 1		NNN	\$0.55	\$6.60				

## Very Nice Retail/Office Warehouse

520 N 3050 E St. George,

Contact Curren Christensen



PROPERTY TYPE <b>Manufacturing</b>	AVAILABLE SF <b>6,117</b>	ACRES <b>1.84</b>	ZONING <b>M-2</b>
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Great warehouse near Costco and I-15. Swamp cooled and radiant heated warehouse with 2 overhead doors (10X10 & 10X12) and 2 man doors. Store-front entries. Air conditioned office and showroom (1,848 SF plus 915 SF mezzanine.). Space available 8/1/17.

For Additional Info, Text 13894 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
2		NNN	\$0.65	\$7.80			0.03	0.07

**Nice Office/Wrhs-Downtown Hurricane**

**75 N 200 W Hurricane, UT**

Contact Curren Christensen



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>\$0.60</b>	<b>\$7.20</b>	<b>\$25,920</b>			

**Office/Warehouse at Fairgrounds**

**526 S Commerce Dr Hurricane, UT**

Contact Jason Griffith, CCIM, Meeja McAllister



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 available by the county fairgrounds. Office and restroom included. Mezzanine storage above office. Reasonable rates. Lease for \$1,000/month MG. Available approximately October 1, 2017.

For Additional Info, Text 10013 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>110</b>	<b>1,755</b>	<b>MG</b>	<b>\$0.57</b>	<b>\$6.84</b>	<b>\$12,004</b>			

**Dixie Sunset Plaza Warehouse**

**1812 W Sunset Blvd St. George, UT**

Contact Meeja McAllister



PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>2,750</b>	ACRES	ZONING <b>C-3</b>
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Small office/warehouse in a high visibility retail shopping center on St. George's fast growing west side. Roll-up door available.

For Additional Info, Text 13807 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>Units 33-34</b>	<b>2,750</b>	<b>MG</b>	<b>\$0.78</b>	<b>\$9.36</b>	<b>\$25,740</b>		<b>0.19</b>	<b>0.08</b>

**Rare Retail/Warehouse**

**1316 S 400 E St. George, UT**

Contact Jason Griffith, CCIM



PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>1,845</b>	ACRES	ZONING <b>C-3</b>
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Small retail/warehouse (mostly retail) just off of Riverside Drive. Corner location with direct window exposure to 400 East. Common area dock. Minutes from downtown.

For Additional Info, Text 10205 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>B-1</b>	<b>1,845</b>	<b>NNN</b>	<b>\$0.85</b>	<b>\$10.20</b>	<b>\$18,819</b>	<b>5</b>		

Contact Jon Walter, Mark Walter, Allene England, Mike Sheffield



PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>1,750</b>	ACRES	ZONING
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Office/Warehouse available for lease. Has 3-phase power and HVAC.

For Additional Info, Text 10347 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
A140	1,720	MG	\$0.65	\$7.80	\$13,416			
A110	1,220	MG	\$0.75	\$9.00	\$10,980			

**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
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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	

**Industrial Building in White Sage Park**

**1512 E Ridge St Washington, UT**

Contact Curren Christensen



PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>4,000</b>	ACRES <b>0.43</b>	ZONING <b>I-2</b>
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Metal building with rock accent. Building will be 80X50 (4,000 SF) on .43 acre. Multi-tenant design but could be single user. Zoned I-2 (heavy industrial). Some flexibility with finishes. Lease price for half the building is \$1,500/month.

For Additional Info, Text 11061 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Lot 2	4,000		\$0.75	\$9.00	\$36,000			

**Henderson Commerce - Warm Springs**

**451 Mirror Ct. Henderson, NV**

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



PROPERTY TYPE <b>Warehouse/Distribution</b>	AVAILABLE SF <b>27,270</b>	ACRES <b>11.44</b>	ZONING <b>IG</b>
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27,270 SF sublease with 2,197 SF office on the first floor and 918 SF office on second floor. Master lease ends March 31st, 2019. 22' Clearance, 1.7:1,000 parking spaces, 4 docks, and 1 oversized grade door. Excellent Henderson location with easy access to US I-95. Estimated \$0.16/SF NNN Charges.

For Additional Info, Text 15157 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite 103	27,270	NNN	\$0.49	\$5.88	\$160,348		0.16	

**Gateway Industrial Warehouse/Office Unit**

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

Contact Brandon Vandermyde



PROPERTY TYPE <b>Warehouse/Distribution</b>	AVAILABLE SF <b>2,500</b>	ACRES <b>1</b>	ZONING
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Office/warehouse in Gateway Industrial Park. Individual roll-up doors. Located near Walmart Distribution Center. Easy access to I-15. Flexible lease terms.

For Additional Info, Text 10086 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
4	2,500	NNN	\$0.45	\$5.40	\$13,500		0.1	

**570 Corinthian Way Sublease**

**570 Corinthian Way North Las Vegas, NE**

Contact Phillip Keuch, Eric J. Larkin, CCIM



PROPERTY TYPE <b>Warehouse/Distribution</b>	AVAILABLE SF <b>7,500</b>	ACRES <b>4.84</b>	ZONING <b>M-2</b>
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For Additional Info, Text 15389 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	7,500		\$0.73	\$8.76	\$65,700			

**Former Dixie ATC Buiding**

**834 Red Rock Rd St. George, UT**

Contact Jon Walter, Allene England



PROPERTY TYPE <b>Warehouse/Distribution</b>	AVAILABLE SF <b>8,800</b>	ACRES <b>1.5</b>	ZONING <b>M-1</b>
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Former Dixie ATC facility in the St. George Industrial Park. Fully fenced facility with ample room for several semi trucks. 4,480 SF high bay truck repair facility; 2,880 SF training and office bldg; 1,440 SF education and training bldg.

For Additional Info, Text 10138 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	8,800	NNN				5		

**Office/Warehouse in Washington**

**1425 W Red Ledge Dr Washington, UT**

Contact Curren Christensen



PROPERTY TYPE <b>Warehouse/Distribution</b>	AVAILABLE SF <b>6,170</b>	ACRES <b>1</b>	ZONING <b>C-3</b>
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Great distribution space located just south of Exit 10, on Red Ledge Drive, west of Ahern. Has high clearance, access to dock high door and functional office space.

For Additional Info, Text 14207 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
102	6,170	NNN	\$0.55	\$6.60	\$40,722	3 to 5	0.04	0.06



**+/-1.99 Acres**

**Hacienda & Arville Las Vegas, NV**

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



PROPERTY TYPE <b>Industrial</b>	AVAILABLE SF	ACRES <b>1.99</b>	ZONING <b>M-1</b>
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+/-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
	<b>86,684</b>		<b>\$0.17</b>	<b>\$2.04</b>	<b>\$176,835</b>			

**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.

For Additional Info, Text 13020 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
		<b>NNN</b>	<b>\$0.13</b>	<b>\$1.55</b>				

**PAD - Durango Rochelle Center**

**4266 S Durango Dr Las Vegas, NV**

Contact Erik Sexton



PROPERTY TYPE <b>Retail/Office</b>	AVAILABLE SF <b>2,300</b>	ACRES <b>0.45</b>	ZONING <b>C-2</b>
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Pad fronting Durango Drive between Flamingo Road and Tropicana Avenue. Minutes from I-215 freeway. Build to Suit or Ground Lease.

For Additional Info, Text 15400 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
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**.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.

For Additional Info, Text 10292 to 39200

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

**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>800</b>	ACRES	ZONING
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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>800</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
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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>\$0.80</b>	<b>\$9.60</b>	<b>\$19,200</b>			

**Downtown Office**

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

Contact Wes Davis



PROPERTY TYPE <b>Central Business District</b>	AVAILABLE SF <b>2,200</b>	ACRES <b>1</b>	ZONING <b>C-4</b>
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Located in the heart of the city (CBD). Flexible lease terms. BROCHURE #15768

For Additional Info, Text 14317 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>Suite 300</b>	<b>2,200</b>	<b>MG</b>	<b>\$0.85</b>	<b>\$10.20</b>	<b>\$22,440</b>			

**Downtown Office Space**

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

Contact Greg Whitehead, Gregg McArthur



PROPERTY TYPE <b>Central Business District</b>	AVAILABLE SF <b>2,400</b>	ACRES	ZONING <b>C-4</b>
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Street front office space at great Central Business District location. Large open-space office design. Plenty of parking. Includes high-speed fiber internet.

For Additional Info, Text 14604 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		
103/105	2,400	MG	\$1.00	\$12.00	\$28,800	1		

**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
B4-B5	2,212	NNN	\$0.90	\$10.80	\$23,890			
204	535	NNN	\$1.59	\$19.08	\$10,208			

**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
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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			

**CBD Office**

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

Contact Meeja McAllister, Mark Walter, Mark Walter, Allene England



PROPERTY TYPE <b>Central Business District</b>	AVAILABLE SF <b>2,000</b>	ACRES	ZONING <b>C-4</b>
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Located at Boulevard Office Park in great downtown business district. First floor suite with separate entry. Open areas with exterior offices. This is a sublease subject to third party approval.

For Additional Info, Text 10335 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
101 & 107	2,000	NNN	\$1.00	\$12.00	\$24,000		0.29	



**Troon Park Professional Office**

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

Contact Wes Davis

PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>1,871</b>	ACRES	ZONING
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Located in Troon Business Park near 100 South and River Road. Close to the new hospital, retail centers, restaurants and I-15 Exit 8. Monthly HOA fee.

For Additional Info, Text 10288 to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>Bldg 22, Suite 1</b>	<b>1,871</b>	<b>MG</b>	<b>\$0.60</b>	<b>\$7.20</b>	<b>\$13,471</b>			

**Medical or Professional Office Condo**

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

Contact Wes Davis

PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>600</b>	ACRES	ZONING <b>PD CO</b>
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Building is well maintained and has great parking. Suite is near elevator. Has 3 offices, large work/reception area. Lease incentives available and flexible terms. Co-tenants include financial manager, medical and insurance. Leases rates starting at \$1.15/SF NNN. BROCHURE #10477

For Additional Info, Text 11429 to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>Suite 202</b>	<b>600</b>	<b>NNN</b>	<b>\$1.15</b>	<b>\$13.80</b>	<b>\$8,280</b>		<b>0.14</b>	

**Medical or Professional Office Condo**

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

Contact Wes Davis

PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>1,500</b>	ACRES	ZONING <b>PD CO</b>
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Building is well maintained and has great parking. Suite has efficient floor plan, nice entry, good sized offices and nice interior finishes. Lease incentives available and flexible terms. Co-tenants include financial manager, medical and insurance. Leases rates starting at \$1.15/SF NNN. BROCHURE #10477

For Additional Info, Text 11430 to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>Suite 204</b>	<b>1,500</b>	<b>NNN</b>	<b>\$1.15</b>	<b>\$13.80</b>	<b>\$20,700</b>		<b>0.14</b>	

**Professional/Medical Office**

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

Contact Wes Davis

PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>3,600</b>	ACRES	ZONING
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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 10116 to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>302</b>	<b>3,600</b>	<b>NNN</b>	<b>\$0.70</b>	<b>\$8.40</b>	<b>\$30,240</b>	<b>1</b>	<b>0.37</b>	



**Professional/Medical Office**

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

Contact Wes Davis

PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>3,000</b>	ACRES	ZONING
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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.



10737

For Additional Info, Text 10265 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
105	3,000	NNN	\$0.70	\$8.40	\$25,200	1	0.37	

**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
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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.



10738

For Additional Info, Text 10350 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
102	1,700	NNN	\$0.70	\$8.40	\$14,280	1	0.37	

**Troon Park Professional Office**

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

Contact Wes Davis

PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>1,871</b>	ACRES	ZONING
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Nicely finished interior with reception area, 2-3 private offices and spacious work area. Flexible lease terms. Possible TI allowance. Willing to consider moving tenant from 220 to 219. BROCHURE #10078



10739

For Additional Info, Text 11437 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Bldg 22, Suite 2	1,871	MG	\$0.80	\$9.60	\$17,962			

**Office Space in Ralph Brown Parkway**

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

Contact Roger Stratford

PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>1,492</b>	ACRES <b>3</b>	ZONING <b>C</b>
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Building with great location, exposure and easy access to I-15. Second story suite with open floor plan. High traffic area. Ample parking.



16286

For Additional Info, Text 13444 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
A-7	1,492	NNN	\$0.80	\$9.60	\$14,323	3		

**Medical or Professional Office**

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

Contact Curren Christensen



PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>1,348</b>	ACRES <b>0.09</b>	ZONING <b>C-3</b>
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Located in the heart of St George, less than 1 mile from the Bluff Street I-15 Exit. Beautiful Class A finishes. Flexible lease terms. Reception area with 3 offices, storage, utility room, break room, restroom and large conference room. Lease for \$1,500/month MG. Available May 1, 2017.

For Additional Info, Text 10065 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite 3A	1,348	MG	\$1.11	\$13.32	\$17,955			

**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.

For Additional Info, Text 15045 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
300	6,653	NNN	\$1.00	\$12.00	\$79,836	3-5	0	0
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).

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			

**Downtown Office Suite**

**166 N 300 W St. George, UT**

Contact Jon Walter, Mike Sheffield



PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>1,200</b>	ACRES	ZONING <b>C-3</b>
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Nicely designed office space. Convenient downtown location.

For Additional Info, Text 15370 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1	1,200	MG	\$0.85	\$10.20	\$12,240	3		



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.

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	\$1.75	\$21.00	\$24,969			

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
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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			

Medical/Professional Office for Lease in Mesquite, NV

840 Pinnacle Court Mesquite, NV

Contact 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
1000			\$0.95	\$11.40				

High Visibility Medical (Ownership Options)

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

Contact Wes Davis



PROPERTY TYPE <b>Medical Office</b>	AVAILABLE SF <b>50,000</b>	ACRES	ZONING
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Coming soon. Riverside Drive frontage with great signage opportunities. Centrally located and near the hospital. Perfect for professional/medical users: doctors, dentists, pharmacists, therapists, etc. Flexible floor plans. Ownership opportunities available, starting at \$189/SF. TI allowance included (\$30+/-SF). Some of the owners are Utah[...]

For Additional Info, Text 10091 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	50,000	NNN	\$1.25	\$15.00	\$750,000			



**Medical Office Space**

**2019 E Riverside Dr St. George, UT**

Contact Jason Griffith, CCIM



PROPERTY TYPE <b>Medical Office</b>	AVAILABLE SF <b>2,477</b>	ACRES	ZONING <b>C-3</b>
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Medical office suite 1.25 miles from IHC. Excellent visibility on Riverside Drive. Tenant improvement allowance \$25/SF.

For Additional Info, Text 10274 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>A102-A103</b>	<b>2,477</b>	<b>NNN</b>	<b>\$1.25</b>	<b>\$15.00</b>	<b>\$37,155</b>	<b>5</b>	<b>1.44</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>							

**Office Space for Lease in Oasis Professional Park**

**840 Pinnacle Court Mesquite, NV**

Contact Curren Christensen



PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>3,000</b>	ACRES	ZONING <b>PD Commercial</b>
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-Nice office for lease in Mesquite, NV-Can lease approximately 2,000 SF with 5 offices and view of the 18th hole of the golf course-Located close to banks, restaurants, shopping centers, and casinos-Zoned PD Commercial -Potential office for medical, CPA, attorney, real estate office, title offices, or any other professional user-Own...

For Additional Info, Text 15380 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>Building 100</b>			<b>\$0.95</b>	<b>\$11.40</b>				

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

**70 N Yucca St Mesquite, NV**

Contact Curren Christensen



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

**Professional Office - Great Visibility**

**283 W Hilton Dr St. George, UT**

*Contact Wes Davis*



PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>900</b>	ACRES	ZONING
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Lots of natural light and golf course views. Hilton Drive access. Great Dixie Drive signage. Close to freeway entrance. TI allowance for remodel. Lease incentives and flexible terms.

For Additional Info, Text 14086 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>102</b>	<b>900</b>	<b>NNN</b>	<b>\$0.90</b>	<b>\$10.80</b>	<b>\$9,720</b>			

**Sunland Professional Park**

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

*Contact Jason Griffith, CCIM, Meeja McAllister*



PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>1,503</b>	ACRES	ZONING
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Single story office building, located on Riverside Drive. Convenient access to I-15. Nicely built out space. Previous tenant was a small medical office. Competitive lease rates.

For Additional Info, Text 10281 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>1A</b>	<b>1,503</b>	<b>NNN</b>	<b>\$0.95</b>	<b>\$11.40</b>	<b>\$17,134</b>			

**Executive Offices**

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

Contact Wes Davis, Allene England



PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF	ACRES	ZONING
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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
Various		Gross						

**Office Space**

**2019 E Riverside Dr St. George, UT**

Contact Jason Griffith, CCIM



PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>2,477</b>	ACRES	ZONING <b>C-3</b>
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Medical office suite 1.25 miles from IHC. Excellent visibility on Riverside Drive. Tenant improvement allowance \$25/SF.

For Additional Info, Text 11031 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
A102-A103	2,477	NNN	\$1.25	\$15.00	\$37,155	5	1.44	

**River Road Office - Great Signage**

**1224 S River Rd St. George, UT**

Contact Wes Davis, Allene England



PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>1,243</b>	ACRES	ZONING
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Nicely finished, partially furnished office condo along River Road. Centrally located, great visibility, ground-level entry, flexible lease terms. Co-tenants include Paul Properties, Southern Utah Title, RE/MAX and many more. Located with convenient access to the river trails and lots of up-and-coming development (retail and medical) near[...]

For Additional Info, Text 11044 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
105	1,243	NNN	\$0.95	\$11.40	\$14,170			

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

**1580 S River Rd (Approx) St. George, UT**

Contact Allene England, 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.

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	

**Nice Office Sublease in Ventana Professional Park**

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

Contact Allene England, Curren Christensen



PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>1,115</b>	ACRES <b>0.08</b>	ZONING <b>C-2</b>
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Attractive professional office park. Located near the Red Cliffs Regional Mall and within 2.5 miles of the new IHC Hospital. Convenient access. Serene atmosphere. Functional layout. Very clean, professional look. Lease for \$675/month NNN. Desired lease term is 3-5 years.

For Additional Info, Text 15374 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>U-1</b>	<b>1,115</b>	<b>NNN</b>	<b>\$0.61</b>	<b>\$7.32</b>	<b>\$8,162</b>	<b>3</b>	<b>0.09</b>	<b>0.12</b>

**Grand Circle Plaza**

**1141 W State St Hurricane, UT**

Contact Curren Christensen



16272

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.

For Additional Info, Text 13443 to 39200

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

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

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

Contact Curren Christensen



7365

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
<b>Suites B13 &amp; B1</b>	<b>3,020</b>	<b>NNN</b>	<b>\$1.00</b>	<b>\$12.00</b>	<b>\$36,240</b>	<b>3 to 5</b>	<b>0.28</b>	

**Dixie Sunset Plaza Retail**

**1812 W Sunset Blvd St. George, UT**

*Contact Meeja McAllister*



PROPERTY TYPE  
**Anchorless Center**

AVAILABLE SF  
**3,195**

ACRES

ZONING  
**C-2**

Great location on Sunset Blvd. No pads to block visibility. Lease rates starting at \$.90/SF (back building) and \$1.30/SF (front building). NNN charges include advertising time on a full-color, LED sign. Can lease multiple suites (11 through 14) at \$.85/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
12	1,250	NNN	\$0.90	\$10.80	\$13,500		0.19	0.08
8	1,035	NNN	\$1.30	\$15.60	\$16,146		0.19	0.08
22-23	2,500	NNN	\$0.95	\$11.40	\$28,500		0.19	0.08
13	1,170	NNN	\$0.90	\$10.80	\$12,636		0.19	0.08
11	1,250	NNN	\$0.90	\$10.80	\$13,500		0.19	0.08
14	1,170	NNN	\$0.90	\$10.80	\$12,636		0.19	0.08

**Amazing Retail Exposure on WA Interchange**

**2736 E Red Cliffs Dr St. George, UT**

*Contact Jason Griffith, CCIM*



PROPERTY TYPE  
**Anchorless Center**

AVAILABLE SF  
**3,998**

ACRES

ZONING  
**C-3**

Great retail space near the Washington I-15 Interchange. Excellent frontage visibility. Lease one space or all.

For Additional Info, Text 14517 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
4	1,507	NNN	\$1.75	\$21.00	\$31,647	3-5	0.13	0.12
5 & 6	2,562	NNN	\$1.60	\$19.20	\$49,190	3-5	0.13	0.12
4, 5 & 6	4,069	NNN	\$1.50	\$18.00	\$73,242	3-5	0.13	0.12

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

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

*Contact Allene England, Mike Sheffield*



PROPERTY TYPE  
**Anchorless Center**

AVAILABLE SF

ACRES

ZONING  
**PD-C**

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
Lot 5		NNN	\$2.00	\$24.00		10	0.25	



**The Shoppes at Telegraph Square**

**568 W Telegraph Washington, UT**

Contact Jason Griffith, CCIM, Meeja McAllister



PROPERTY TYPE <b>Anchorless Center</b>	AVAILABLE SF <b>4,856</b>	ACRES <b>1.63</b>	ZONING <b>C-2</b>
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Remaining portion of the former Paul Mitchell School suite. Amazing retail finishes. Lease one suite or all. Flexible build-out for new tenant.

For Additional Info, Text 14235 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
5-6	2,407	NNN	\$1.10	\$13.20	\$31,772		0.1	0.13
7	1,225	NNN	\$1.10	\$13.20	\$16,170		0.1	0.13

**Coral Canyon Town Center**

**2303 N Coral Canyon Blvd Washington, UT**

Contact Brandon Vandermyde, Jason Griffith, CCIM, Meeja McAllister



PROPERTY TYPE <b>Anchorless Center</b>	AVAILABLE SF <b>1,136</b>	ACRES <b>0.77</b>	ZONING <b>COM</b>
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Retail / office space available. Handsome construction. Attractive complex. Very well-maintained. Great location off of I-15, Exit 16. Covered parking available.

For Additional Info, Text 11056 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
109	1,136	NNN	\$0.80	\$9.60	\$10,906			

**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-7	914	NNN	\$1.00	\$12.00	\$10,968			
B-1	8,400	NNN	\$0.75	\$9.00	\$75,600			

**Downtown Boutique Retail & Office**

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

Contact Curren Christensen



PROPERTY TYPE <b>Community Center</b>	AVAILABLE SF <b>4,489</b>	ACRES <b>1.42</b>	ZONING <b>C-4</b>
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Green Gate Village will provide downtown with a boutique-style shopping experience (restaurant, salon and retail opportunities). Interiors completely remodeled in 2016. Will consider build-to-suit. Base year operating expenses will be adjusted to reflect 95% occupancy and fully assessed overall of the buildings. Based on comparable buildi[...]

For Additional Info, Text 10171 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Various	4,489	NNN	\$1.50	\$18.00	\$80,802	3 to 5	0.11	

**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
915 S Main	1,920	MG	\$1.00	\$12.00	\$23,040			
	40,000	NNN						

**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
	2,420		\$1.03	\$12.36	\$29,911	5		0.09

**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
A	2,000	NNN	\$0.85	\$10.20	\$20,400			

**Prime Downtown Retail**

**270 S Main St Salt Lake City, UT**

Contact Stan Perkins



PROPERTY TYPE <b>Free Standing</b>	AVAILABLE SF <b>4,892</b>	ACRES	ZONING
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Prime retail space by Trax and downtown amenities. City Creek and KTVX all right there. Excellent for any retail or high-end office use. (Retail on main floor. Basement available for storage or separate use.)

For Additional Info, Text 10224 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Main		NNN	\$2.00	\$24.00				
Basement		NNN	\$0.83	\$9.96				

**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 / O</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 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>			

**Retail Condo in West Wind Plaza**

**525 W State St Hurricane, UT**

Contact Meeja McAllister



PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>1,080</b>	ACRES	ZONING
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Rare retail condo in West Wind Plaza. Located just off of State Street in Hurricane. Within close proximity to Hurricane High School, Subway, Papa Murphy's and JB's Restaurant.

For Additional Info, Text 10202 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>B4</b>	<b>1,080</b>	<b>NNN</b>	<b>\$0.80</b>	<b>\$9.60</b>	<b>\$10,368</b>		<b>0.17</b>	





PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>1,200</b>	ACRES <b>2.26</b>	ZONING <b>C-2</b>
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Multi Tenant Retail Center for lease. Well maintained center with great building and pylon signage. Open retail space and former dentist space. Generous tenant improvements (TIs) for restaurants.

For Additional Info, Text 15399 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
			<b>\$1.25</b>	<b>\$15.00</b>				

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

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

Contact Curren Christensen

PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>1,480</b>	ACRES	ZONING <b>PC-AP</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. NNN fees estimated at \$.28/SF. Possible TI allowance. Flexible lease terms.

For Additional Info, Text 10057 to 39200



7364

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>Suite C22</b>	<b>1,480</b>	<b>NNN</b>	<b>\$1.00</b>	<b>\$12.00</b>	<b>\$17,760</b>	<b>3 to 5</b>	<b>0.28</b>	

**Foothill Commons**

**2339-2351 S River Rd St. George, UT**

Contact Meeja McAllister

PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>3,549</b>	ACRES	ZONING <b>C-2</b>
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New neighborhood convenience center located off of River Road. Two drive-thru spaces and five inline retail spaces available. Perfect for many uses. Landlord to provide a vanilla shell finish. BROCHURE #9902

For Additional Info, Text 10259 to 39200



9906

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>4</b>	<b>980</b>	<b>NNN</b>	<b>\$2.00</b>	<b>\$24.00</b>	<b>\$23,520</b>		<b>0.23</b>	
<b>5/6</b>	<b>2,569</b>	<b>NNN</b>	<b>\$1.90</b>	<b>\$22.80</b>	<b>\$58,573</b>		<b>0.23</b>	

**Proposed Neighborhood Commercial Center**

**2450 S River Rd St. George, UT**

Contact Wes Davis

PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>10,000</b>	ACRES <b>6</b>	ZONING
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Proposed neighborhood commercial center development scheduled for 2016. Signalized intersection and access off of 2 major roadways. Land lease and build-to-suit opportunities (possible pad sales). Looking for food, retail, medical and office users. Over 1,200 feet of River Road frontage. Now taking reservations: 10,000 SF, or larger, star[...]

For Additional Info, Text 11424 to 39200



10438

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	<b>10,000</b>	<b>NNN</b>	<b>\$1.00</b>	<b>\$12.00</b>	<b>\$120,000</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.



For Additional Info, Text 10181 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>\$1.00</b>	<b>\$12.00</b>	<b>\$240,000</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.



16701

For Additional Info, Text 14023 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<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>		
<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>		

**Restaurant in Providence Center**

**1190 Sage Dr Cedar City, UT**

Contact Jon Walter, Mike Sheffield

PROPERTY TYPE <b>Restaurant</b>	AVAILABLE SF <b>2,050</b>	ACRES	ZONING
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Former Dickey's Restaurant in Cedar City's Providence Center. Hood & restaurant tenant improvements in place. Co-tenants include: Tropical Smoothie Cafe, Pizza Cart and Steed Property Management.



21520

For Additional Info, Text 10166 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>D &amp; E</b>	<b>2,052</b>	<b>NNN</b>	<b>\$1.25</b>	<b>\$15.00</b>	<b>\$30,780</b>	<b>5</b>	<b>0.25</b>	