

Exclusive Offerings

For Lease



Industrial Build-to-Suit in Port 15

5352 W 900 N Cedar City, UT

Contact Brandon Vandermyde



PROPERTY TYPE
Manufacturing

AVAILABLE SF

ACRES
10

ZONING

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
------	----	------	---------	---------	-------------	------	-----------	-----------

Building & Acreage in Gateway Ind Park

189 N 5500 W Hurricane, UT

Contact Curren Christensen



PROPERTY TYPE
Manufacturing

AVAILABLE SF
25,583

ACRES
2

ZONING
IND/MFG

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				
--------	--	-----	--------	--------	--	--	--	--

3651 W Ali Baba Ln

3651 Ali Baba Ln Las Vegas, NV

Contact Erik Sexton



PROPERTY TYPE
Manufacturing

AVAILABLE SF

ACRES

ZONING

For Additional Info, Text 15436 to 39200

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

Nice Office/Wrhs-Downtown Hurricane

75 N 200 W Hurricane, UT

Contact Curren Christensen



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 3,600	ACRES 0.51	ZONING GEN COM
---	------------------------------	----------------------	--------------------------

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
West	3,600	NNN	\$0.50	\$6.00	\$21,600			

Office/Warehouse at Fairgrounds

526 S Commerce Dr Hurricane, UT

Contact Jason Griffith, CCIM, Meeja McAllister



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 1,755	ACRES	ZONING IND
---	------------------------------	-------	----------------------

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
110	1,755	MG	\$0.57	\$6.84	\$12,004			

Dixie Sunset Plaza Warehouse

1812 W Sunset Blvd St. George, UT

Contact Meeja McAllister



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 2,750	ACRES	ZONING C-3
---	------------------------------	-------	----------------------

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
Units 33-34	2,750	MG	\$0.78	\$9.36	\$25,740		0.19	0.08
Unit 31	1,375	MG	\$1,073.00	\$12,876.00	!#####!			

Rare Retail/Warehouse

1316 S 400 E St. George, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 1,845	ACRES	ZONING C-3
---	------------------------------	-------	----------------------

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-1	1,845	NNN	\$0.85	\$10.20	\$18,819	5		

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

4210 S 950 E St. George, UT

Contact Curren Christensen, Nicole Black



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 17,000	ACRES 1.2	ZONING M-1
---	-------------------------------	---------------------	----------------------

208 / 800 Amp 3-phase, Doc well

For Additional Info, Text 11420 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
71	17,000	NNN	\$0.70	\$8.40	\$142,800	3-7 Years		

Office/Retail Warehouse - Off Freeway Interchange

88 E 1160 S St. George, UT

Contact Wes Davis, Nicole Black



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

Off freeway Retail/Office/Warehouse upgraded cooling units. Convenience access, great neighbors, flexible lease terms and possible lease incentives.

For Additional Info, Text 11530 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
2-A	3,000	NNN	\$0.75	\$9.00	\$27,000			

Commercial / Retail Warehouse in Millcreek Industrial Par

314 N 3050 E St. George, UT

Contact Curren Christensen, Nicole Black



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 8,000	ACRES 2	ZONING MC
---	------------------------------	-------------------	---------------------

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
C1	8,000	NNN	\$0.75	\$9.00	\$72,000	3-5	0.07	0.07

Office Warehouse w/ Yard for Lease in Millcreek Industrial

3240 Deseret Dr St. George, UT

Contact Curren Christensen, Nicole Black



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

** Only approx .33 Acre of yard space available with the building at the listing price.

For Additional Info, Text 12741 to 39200

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

Central Business Park

1300 W Sunset St. George, UT

Contact Jason Griffith, CCIM, Nicole Black



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF	ACRES	ZONING C-3
---	--------------	-------	----------------------

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
I	1,650	NNN	\$1.15	\$13.80	\$22,770			
M-N	2,000	NNN	\$1.10	\$13.20	\$26,400			

Office/Warehouse (New Construction)

1324 S Sandhill Dr Washington, UT

Contact Wes Davis



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

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 Office/Retail Warehouse	AVAILABLE SF 4,000	ACRES 0.43	ZONING I-2
---	------------------------------	----------------------	----------------------

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 Suite A	2,000	NNN	\$1,500.00	\$18,000.00	!#####!			
Lot 2 Suite B	2,000	NNN	\$1,500.00	\$18,000.00	!#####!			

Riverside Dr Warehouse Space

1437 S 270 E St. George, UT

Contact Jason Griffith, CCIM, Nicole Black



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 10,500	ACRES	ZONING C-3
--	-------------------------------	-------	----------------------

For Additional Info, Text 13013 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1	10,500	MG	\$0.55	\$6.60	\$69,300	2		

Henderson Commerce - Warm Springs

451 Mirror Ct. Henderson, NV

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



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 27,270	ACRES 11.44	ZONING IG
--	-------------------------------	-----------------------	---------------------

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	

Monarch Business Park - Unit E

4375 S Valley View Blvd Las Vegas, NV

Contact Phillip Keuch, Eric J. Larkin, CCIM



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 22,528	ACRES 5.71	ZONING M1
--	-------------------------------	----------------------	---------------------

For Additional Info, Text 15422 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Unit E	22,528	Gross	\$0.52	\$6.24	\$140,575			

Trepco West Bldg.

3824 N 5th St North Las Vegas, NV

Contact Phillip Keuch, Eric J. Larkin, CCIM



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 27,120	ACRES 5.14	ZONING M-2
--	-------------------------------	----------------------	----------------------

Front office has reception area, two (2) private offices, and small break room. One (1) office restroom and one (1) WH room. There is an additional small break and restroom in the rear of the WH. A separate 2,000 SF open office area was constructed to store perishable items.

For Additional Info, Text 15418 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Unit D	27,120		\$0.49	\$5.88	\$159,466			

Former Dixie ATC Buiding

834 Red Rock Rd / 825 Industrial Rd St. George, UT

Contact Jon Walter



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 8,800	ACRES 1.5	ZONING M-1
--	------------------------------	---------------------	----------------------

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. Lease Price \$4,750/month.

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	\$1.85	\$22.20	\$195,360	5		

Close to downtown St. George

1155 W 1130 N St. George, UT

Contact Jason Griffith, CCIM, Nicole Black



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 2,500	ACRES	ZONING M-1
--	------------------------------	-------	----------------------

For Additional Info, Text 13012 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
		MG	\$0.66	\$7.92		2-3		

Office/Warehouse in Washington

1425 W Red Ledge Dr Washington, UT

Contact Curren Christensen



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 6,170	ACRES 1	ZONING C-3
--	------------------------------	-------------------	----------------------

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 Industrial	AVAILABLE SF	ACRES 1.99	ZONING 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			

Great Commercial Corner

Corner Snow Cyn Pkwy/Snow Cyn Dr Ivins, UT

Contact Jon Walter, Mark Walter



PROPERTY TYPE Retail/Office	AVAILABLE SF	ACRES 2.56	ZONING Resort COM
---------------------------------------	--------------	----------------------	-----------------------------

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
		NNN	\$0.13	\$1.55				

.76 Acre Commercial Lot (Lease or BTS)

740 S Main (Approx.) Richfield, UT

Contact Jon Walter, Mark Walter



PROPERTY TYPE Retail/Office	AVAILABLE SF	ACRES 0.76	ZONING
---------------------------------------	--------------	----------------------	--------

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
------	----	------	---------	---------	-------------	------	-----------	-----------

Lease/Build-to-Suit

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

Contact Curren Christensen, Nicole Black



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

Land can be leased for \$24/SF/Year NNN or can be built-to-suit for 8.5% CAP and \$24/SF/Year NNN.

For Additional Info, Text PLACE to 39200

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

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

Buena Vista Blvd Washington, UT

Contact Curren Christensen



PROPERTY TYPE Retail/Office	AVAILABLE SF 25,000	ACRES 1.75	ZONING C-2
---------------------------------------	-------------------------------	----------------------	----------------------

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
	25,000	NNN	\$1.58	\$18.96	\$474,000			

Skyline Ridge Private Offices

301 N 200 E St. George, UT

Contact Wes Davis



PROPERTY TYPE Central Business District	AVAILABLE SF 800	ACRES	ZONING
---	----------------------------	-------	--------

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
	800							

St. George Blvd Office

260 W St. George Blvd St. George, UT

Contact Wes Davis



PROPERTY TYPE Central Business District	AVAILABLE SF 2,000	ACRES 0	ZONING
---	------------------------------	-------------------	--------

Freshly remodeled. Nearly \$20,000 in paint, carpet, HVAC, etc. St. George Boulevard signage. Lease for \$1,600/month MG. Flexible terms. Available June 2017.

For Additional Info, Text 14041 to 39200

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

Downtown Office

249 E Tabernacle St. George, UT

Contact Wes Davis



PROPERTY TYPE Central Business District	AVAILABLE SF 2,200	ACRES 1	ZONING C-4
---	------------------------------	-------------------	----------------------

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
Suite 300	2,200	MG	\$0.80	\$9.60	\$21,120			

Office Space on St. George Blvd!

216 W St. George Blvd St. George, UT

Contact Curren Christensen



PROPERTY TYPE Central Business District	AVAILABLE SF 1,049	ACRES	ZONING C-4
---	------------------------------	-------	----------------------

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

Top Floor Office - CBD

294 E Tabernacle St St. George, UT

Contact Wes Davis



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

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			

Professional/Medical Office

640 E 700 S St. George, UT

Contact Wes Davis



PROPERTY TYPE Downtown	AVAILABLE SF 3,000	ACRES	ZONING
----------------------------------	------------------------------	-------	--------

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 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 Downtown	AVAILABLE SF 1,700	ACRES	ZONING
----------------------------------	------------------------------	-------	--------

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
102	1,700	NNN	\$0.70	\$8.40	\$14,280	1	0.37	

Office Space in Ralph Brown Parkway

352 E Riverside Dr St. George, UT

Contact Roger Stratford



PROPERTY TYPE Downtown	AVAILABLE SF 1,492	ACRES 3	ZONING C
----------------------------------	------------------------------	-------------------	--------------------

Building with great location, exposure and easy access to I-15. Second story suite with open floor plan. High traffic area. Ample parking.

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		

Premier Office Space

619 S Bluff St St. George, UT

Contact Jason Griffith, CCIM, Meeja McAllister



PROPERTY TYPE Downtown	AVAILABLE SF 6,653	ACRES	ZONING C-2
----------------------------------	------------------------------	-------	----------------------

Premier 3rd floor office space in Ence Towers. Amazing view of downtown St. George.

For Additional Info, Text 15045 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
300A	2,968	NNN	\$1.10	\$13.20	\$39,178	3-5		
100	1,008	NNN	\$1.10	\$13.20	\$13,306	3-5		
300	6,653	NNN	\$1.10	\$13.20	\$87,820	3-5	0	0

Professional Office

1240 E 100 S St. George, UT

Contact Wes Davis



PROPERTY TYPE Downtown	AVAILABLE SF 3,703	ACRES	ZONING
----------------------------------	------------------------------	-------	--------

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 204	1,973	MG	\$0.85	\$10.20	\$20,125			
Suite 203	1,730	MG	\$0.85	\$10.20	\$17,646			

Downtown Office Suite

166 N 300 W St. George, UT

Contact Jon Walter, Mike Sheffield



PROPERTY TYPE Downtown	AVAILABLE SF 1,200	ACRES	ZONING C-3
----------------------------------	------------------------------	-------	----------------------

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		

Beautiful, Historic Office Building

694 S Main St. George, UT

Contact Curren Christensen



PROPERTY TYPE Downtown	AVAILABLE SF 1,189	ACRES 0.14	ZONING A-P
----------------------------------	------------------------------	----------------------	----------------------

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			

Downtown Office - Full Floor, Great Views

113 E 200 N St. George, UT

Contact Wes Davis, Nicole Black



PROPERTY TYPE Downtown	AVAILABLE SF 1,970	ACRES	ZONING
----------------------------------	------------------------------	-------	--------

Hardwood floors in common areas, two-tone paint throughout with lots of natural sunlight. Reception entry, 5-6 offices, conference room, and covered parking. Great downtown location with ease of access, monument sign and flexible lease terms.

For Additional Info, Text 11129 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	6,720	MG	\$0.90	\$10.80	\$72,576			

For Lease, Build-to-Suit or Sale

50 N 300 W Washington, UT

Contact Wes Davis



PROPERTY TYPE Downtown	AVAILABLE SF 10,000	ACRES	ZONING
----------------------------------	-------------------------------	-------	--------

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

For Additional Info, Text 10133 to 39200

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

11540 S Eastern Ave Office Medical Building for Lease

11540 S Eastern Ave Henderson , NV

Contact Erik Sexton



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

CAM's currently running at \$0.30/sq.ft.

For Additional Info, Text 15407 to 39200

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

Medical/Professional Office for Lease in Mesquite, NV

840 Pinnacle Court Mesquite, NV

Contact Curren Christensen



PROPERTY TYPE Medical Office	AVAILABLE SF 3,000	ACRES	ZONING JD - Commerci
--	------------------------------	-------	--------------------------------

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			\$0.90	\$10.80				

High Visibility Medical (Ownership Options)

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

Contact Wes Davis



PROPERTY TYPE Medical Office	AVAILABLE SF 50,000	ACRES	ZONING
--	-------------------------------	-------	--------

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 Medical Office	AVAILABLE SF 2,477	ACRES	ZONING C-3
--	------------------------------	-------	----------------------

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
A102-A103	2,477	NNN	\$1.25	\$15.00	\$37,155	5	1.44	

Professional Office in Kanab

468 E 300 S Kanab, UT

Contact Brandon Vandermyde



PROPERTY TYPE Suburban	AVAILABLE SF 4,887	ACRES	ZONING
----------------------------------	------------------------------	-------	--------

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

For Additional Info, Text 11434 to 39200

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

Northwest Executive Center

3320 N Buffalo Dr Las Vegas, NE

Contact Erik Sexton



PROPERTY TYPE Suburban	AVAILABLE SF 2,619	ACRES 2.02	ZONING P-R
----------------------------------	------------------------------	----------------------	----------------------

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

For Additional Info, Text 15433 to 39200

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

Office Space for Lease in Oasis Professional Park

840 Pinnacle Court Mesquite, NV

Contact Curren Christensen



PROPERTY TYPE Suburban	AVAILABLE SF 3,000	ACRES	ZONING PD Commercial
----------------------------------	------------------------------	-------	--------------------------------

-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
Building 100			\$0.95	\$11.40				

Office Space for Lease on Yucca Street in Mesquite, NV

70 N Yucca St Mesquite, NV

Contact Curren Christensen

PROPERTY TYPE Suburban	AVAILABLE SF 2,130	ACRES	ZONING Central Busin
----------------------------------	------------------------------	-------	--------------------------------



22598

For Additional Info, Text 11001 to 39200

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

Approx. 975 SF of Office Space

1288 S State St Salina, UT

Contact Curren Christensen

PROPERTY TYPE Suburban	AVAILABLE SF 975	ACRES	ZONING COM
----------------------------------	----------------------------	-------	----------------------



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
	975	MG	\$1.03	\$12.36	\$12,051			

Dixie Commons

1664 S Dixie Dr St. George, UT

Contact Jason Griffith, CCIM, Meeja McAllister

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



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
Various	7,000	NNN					0.13	0.08

Professional Office - Great Visibility

283 W Hilton Dr St. George, UT

Contact Wes Davis

PROPERTY TYPE Suburban	AVAILABLE SF 900	ACRES	ZONING
----------------------------------	----------------------------	-------	--------



16152

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
102	900	NNN	\$0.90	\$10.80	\$9,720			

Executive Offices

375 E Riverside Dr St. George, UT

Contact Wes Davis



PROPERTY TYPE Suburban	AVAILABLE SF	ACRES	ZONING
----------------------------------	--------------	-------	--------

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	\$425.00	\$5,100.00				

Office Space

2019 E Riverside Dr St. George, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE Suburban	AVAILABLE SF 2,477	ACRES	ZONING C-3
----------------------------------	------------------------------	-------	----------------------

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	

Prime Office on River Road at Boulder Creek

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

Contact Mike Sheffield



PROPERTY TYPE Suburban	AVAILABLE SF 5,000	ACRES	ZONING PD-C
----------------------------------	------------------------------	-------	-----------------------

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	

Office Space Near Exit 8

553 W Calle Del Sol Washington, UT

Contact Jason Griffith, CCIM, Nicole Black



PROPERTY TYPE Suburban	AVAILABLE SF 1,373	ACRES	ZONING C-3
----------------------------------	------------------------------	-------	----------------------

For Additional Info, Text 10049 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
100	1,373	MG	\$0.70	\$8.40	\$11,533	2-3		
200	1,373	MG	\$0.65	\$7.80	\$10,709	2-3		

Retail Space - North Cedar City

2002 N Main St Cedar City, UT

Contact Jason Griffith, CCIM, Nicole Black



PROPERTY TYPE Anchorless Center	AVAILABLE SF 1,543	ACRES	ZONING GC
---	------------------------------	-------	---------------------

For Additional Info, Text 12946 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
4	1,543	MG	\$0.75	\$9.00	\$13,887	2-5		

Grand Circle Plaza

1141 W State St Hurricane, UT

Contact Curren Christensen



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

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

For Additional Info, Text 13443 to 39200

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

Office/Retail Space in Park at Paradise Canyon

1449 N 1400 W St. George, UT

Contact Curren Christensen



PROPERTY TYPE Anchorless Center	AVAILABLE SF 3,020	ACRES	ZONING C-4
---	------------------------------	-------	----------------------

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 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
11	1,250	NNN	\$0.90	\$10.80	\$13,500		0.19	0.08
13	1,170	NNN	\$0.90	\$10.80	\$12,636		0.19	0.08
14	1,170	NNN	\$0.90	\$10.80	\$12,636		0.19	0.08
23	2,500	NNN	\$0.90	\$10.80	\$27,000		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, 5 & 6	4,069	NNN	\$1.50	\$18.00	\$73,242	3-5	0.13	0.12
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

Prime Retail on River Road at Boulder Creek

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

Contact 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 Anchorless Center	AVAILABLE SF 4,856	ACRES 1.63	ZONING C-2
---	------------------------------	----------------------	----------------------

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
7	1,268	NNN	\$1.15	\$13.80	\$17,498		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 Anchorless Center	AVAILABLE SF 1,136	ACRES 0.77	ZONING COM
---	------------------------------	----------------------	----------------------

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 Community Center	AVAILABLE SF 9,314	ACRES	ZONING
--	------------------------------	-------	--------

High traffic retail on Main Street. Excellent downtown shopping center location. Close to Southern Utah University. Other tenants include Lin's, Little Caesars, Great Clips and many more.

For Additional Info, Text 13466 to 39200

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

Downtown Boutique Retail & Office

76 W Tabernacle St. George, UT

Contact Curren Christensen



PROPERTY TYPE Community Center	AVAILABLE SF 4,489	ACRES 1.42	ZONING C-4
--	------------------------------	----------------------	----------------------

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 Community Center	AVAILABLE SF 40,000	ACRES 8.81	ZONING C-3
--	-------------------------------	----------------------	----------------------

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

For Additional Info, Text 12341 to 39200

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

Full Service C-Store For Lease

1055 S Hwy 89A Kanab, UT

Contact Curren Christensen



PROPERTY TYPE C-Store	AVAILABLE SF 2,420	ACRES 0.9	ZONING COM
---------------------------------	------------------------------	---------------------	----------------------

Turnkey, Texaco-branded convenience store for lease in Kanab. Newly remodeled. Updated restrooms. Very clean. Point-of-sale system, all racking/shelving and new freezers/fridges included. State-of-the-art security system and alarm. APC electric systems. VEEDER-ROOT fuel monitoring system. Lease for \$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 Free Standing	AVAILABLE SF 2,000	ACRES 0.51	ZONING COM
---------------------------------------	------------------------------	----------------------	----------------------

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

For Additional Info, Text 10285 to 39200

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

Anchored Retail Next to Tropical Smoothie Cafe

1626 W Sunset Blvd St. George, UT

Contact Jon Walter, Mike Sheffield



PROPERTY TYPE Free Standing	AVAILABLE SF 2,702	ACRES 1.09	ZONING
---------------------------------------	------------------------------	----------------------	--------

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

For Additional Info, Text 10158 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Bldg B	2,702	NNN	\$1.45	\$17.40	\$47,015	5		

Retail & Office by Dinosaur Crossing

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

Contact Curren Christensen



PROPERTY TYPE Free Standing	AVAILABLE SF 3,500	ACRES 1.05	ZONING C-3
---------------------------------------	------------------------------	----------------------	----------------------

Expected completion is fourth quarter 2017. Space available from 1,500 SF. Lease rates starting at \$1.25/SF NNN.

For Additional Info, Text 14369 to 39200

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

I-15 Visible Office/Retail in St. George UT

2051 E Red Hills Pkwy St. George, UT

Contact Curren Christensen, Nicole Black



PROPERTY TYPE Free Standing	AVAILABLE SF 20,231	ACRES 1.8	ZONING C-2
---------------------------------------	-------------------------------	---------------------	----------------------

For Additional Info, Text 11440 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
2	1,950	NNN	\$2,150.00	\$25,800.00	#####	3-5	0.15	0.1

Retail Space in Downtown St. George

85 N 100 W St. George, UT

Contact Gregg McArthur, Greg Whitehead, Nicole Black



PROPERTY TYPE Free Standing	AVAILABLE SF 672	ACRES 	ZONING C-4
---------------------------------------	----------------------------	------------------	----------------------

Full service lease includes CAMS, utilities and fees. Newly renovated building. Private exterior entrance. Excellent downtown location.

For Additional Info, Text 11040 to 39200

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

Former Deseret Book Location

735 S Bluff St St. George, UT

Contact Meeja McAllister, Nicole Black



PROPERTY TYPE Free Standing	AVAILABLE SF 7,041	ACRES 0.89	ZONING
---------------------------------------	------------------------------	----------------------	-------------------

Former Deseret Book location for Lease. Stand alone building off of Bluff Street. Open retail with office. Must call listing agent to schedule a tour.

For Additional Info, Text 11472 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	7,041	NNN	\$1.05	\$12.60	\$88,717	5		

Retail Space on Main Street

990 S Main St Cedar City, UT

Contact Jon Walter, Mark Walter, Mike Sheffield



PROPERTY TYPE Neighborhood Center	AVAILABLE SF 17,260	ACRES 4.16	ZONING C
---	-------------------------------	----------------------	--------------------

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

For Additional Info, Text 11030 to 39200

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

Office/Retail Space in Park at Paradise Canyon

1449 N 1400 W St. George, UT

Contact Curren Christensen



PROPERTY TYPE Neighborhood Center	AVAILABLE SF 1,480	ACRES	ZONING PC-AP
---	------------------------------	-------	------------------------

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

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

Proposed Neighborhood Commercial Center

2450 S River Rd St. George, UT

Contact Wes Davis



PROPERTY TYPE Neighborhood Center	AVAILABLE SF 10,000	ACRES 6	ZONING
---	-------------------------------	-------------------	--------

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[...]

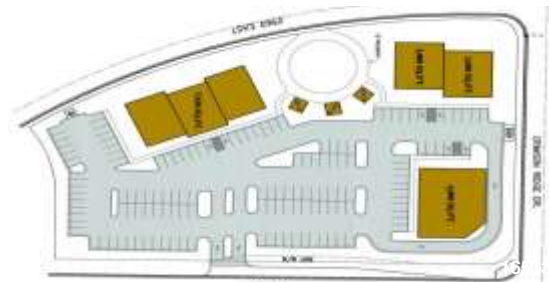
For Additional Info, Text 11424 to 39200

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

Crimson Corner

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

Contact Meeja McAllister



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

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 10181 to 39200

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

Retail Space on St. George Blvd

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

Contact Curren Christensen



PROPERTY TYPE Neighborhood Center	AVAILABLE SF 2,257	ACRES	ZONING C-4
---	------------------------------	-------	----------------------

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
D	1,300	MG	\$0.70	\$8.40	\$10,920	3-5		
C	957	MG	\$0.70	\$8.40	\$8,039	3-5		

City View Downtown Class "A" Retail Space For Lease

1 W St. George Blvd St. George, UT

Contact Curren Christensen, Nicole Black



PROPERTY TYPE Regional Center	AVAILABLE SF 11,794	ACRES 3.1	ZONING C-4
---	-------------------------------	---------------------	----------------------

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

For Additional Info, Text 11108 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	11,794	NNN	\$22.00	\$264.00	\$3,113,616			

Retail Space Next to Wal-Mart

144 W Brigham Rd St. George, UT

Contact Jon Walter, Mike Sheffield, Nicole Black



PROPERTY TYPE Regional Center	AVAILABLE SF 1,250	ACRES	ZONING PD-C
---	------------------------------	-------	-----------------------

For Additional Info, Text 10026 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
20	1,250	MG	\$0.80	\$9.55	\$11,940	1+		

Restaurant in Providence Center

1190 Sage Dr Cedar City, UT

Contact Jon Walter, Mike Sheffield



PROPERTY TYPE Restaurant	AVAILABLE SF 2,050	ACRES	ZONING
------------------------------------	------------------------------	-------	--------

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.

For Additional Info, Text 10166 to 39200

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