

Exclusive Offerings

For Lease



Industrial Build-to-Suit in Port 15

5352 W 900 N Cedar City, UT

Contact Brandon Vandermyde



16978

PROPERTY TYPE Manufacturing	AVAILABLE SF 5,000	ACRES 10.96	ZONING Commercial
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Build-to-suit from 5,000 to 100,000 square feet. Lease rate is contingent upon length of term, quality of tenant, etc. Excludes existing building and asphalt. Call agent for pricing.

For Additional Info, Text 12301 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
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Building & Acreage in Gateway Ind Park

189 N 5500 W Hurricane, UT

Contact Curren Christensen



22106

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

For Additional Info, Text 10165 to 39200

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

Valley View Business Center

3871 S Valley View Blvd Las Vegas, NV

Contact Phillip Keuch, Erik Sexton

PROPERTY TYPE Manufacturing	AVAILABLE SF 745	ACRES 10.77	ZONING M-1
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Valley View Business Center is located east of Valley View Blvd and Flamingo Rd. Spaces with frontage on Valley View and Viking. Front and Rear loading suites. Ample parking, quick freeway access to I-15 freeway. Monthly maintenance fee \$80-\$100.



24144

For Additional Info, Text 15458 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
3859 - Suite 40-	1,916	Modified Grc	\$0.82	\$9.84	\$18,853	1-3		
3863 - Suite 26	1,238	Modified Grc	\$0.83	\$9.96	\$12,330	1-3		
3863 - Suite 17-	1,724	Modified Grc	\$0.80	\$9.60	\$16,550	1-3		
3863 - Suites 6-	4,205	Modified Grc	\$0.87	\$10.44	\$43,900	1-3		
3867 - Suite 15	843	Modified Grc	\$0.90	\$10.80	\$9,104	1-3		
3867 - Suite 35	850	Modified Grc	\$0.80	\$9.60	\$8,160	1-3		
3867 - Suite 17-	1,716	Modified Grc	\$0.80	\$9.60	\$16,474	1-3		
3871 - Suite 66-	1,634	Modified Grc	\$0.85	\$10.20	\$16,667	1-3		
3871 - Suite 55	1,156	Modified Grc	\$0.82	\$9.84	\$11,375	1-3		
3859 - Suite 43-	1,619	Modified Grc	\$0.88	\$10.56	\$17,097	1-3		

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
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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.



20864

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			

Retail Space on State St in Hurricane

985 W State St Hurricane, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 1,600	ACRES	ZONING borhood Comr
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Roll up door with warehouse in the back. Full office upstairs, showroom in Front. Great visibility from State Street. End unit next to Family Dollar. Offered at \$8.50/SF/Yr Modified Gross.



24483

For Additional Info, Text 13452 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1	1,600	MG	\$8.50	\$102.00	\$163,200			

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
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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
Unit 31	1,375	MG	\$0.73	\$8.76	\$12,045			
Units 33-34	2,750	MG	\$0.73	\$8.76	\$24,090			

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

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

4210 S 950 E St. George, UT

Contact Curren Christensen



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

For Additional Info, Text 11420 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
71	17,000	NNN	\$0.80	\$9.60	\$163,200	3-7 Years		

Office/Retail Warehouse - Off Freeway Interchange

88 E 1160 S St. George, UT

Contact Wes Davis



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 3,000	ACRES 1.56	ZONING Commercial
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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 Park

314 N 3050 E St. George, UT

Contact Curren Christensen



23241

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

For Additional Info, Text 12323 to 39200

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



23242

PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 6,040	ACRES 1.55	ZONING M-2
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** Only approx .33 Acre of yard space available with the building at the listing price.

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

1330 W Sunset St. George, UT

Contact Jason Griffith, CCIM



23374

PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 1,650	ACRES	ZONING C-3
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Completely renovated office/warehouse flex space center on the west side of St. George. New HVAC, sealed concrete floors, Convenient access to downtown. Conference room access for a fee. Car parking limited to 2 spaces (additional spaces for a fee). Mailbox in office for 1/2 price. New ownership and management.

For Additional Info, Text 12987 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
J	2,500	NNN	\$1.10	\$13.20	\$33,000			
I	1,650	NNN	\$1.15	\$13.80	\$22,770			

R&R Industrial Park

677 N 3050 E St. George, UT

Contact Jason Griffith, CCIM, Meeja McAllister



24953

PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 2,100	ACRES	ZONING M-1
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WOW! Great industrial park suite available for lease and competitively priced! Located south of Costco and 1.5 miles to I-15. 3 Phase power included with Common loading docs. Zoned M-1.

For Additional Info, Text 13241 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
5	2,100	NNN	\$0.65	\$7.80	\$16,380		0.07	0.05

Office/Warehouse (New Construction)

1324 S Sandhill Dr Washington, UT

Contact Wes Davis



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 9,500	ACRES 1.29	ZONING industrial
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Now taking reservations for new office/warehouse with frontage on Washington Dam Road (1,500 to 9,500 SF available). Block construction, 14' roll-up door, 20' clear height, possible access to yard, 3-phase power. Build out and lease terms flexible.

For Additional Info, Text 11123 to 39200

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

Office - Warehouse with Dock

492 N Old Hwy 91 Hurricane, UT

Contact Jason Griffith, CCIM, Meeja McAllister



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

For Additional Info, Text 10026 to 39200

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

3651 W Ali Baba Ln

3651 Ali Baba Ln Las Vegas, NV

Contact Erik Sexton



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 26,000	ACRES 0.99	ZONING MD
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Blocks from Future Raiders Stadium. Southwest Industrial Space For Lease. Quick I-15 Freeway Access via Russell or Tropicana. Minutes from the Las Vegas Strip. Exterior Building Security Cameras. Recent Interior and Exterior Renovations.

For Additional Info, Text 15436 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite 105	4,000	Modified Grc	\$0.75	\$9.00	\$36,000	5 years		

Trepcu 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
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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
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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. 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	\$0.54	\$6.48	\$57,024	5		

Close to downtown St. George

1155 W 1130 N St. George, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 2,500	ACRES	ZONING M-1
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Single Tenant warehouse available to lease for a great price! \$0.66/SF/Modified Gross includes a New Office, Small open yard area and is located on the West Side of St. George. Zoned M-1

For Additional Info, Text 10085 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,500	MG	\$0.66	\$7.92	\$19,800	2-3		

Close to downtown St. George

1155 W 1130 N St. George, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 2,500	ACRES	ZONING M-1
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Fantastic lease opportunity . Office / Warehouse zoned manufacturing with 2500 SF. New Office and renovated restroom, small yard area. Close to downtown St. George

For Additional Info, Text 10092 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,500	MG	\$0.66	\$7.92	\$19,800	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
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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

Office-Warehouse Washington Dam Rd

1880 E Washington Dam Rd Washington, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 1,500	ACRES	ZONING Industrial
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Office / Warehouse located on Washington Dam Road for lease. Small storage yard, overhead door in back and small office for \$1,100/month modified gross.

For Additional Info, Text 13471 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
B	1,500	MG	\$0.74	\$8.88	\$13,320	2		

+/-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
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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
	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
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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
		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
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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
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Lease/Build-to-Suit

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

Contact Curren Christensen

PROPERTY TYPE Retail/Office	AVAILABLE SF 1,800	ACRES 0.33	ZONING 3/Adjacent PD-
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Land can be leased for \$24/SF/Year NNN or can be built-to-suit for 8.5% CAP and \$24/SF/Year NNN. Zoned C-3 with St. George Blvd Frontage. Adjacent to 605 Place student housing. Great site for Restaurant, retail, medical or professional office.



23591

For Additional Info, Text PLACE to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	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
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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 T1 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



15342

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
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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.



10532

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
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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.



16838

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			

Office Space on St. George Blvd!

216 W St. George Blvd St. George, UT

Contact Curren Christensen



PROPERTY TYPE Central Business District	AVAILABLE SF 1,049	ACRES	ZONING C-4
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Located in the Central Business District. Great signage opportunities on St. George Boulevard. Hard to find open layout. Co-tenants include: insurance, CPA's, law practice and others. Anticipated availability is December 1st.

For Additional Info, Text 13237 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
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
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Spacious office with great views. Centrally located. Has a conference room, open work area and waiting area. Very nicely finished. Furnishings negotiable. Looking for a select company to co-tenant the site. All showings by appointment only. Must be scheduled with the listing agent.

For Additional Info, Text 11465 to 39200

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

Central Business Location

192 E 200 N St. George, UT

Contact Wes Davis



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

For Additional Info, Text 11472 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
203	1,668	NNN	\$1.15	\$13.80	\$23,018			

Sun Valley Professional Office Building

48 S 2500 W Hurricane, UT

Contact Meeja McAllister



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

For Additional Info, Text 11056 to 39200

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

Professional/Medical Office

640 E 700 S St. George, UT

Contact Wes Davis

PROPERTY TYPE Downtown	AVAILABLE SF 1,700	ACRES	ZONING
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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	\$1.00	\$12.00	\$20,400	1	0.37	

Premier Office Space

619 S Bluff St St. George, UT

Contact Jason Griffith, CCIM, Meeja McAllister

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



20639

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	\$1.10	\$13.20	\$87,820	3-5	0	0
300A	2,968	NNN	\$1.10	\$13.20	\$39,178	3-5		
100	1,008	NNN	\$1.10	\$13.20	\$13,306	3-5		

Professional Office

1240 E 100 S St. George, UT

Contact Wes Davis

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



21331

For Additional Info, Text 10052 to 39200

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

Beautiful, Historic Office Building

694 S Main St. George, UT

Contact Curren Christensen

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



22112

For Additional Info, Text 10223 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	1,189	NNN	\$1.75	\$21.00	\$24,969			

Downtown Office - Full Floor, Great Views

113 E 200 N St. George, UT

Contact Wes Davis



PROPERTY TYPE Downtown	AVAILABLE SF 1,970	ACRES	ZONING
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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			

Sunland Professional Park

491 E Riverside Dr St. George, UT

Contact Jason Griffith, CCIM, Meeja McAllister



PROPERTY TYPE Downtown	AVAILABLE SF 1,525	ACRES	ZONING C-3
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Great built out office space located in the Sunland Professional Park. Located near I-15.

For Additional Info, Text 13378 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite 4B	1,525	NNN	\$1.00	\$12.00	\$18,300			

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

For Additional Info, Text 10133 to 39200

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

11540 S Eastern Ave Office Medical Building for Lease

11540 S Eastern Ave Henderson , NV

Contact Erik Sexton



PROPERTY TYPE Medical Office	AVAILABLE SF 12,155	ACRES 1.4	ZONING CC
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CAM's currently running at \$0.30/sq.ft.

For Additional Info, Text 15407 to 39200

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

Medical/Professional Office for Lease in Mesquite, NV

840 Pinnacle Court Mesquite, NV

Contact Curren Christensen



PROPERTY TYPE Medical Office	AVAILABLE SF 3,000	ACRES	ZONING JD - Commerci
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3,000+ SF office building located in the Oasis Professional Park overlooking the lake and Oasis Golf Course. Building is set up for 1 or 2 businesses with 2 entrances, 2 reception areas, 2 bathrooms and a break room.

For Additional Info, Text 15234 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1000			\$0.90	\$10.80				

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

1054 E Riverside Dr #201

1054 E Riverside Dr St. George, UT

Contact Brandon Vandermyde



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

For Additional Info, Text 11061 to 39200

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

Large Office Space for Lease

1552 W 200 N Cedar City, UT

Contact Neil Walter, Aaron Edgley



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

For Additional Info, Text 13491 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	8,225	MG	\$0.75	\$9.00	\$74,025			

Professional Office in Kanab

468 E 300 S Kanab, UT

Contact Brandon Vandermyde



PROPERTY TYPE Suburban	AVAILABLE SF 4,887	ACRES	ZONING
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Class A office available in Kanab. Tenants include Drivers License Division and Division of Workforce Services. Lease rates dependent upon term and square footage. Tenant improvements to be negotiated.

For Additional Info, Text 11434 to 39200

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

Northwest Executive Center

3320 N Buffalo Dr Las Vegas, NV

Contact Erik Sexton



PROPERTY TYPE Suburban	AVAILABLE SF 2,619	ACRES 2.02	ZONING P-R
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Northwest Executive Center is a convenient corner beautiful two-story office building with covered parking available. The infill location offers easy access via US-95 and Mountain View Hospital, enhancing its suitability for a variety of professional office tenants, including, but not limited to, medical, engineering and consulting, legal[...]

For Additional Info, Text 15433 to 39200

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

Office in NW Las Vegas Medical District

2724 North Tenaya Way Las Vegas, NV

Contact Mark Musser, Mark Musser, Barry Ross



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

For Additional Info, Text 15476 to 39200

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

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
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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
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
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22598

For Additional Info, Text 11001 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	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
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16447

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

For Additional Info, Text 13555 to 39200

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

Dixie Commons

1664 S Dixie Dr St. George, UT

Contact Jason Griffith, CCIM, Meeja McAllister

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



22384

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
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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



22613

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
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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



22664

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

Blackridge Office II

1173 S 250 W St. George, UT

Contact Wes Davis

PROPERTY TYPE Suburban	AVAILABLE SF 800	ACRES	ZONING
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Lease incentives available with flexible terms. Great parking and well maintained along with fantastic co-tenants ie: financial manager, medical & insurance. Suite 201 has fantastic views, reception area, conference room, multiple offices and has been cleaned and is ready for occupancy. Suite 202 is near the elevator, 2 offices with large[...]

For Additional Info, Text 10057 to 39200



24572

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

Frontage on Hilton Dr and Dixie Dr - Great Visibility

297 W Hilton Dr & Dixie Dr St. George, UT

Contact Wes Davis



PROPERTY TYPE Suburban	AVAILABLE SF 1,250	ACRES 0.12	ZONING Commercial
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Great signage and location! Close to I-15 freeway access. This office has a very efficient office configuration. Landlord will consider flexible terms. Available April, 2018.

For Additional Info, Text 13495 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	1,250	NNN	\$0.90	\$10.80	\$13,500			

Office Space Near Exit 8

553 W Calle Del Sol Washington, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE Suburban	AVAILABLE SF 1,373	ACRES	ZONING C-3
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Retail showroom or Office close to and with easy access to I-15 exit 13. This building has been completely remodeled and is packed full of amenities. Competitively priced.

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



PROPERTY TYPE Anchorless Center	AVAILABLE SF 1,543	ACRES	ZONING GC
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This newly built-out retail space is across the street from Canyon View High School and loaded with Main Street Visibility. Complete with Natural Gas available and 200amp electrical service.

For Additional Info, Text 12946 to 39200

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

Grand Circle Plaza

1141 W State St Hurricane, UT

Contact Curren Christensen



PROPERTY TYPE Anchorless Center	AVAILABLE SF 1,200	ACRES	ZONING HC
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Located on State Street. Great visibility. IHC, restaurants and banks nearby. WalMart within 1.5 miles. Nearby tenants include: Wendy's, Stout Home Furnishings, Hunan City Restaurant, State Farm Insurance and more.

For Additional Info, Text 13443 to 39200

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

Office/Retail Space in Park at Paradise Canyon

1449 N 1400 W St. George, UT

Contact Curren Christensen



PROPERTY TYPE Anchorless Center	AVAILABLE SF 3,020	ACRES	ZONING C-4
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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
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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
11	1,250	NNN	\$0.90	\$10.80	\$13,500		0.19	0.08
12	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
23	2,500	NNN	\$0.90	\$10.80	\$27,000		0.19	0.08
8	1,035	NNN	\$1.20	\$14.40	\$14,904		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
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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
5 & 6	2,562	NNN	\$1.10	\$13.20	\$33,818	3-5	0.13	0.12
4	1,507	NNN	\$1.15	\$13.80	\$20,797	3-5	0.13	0.12
4, 5 & 6	4,069	NNN	\$1.10	\$13.20	\$53,711	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
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Pre-leasing prime retail with high visibility and frontage on River Road. Enjoy the first Boulder Creek retail location taking advantage of over 35,000 ADT (Average Daily Traffic) count. Uniquely located, Boulder Creek Crossing is the closest major neighborhood commercial center that will service thousands of nearby rooftops. Expected com[...]

For Additional Info, Text 11051 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
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
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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
7	1,268	NNN	\$1.15	\$13.80	\$17,498		0.1	0.13

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

For Additional Info, Text 13466 to 39200

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

Retail Space for Lease or Sale in Grand Circle Plaza

1141 W State St Hurricane, UT

Contact Curren Christensen



PROPERTY TYPE Community Center	AVAILABLE SF 2,040	ACRES 0.18	ZONING HC
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Retail space for lease or sale in Grand Circle Plaza! Zoned Highway commercial and just off State St for great visibility. Priced to sale at \$316,200.

For Additional Info, Text 13013 to 39200

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

South Main Retail & Build-to-Suit

775-1160 S Main St St. George, UT

Contact Jon Walter, Mark Walter, Mike Sheffield



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

For Additional Info, Text 12341 to 39200

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

Full Service C-Store For Lease

1055 S Hwy 89A Kanab, UT

Contact Curren Christensen



PROPERTY TYPE C-Store	AVAILABLE SF 2,420	ACRES 0.9	ZONING COM
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Turnkey, Texaco-branded convenience store for lease in Kanab. Newly remodeled. Updated restrooms. Very clean. Point-of-sale system, all racking/shelving and new freezers/fridges included. State-of-the-art security system and alarm. APC electric systems. VEEDER-ROOT fuel monitoring system. Lease for \$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
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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			

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

For Additional Info, Text 10158 to 39200

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

Retail & Office by Dinosaur Crossing

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

Contact Curren Christensen

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



18481

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 / O	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

PROPERTY TYPE Free Standing	AVAILABLE SF 1,950	ACRES 1.8	ZONING C-2
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Fantastic retail space located just off Red Hills Parkway. Comes with loading dock, modern showroom and restroom.



23039

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	#####	#####	3-5	0.15	0.1

Retail Space in Downtown St. George

85 N 100 W St. George, UT

Contact Greg Whitehead, Gregg McArthur

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



23129

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			

End Cap Unit on Bluff St

793 S Bluff St St. George, UT

Contact Meeja McAllister

PROPERTY TYPE Free Standing	AVAILABLE SF 1,620	ACRES 0.89	ZONING GC
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End-cap unit of in-line shops at Commercial Center. Must Call Listing Agent to schedule a tour. Centralized Location between Bluff Street and Main Street in downtown St. George. Other shops include Kmart, Christensens and Habitat Restore.



24305

For Additional Info, Text 13413 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	1,620	NNN	\$1.10	\$13.20	\$21,384	3-5	0.15	0.1

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

For Additional Info, Text 11030 to 39200

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

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
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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[...]

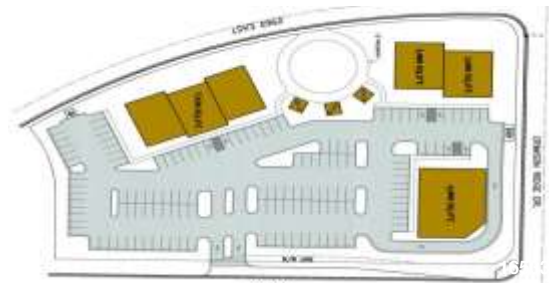
For Additional Info, Text 11424 to 39200

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

For Additional Info, Text 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
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Nice open floor plan. New paint & carpet. Conveniently located on St. George Boulevard next to Lip Trix, a salon and a fitness/nutrition club.

For Additional Info, Text 14023 to 39200

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

River Rd Frontage Retail Location

1468 S River Rd St. George, UT

Contact Wes Davis



PROPERTY TYPE Neighborhood Center	AVAILABLE SF 2,125	ACRES	ZONING
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Located Next to Popeye's, you'll be the next hot spot! New Construction Retail project with preliminary plans approved by the City. Quick delivery time! Great Signage and visibility on River Road. Various sizes - ideal for retail, restaurant or office spaces. TI available and ADT over 24,000.

For Additional Info, Text 10281 to 39200

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

Retail Space for Lease in Holiday Square

175 W 900 S St. George, UT

Contact Curren Christensen



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

For Additional Info, Text 15453 to 39200

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

Former Weichert Realty building

891 S Bluff St St. George, UT

Contact Meeja McAllister



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

For Additional Info, Text 13487 to 39200

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

Retail Space at Rio Plaza

558 E Riverside Dr St. GEorge, UT

Contact Jason Griffith, CCIM



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

For Additional Info, Text 13489 to 39200

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

Office/Retail Warehouse at Sunland Professional Park

376 E Sunland Dr St. George, UT

Contact Curren Christensen



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

For Additional Info, Text 13498 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
3	1,600	MG	\$1.13	\$13.56	\$21,696			

City View Downtown Class "A" Retail Space For Lease

1 W St. George Blvd St. George, UT

Contact Curren Christensen



PROPERTY TYPE Regional Center	AVAILABLE SF 11,794	ACRES 3.1	ZONING C-4
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Class "A" downtown Retail/Restaurant Opportunity. Be a part of City View project, to begin construction in 2018. Adjacent to Marriot Autograph Collection Boutique Hotel. Apartment Buildings have a combined 110 units. High end residential, hotel & adjacent projects including Town Square, with high foot traffic. Adjacent to Green Gate Villa[...]

For Additional Info, Text 11108 to 39200

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

Prime Retail Space Near Dino Crossing

446 S Mall Dr St. George, UT

Contact Jon Walter, Mike Sheffield



PROPERTY TYPE Regional Center	AVAILABLE SF 2,230	ACRES	ZONING
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Fantastic Retail space available. Two spacious units located across the street from the new Dino Crossing shopping center. This is a High traffic area with good visibility. Starting from \$1.35/SF/Month to \$1.45/SF/Month NNN, with two spaces available for lease.

For Additional Info, Text 10065 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
8-4	2,230	NNN	\$1.45	\$17.40	\$38,802	3+		
B-5	2,090	NNN	\$1.35	\$16.20	\$33,858	3+		

Prime, Class A Retail on St. George Blvd!

440 W St. George Blvd St. George, UT

Contact Curren Christensen



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

For Additional Info, Text 13537 to 39200

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

I-15 Frontage Retail Flex Space for Lease

504 W Buena Vista Washington, UT

Contact Curren Christensen



PROPERTY TYPE
Regional Center

AVAILABLE SF
3,000

ACRES

ZONING
C-3

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

For Additional Info, Text 13540 to 39200

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

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	