

Exclusive Offerings

# For Lease



## Industrial Build-to-Suit in Port 15

**5352 W 900 N Cedar City, UT**

Contact Brandon Vandermyde



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

For Additional Info, Text 12301 to 39200

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

**189 N 5500 W Hurricane, UT**

Contact Curren Christensen



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

For Additional Info, Text 10165 to 39200

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

**Valley View Business Center**

**3871 S Valley View Blvd Las Vegas, NV**

Contact Phillip Keuch, Erik Sexton

PROPERTY TYPE <b>Manufacturing</b>	AVAILABLE SF <b>745</b>	ACRES <b>10.77</b>	ZONING <b>M-1</b>
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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
3863 - Suite 26	1,238	Modified Grc	\$0.83	\$9.96	\$12,330	1-3		
3871 - Suite 55	1,156	Modified Grc	\$0.82	\$9.84	\$11,375	1-3		
3871 - Suite 66-	1,634	Modified Grc	\$0.85	\$10.20	\$16,667	1-3		
3867 - Suite 17-	1,716	Modified Grc	\$0.80	\$9.60	\$16,474	1-3		
3867 - Suite 35	850	Modified Grc	\$0.80	\$9.60	\$8,160	1-3		
3867 - Suite 15	843	Modified Grc	\$0.90	\$10.80	\$9,104	1-3		
3863 - Suite 17-	1,724	Modified Grc	\$0.80	\$9.60	\$16,550	1-3		
3859 - Suite 40-	1,916	Modified Grc	\$0.82	\$9.84	\$18,853	1-3		
3859 - Suite 43-	1,619	Modified Grc	\$0.88	\$10.56	\$17,097	1-3		
3863 - Suites 6-	4,205	Modified Grc	\$0.87	\$10.44	\$43,900	1-3		

**Nice Office/Wrhs-Downtown Hurricane**

**75 N 200 W Hurricane, UT**

Contact Curren Christensen

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



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 Gregg McArthur, Greg Whitehead

PROPERTY TYPE <b>Office/Retail Warehouse</b>	AVAILABLE SF <b>1,600</b>	ACRES	ZONING <b>borhood Comr</b>
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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	AVAILABLE SF	ACRES	ZONING
<b>Office/Retail Warehouse</b>	<b>2,750</b>		<b>C-3</b>

Small office/warehouse in a high visibility retail shopping center on St. George's fast growing west side. Roll-up door available.

For Additional Info, Text 13807 to 39200

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

**Rare Retail/Warehouse**

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

Contact Jason Griffith, CCIM



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

Small retail/warehouse (mostly retail) just off of Riverside Drive. Corner location with direct window exposure to 400 East. Common area dock. Minutes from downtown.

For Additional Info, Text 10205 to 39200

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

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

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

Contact Curren Christensen



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

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

For Additional Info, Text 11420 to 39200

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

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

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

Contact Curren Christensen



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
<b>Office/Retail Warehouse</b>	<b>8,000</b>	<b>2</b>	<b>MC</b>

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

For Additional Info, Text 12323 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
<b>C1</b>	<b>8,000</b>	<b>NNN</b>	<b>\$0.75</b>	<b>\$9.00</b>	<b>\$72,000</b>	<b>3-5</b>	<b>0.07</b>	<b>0.07</b>

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

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

Contact Curren Christensen



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	6,040	1.55	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**

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

Contact Jason Griffith, CCIM



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	1,650		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	\$1.05	\$12.60	\$20,790			
N	4,851	NNN	\$0.90	\$10.80	\$52,391			
J	2,500	NNN	\$1.05	\$12.60	\$31,500			
L	2,588	NNN	\$1.05	\$12.60	\$32,609			

**R&R Industrial Park**

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

Contact Jason Griffith, CCIM, Meeja McAllister



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	2,100		M-1

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

**IPM Warehouse**

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

Contact Brandon Vandermyde



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
<b>Office/Retail Warehouse</b>	<b>2,190</b>		

2 Suites available for Lease in the IPM Warehouse in St. George. Suite 1 has 2,190 SF and Suite 5 has \$1,920.

For Additional Info, Text 13572 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1	2,190	NNN	\$0.65	\$7.80	\$17,082		0.1	
5	1,920	NNN	\$0.60	\$7.20	\$13,824		0.1	

**Office/Warehouse (New Construction)**

**1324 S Sandhill Dr Washington, UT**

Contact Wes Davis



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

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

For Additional Info, Text 11123 to 39200

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

**Office Warehouse**

**1324 S Sandhill Dr Washington, UT**

Contact Wes Davis



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
<b>Office/Retail Warehouse</b>	<b>1,600</b>		<b>Industrial</b>

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

For Additional Info, Text 13378 to 39200

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

**Office - Warehouse with Dock**

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

Contact Jason Griffith, CCIM, Meeja McAllister



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
<b>Warehouse/Distribution</b>	<b>6,888</b>		<b>Industrial</b>

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 <b>Warehouse/Distribution</b>	AVAILABLE SF <b>26,000</b>	ACRES <b>0.99</b>	ZONING <b>MD</b>
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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	MG	\$0.75	\$9.00	\$36,000	5 years		

**Former Dixie ATC Buiding**

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

*Contact Jon Walter*



PROPERTY TYPE <b>Warehouse/Distribution</b>	AVAILABLE SF <b>8,800</b>	ACRES <b>1.5</b>	ZONING <b>M-1</b>
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Former Dixie ATC facility in the St. George Industrial Park. Fully fenced facility with ample room for several semi trucks. 4,480 SF high bay truck repair facility; 2,880 SF training and office bldg; 1,440 SF education and training bldg. 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 <b>Warehouse/Distribution</b>	AVAILABLE SF <b>2,500</b>	ACRES	ZONING <b>M-1</b>
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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 <b>Warehouse/Distribution</b>	AVAILABLE SF <b>2,500</b>	ACRES	ZONING <b>M-1</b>
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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		

**+/-1.99 Acres**

**Hacienda & Arville Las Vegas, NV**

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

PROPERTY TYPE <b>Industrial</b>	AVAILABLE SF	ACRES <b>1.99</b>	ZONING <b>M-1</b>
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+/-1.99 acres located at Hacienda and Arville.



For Additional Info, Text 15295 to 39200

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

**1.06 Acres of Commercial Land - Built to Suit or Land Le**

**1185 W Pioneer Blvd Mesquite, NV**

Contact Jon Walter



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

For Additional Info, Text 14885 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
			<b>\$4,000.00</b>	<b>#####</b>				

**Great Commercial Corner**

**Corner Snow Cyn Pkwy/Snow Cyn Dr Ivins, UT**

Contact Jon Walter, Mark Walter



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

For Additional Info, Text 13020 to 39200

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

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

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

Contact Jon Walter, Mark Walter



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

For Additional Info, Text 10292 to 39200

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

**Lease/Build-to-Suit**

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

Contact Curren Christensen

PROPERTY TYPE <b>Retail/Office</b>	AVAILABLE SF <b>1,800</b>	ACRES <b>0.33</b>	ZONING <b>3/Adjacent PD-</b>
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Land can be leased for \$3,500/Month NNN. Zoned C-3 with St. George Blvd Frontage. Adjacent to 605 Place student housing. Great site for Restaurant, retail, medical or professional office.



23591

For Additional Info, Text PLACE to 39200

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

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

**Buena Vista Blvd Washington, UT**

Contact Curren Christensen

PROPERTY TYPE <b>Retail/Office</b>	AVAILABLE SF <b>25,000</b>	ACRES <b>1.75</b>	ZONING <b>C-2</b>
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Great location just off of I-15, Exit 10. Freeway visible property, perfect for retail or restaurant users. Up to 25,000 SF. Will build-to-suit or consider 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
	<b>25,000</b>	<b>NNN</b>	<b>\$1.58</b>	<b>\$18.96</b>	<b>\$474,000</b>			

**Skyline Ridge Private Offices**

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

Contact Wes Davis

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



10532

For Additional Info, Text 10036 to 39200

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

**St. George Blvd Office**

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

Contact Wes Davis

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



16838

For Additional Info, Text 14041 to 39200

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



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

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

Contact Curren Christensen



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

For Additional Info, Text 13237 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
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 <b>Central Business District</b>	AVAILABLE SF <b>5,850</b>	ACRES	ZONING <b>C-4</b>
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Spacious office with great views. Centrally located. Has a conference room, open work area and waiting area. Very nicely finished. Furnishings negotiable. Looking for a select company to co-tenant the site. All showings by appointment only. Must be scheduled with the listing agent.

For Additional Info, Text 11465 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
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 <b>Central Business District</b>	AVAILABLE SF <b>1,668</b>	ACRES	ZONING <b>C-4</b>
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This Central Business Location is fully equipped with an elevator, six exterior offices, reception area, conference room, storage, and common break room. Tenants are a mix of medical, legal and professional offices near city and county offices.

For Additional Info, Text 11472 to 39200

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

**Bentana Office Building Q2**

**230 N 13680 E St. George, UT**

Contact Brandon Vandermyde



PROPERTY TYPE <b>Central Business District</b>	AVAILABLE SF <b>1,155</b>	ACRES	ZONING
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Fantastic office space in Downtown St. George. 1155 Square feet and very reasonably priced.

For Additional Info, Text 13601 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Q2	1,155	NNN	\$0.80	\$9.60	\$11,088			

**Sun Valley Professional Office Building**

**48 S 2500 W Hurricane, UT**

Contact Meeja McAllister



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

For Additional Info, Text 11056 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
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 <b>Downtown</b>	AVAILABLE SF <b>1,700</b>	ACRES	ZONING <b>C-3</b>
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Office space for professional and medical users. Nicely finished suites with clean common areas. Convenient access to downtown and hospital / medical facilities. Covered parking available. Flexible lease terms and lease incentives.

For Additional Info, Text 10350 to 39200

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

**Premier Office Space**

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

Contact Jason Griffith, CCIM, Meeja McAllister



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

For Additional Info, Text 15045 to 39200

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

**Professional Office**

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

Contact Wes Davis



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

For Additional Info, Text 10052 to 39200

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

**Beautiful, Historic Office Building**

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

Contact Curren Christensen



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

For Additional Info, Text 10223 to 39200

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

**Downtown Office Space for Lease**

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

Contact Gregg McArthur, Greg Whitehead



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

For Additional Info, Text 13010 to 39200

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

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

**50 N 300 W Washington, UT**

Contact Wes Davis



PROPERTY TYPE <b>Downtown</b>	AVAILABLE SF <b>10,000</b>	ACRES	ZONING <b>PUD</b>
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Cottontown Village, in the heart of Washington City, near the freeway and national retailers. Join other professionals in this quiet business center. Tenants include engineer, financial professionals, light retail. There are a couple of lots with build-to-suit options up to 10,000 SF.

For Additional Info, Text 10133 to 39200

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

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

**11540 S Eastern Ave Henderson , NV**

Contact Erik Sexton



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

For Additional Info, Text 15407 to 39200

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

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

**840 Pinnacle Court Mesquite, NV**

Contact Curren Christensen



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			<b>\$0.90</b>	<b>\$10.80</b>				

**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	<b>\$1.25</b>	<b>\$15.00</b>	<b>\$37,155</b>	<b>5</b>	<b>1.44</b>	

**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

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	<b>\$1.20</b>	<b>\$14.40</b>	<b>\$36,158</b>			

**Medical / Surgical Office**

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

Contact Wes Davis



PROPERTY TYPE  
**Medical Office**

AVAILABLE SF  
**2,520**

ACRES

ZONING

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

For Additional Info, Text 13585 to 39200

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

**Large Office Space for Lease**

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

Contact Neil Walter, Aaron Edgley

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



24793

For Additional Info, Text 13491 to 39200

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

**Professional Office in Kanab**

**468 E 300 S Kanab, UT**

Contact Brandon Vandermyde

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



15344

For Additional Info, Text 11434 to 39200

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

**Northwest Executive Center**

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

Contact Erik Sexton

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



23530

For Additional Info, Text 15433 to 39200

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

**Office in NW Las Vegas Medical District**

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

Contact Mark Musser, Mark Musser, Barry Ross

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



24502

For Additional Info, Text 15476 to 39200

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

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

**840 Pinnacle Court Mesquite, NV**

Contact Curren Christensen



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

For Additional Info, Text 15380 to 39200

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

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

**70 N Yucca St Mesquite, NV**

Contact Curren Christensen



PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>2,130</b>	ACRES	ZONING <b>il Central Busin</b>
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For Additional Info, Text 11001 to 39200

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

**Approx. 975 SF of Office Space**

**1288 S State St Salina, UT**

Contact Curren Christensen



PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>975</b>	ACRES	ZONING <b>COM</b>
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Lease office for \$1,000/month MG. Amount of yard space leased is to be agreed upon by the parties and additional rent will be applicable, depending on the amount of yard/parking area needed by the tenant.

For Additional Info, Text 13555 to 39200

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

**Dixie Commons**

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

Contact Jason Griffith, CCIM, Meeja McAllister



PROPERTY TYPE <b>Suburban</b>	AVAILABLE SF <b>7,000</b>	ACRES <b>9.95</b>	ZONING <b>PD COM</b>
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Near the new I-15 Exit 5, Dixie Drive Interchange. Convenient for customers and employees. Less than 10 minutes from anywhere in St. George. Excellent parking ratio of more than 5 stalls per 1,000 SF (unsurpassed in St. George). Drive-thru retail spaces available. Competitive rates and terms. Generous tenant improvement allowance. Existin[...]

For Additional Info, Text 10094 to 39200

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

**Executive Offices**

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

Contact Wes Davis

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

For Additional Info, Text 11031 to 39200



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. St. George, UT**

Contact Mike Sheffield

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

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

For Additional Info, Text 10057 to 39200



24572

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

**Retail Space - North Cedar City**

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

Contact Jason Griffith, CCIM



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

For Additional Info, Text 12946 to 39200

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

**Grand Circle Plaza**

**1141 W State St Hurricane, UT**

Contact Curren Christensen



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

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 <b>Anchorless Center</b>	AVAILABLE SF <b>3,020</b>	ACRES	ZONING <b>C-4</b>
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Unique location. Phenomenal views of Snow Canyon. Great visibility from Snow Canyon Parkway. Beautiful courtyard and amenities. Ample parking. Perfect for retail or office. Tenant improvement allowance. Starting at \$.95/SF NNN. (NNN fees estimated at \$.28/SF.) Possible TI allowance. Flexible lease terms.

For Additional Info, Text 10058 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suites B13 & B1	3,020	NNN	\$1.00	\$12.00	\$36,240	3 to 5	0.28	



**Dixie Sunset Plaza Retail**

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

Contact Meeja McAllister



PROPERTY TYPE <b>Anchorless Center</b>	AVAILABLE SF <b>3,195</b>	ACRES	ZONING <b>C-2</b>
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Great location on Sunset Blvd. No pads to block visibility. Lease rates starting at \$.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
13	1,170	NNN	\$0.90	\$10.80	\$12,636		0.19	0.08
11	1,250	NNN	\$0.90	\$10.80	\$13,500		0.19	0.08
14	1,170	NNN	\$0.90	\$10.80	\$12,636		0.19	0.08
2	1,400	NNN	\$1.30	\$15.60	\$21,840		0.19	0.08
12	1,250	NNN	\$0.90	\$10.80	\$13,500		0.19	0.08
23	2,500	NNN	\$0.90	\$10.80	\$27,000		0.19	0.08

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

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

Contact Mike Sheffield



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

For Additional Info, Text 11051 to 39200

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

**The Shoppes at Telegraph Square**

**568 W Telegraph Washington, UT**

Contact Jason Griffith, CCIM, Meeja McAllister



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

For Additional Info, Text 14235 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
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 <b>Community Center</b>	AVAILABLE SF <b>9,314</b>	ACRES	ZONING
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High traffic retail on Main Street. Excellent downtown shopping center location. Close to Southern Utah University. Other tenants include Lin's, Little Caesars, Great Clips and many more.

For Additional Info, Text 13466 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
B-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 <b>Community Center</b>	AVAILABLE SF <b>2,040</b>	ACRES <b>0.18</b>	ZONING <b>HC</b>
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Retail space for lease or sale in Grand Circle Plaza! Zoned Highway commercial and just off State St for great visibility. Priced to sale at \$316,200.

For Additional Info, Text 13013 to 39200

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

For Additional Info, Text 12341 to 39200

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

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

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

Contact Curren Christensen



PROPERTY TYPE <b>Community Center</b>	AVAILABLE SF <b>946</b>	ACRES	ZONING <b>C-4</b>
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Sublease for the Morris House at Green Gate Village. Lease expires on 11/30/2019. Subject to Tenant and Property Owner approval. Any term beyond 11/30/2019 will need to be negotiated with the property owner directly.

For Additional Info, Text 11540 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Morris House	946	NNN	\$1.56	\$18.72	\$17,709		0.32	0.09

**Full Service C-Store For Lease**

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

Contact Curren Christensen

PROPERTY TYPE <b>C-Store</b>	AVAILABLE SF <b>2,420</b>	ACRES <b>0.9</b>	ZONING <b>COM</b>
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Turnkey, Texaco-branded convenience store for lease in Kanab. Newly remodeled. Updated restrooms. Very clean. Point-of-sale system, all racking/shelving and new freezers/fridges included. State-of-the-art security system and alarm. APC electric systems. VEEDER-ROOT fuel monitoring system. Lease for \$2,500/month NNN.

For Additional Info, Text 10122 to 39200



21446

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	<b>2,420</b>		<b>\$1.03</b>	<b>\$12.36</b>	<b>\$29,911</b>	<b>5</b>		<b>0.09</b>

**Retail Building on State Street**

**250 W State St Hurricane, UT**

Contact Meeja McAllister

PROPERTY TYPE <b>Free Standing</b>	AVAILABLE SF <b>2,000</b>	ACRES <b>0.51</b>	ZONING <b>COM</b>
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Located on State Street in Hurricane, across the street from Zions Bank. Great visibility, signage and parking.

For Additional Info, Text 10285 to 39200



22129

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

**Anchored Retail Next to Tropical Smoothie Cafe**

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

Contact Jon Walter, Mike Sheffield

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

For Additional Info, Text 10158 to 39200



15707

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

**Retail & Office by Dinosaur Crossing**

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

Contact Curren Christensen

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

For Additional Info, Text 14369 to 39200



18481

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

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

**2051 E Red Hills Pkwy St. George, UT**

Contact Curren Christensen

PROPERTY TYPE <b>Free Standing</b>	AVAILABLE SF <b>1,950</b>	ACRES <b>1.8</b>	ZONING <b>C-2</b>
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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 Gregg McArthur, Greg Whitehead

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



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 <b>Free Standing</b>	AVAILABLE SF <b>1,620</b>	ACRES <b>0.89</b>	ZONING <b>GC</b>
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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 <b>Neighborhood Center</b>	AVAILABLE SF <b>17,260</b>	ACRES <b>4.16</b>	ZONING <b>C</b>
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Join Boulevard Home Furnishings, Ross and Christensen's in Cedar's finest retail center. Available next to Ross: 2,800 to 9,800 SF. Available next to Boulevard: Up to 17,260 SF. (Lease term not to exceed 5 years.) Out parcel is build-to-suit. Final rate depends on size, use and design.



10911

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



10438

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

For Additional Info, Text 11424 to 39200

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

**Crimson Corner**

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

Contact Meeja McAllister



PROPERTY TYPE <b>Neighborhood Center</b>	AVAILABLE SF <b>19,920</b>	ACRES	ZONING <b>C-2</b>
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New neighborhood convenience center located off of busy 3000 East. Several new housing developments in the area. Great for any retail or office users. Lease from 1,000 to 7,920 SF. Lease prices 3,000 SF and under are \$1.50/SF/mo NNN, 3,000 SF and higher are \$1.40/SF/mo NNN. The NNN is \$.23/SF/mo. Shell Space with \$35 TI Allowance.

For Additional Info, Text crimson to 39200

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

**Retail Space on St. George Blvd**

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

Contact Curren Christensen



16701

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

For Additional Info, Text 14023 to 39200

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

**River Rd Frontage Retail Location**

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

Contact Wes Davis



23901

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

For Additional Info, Text 10281 to 39200

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

**Retail Space for Lease in Holiday Square**

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

Contact Curren Christensen



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

For Additional Info, Text 15453 to 39200

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

**Former Weichert Realty building**

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

Contact Meeja McAllister



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

For Additional Info, Text 13487 to 39200

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

**Retail Space at Rio Plaza**

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

Contact Jason Griffith, CCIM



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

For Additional Info, Text 13489 to 39200

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

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

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

Contact Curren Christensen



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

For Additional Info, Text 13498 to 39200

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

**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**

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

For Additional Info, Text 11108 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	<b>11,794</b>	<b>NNN</b>	<b>\$1.83</b>	<b>\$21.96</b>	<b>\$258,996</b>			

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

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

Contact Curren Christensen



PROPERTY TYPE  
**Regional Center**

AVAILABLE SF  
**1,215**

ACRES

ZONING  
**C-3**

Class A retail located on St. George Blvd. Downtown location with great visibility. 1,215 Square feet available. Expected CAM & Tax total \$0.28/SF/Mo. Don't miss out on this great lease opportunity.

For Additional Info, Text 13537 to 39200

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

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