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**SHELLEE HAINES**  
 WHITE CROW REAL ESTATE  
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<b>Approved by MLS:</b>	In progress	<b>Office Listing #:</b>	<b>Listing Type:</b>	ERS
<b>Offering Type:</b>	Lease	<b>List Price/SqFt:</b>	<b>Cap Rate:</b>	
<b>CAM:</b>		<b>Lease Price:</b>	<b>Lease Price/Annual:</b>	
<b>Lse Prc Mnth P/SqFt:</b>		<b>Lease Price Per:</b>	<b>Lease Type:</b>	
<b>CAM Rate:</b>		<b>CAM Rate Per:</b>	<b>Property Tax Rate:</b>	
<b>Property Tax Rate Per:</b>		<b>Short Sale Status:</b>		

<b>Geo Lat:</b>	37.095852	<b>Geo Lon:</b>	-113.552211	<b>County:</b>	Washington
<b>Tax ID:</b>	SG-CDRT-1	<b>Tax ID Validated:</b>	Yes	<b>Total Taxes:</b>	73,750.84
<b>Tax Year:</b>	2023	<b>Owner:</b>	CORAL DESERT HEALTH CENTER L C	<b>Owner Phone:</b>	

<b>Listing Class:</b>	Office	<b>Parking Ratio:</b>		<b>Lot Acres:</b>	3.17
<b>Aprx Ttl Bldg SqFt:</b>	54,754	<b>Available SqFt:</b>	7,050	<b># of Floors:</b>	3
<b>Year Built:</b>	2003				

<b>Variable Rate Comm:</b>	No	<b>Buyer/Office Comm:</b>	3	<b>Buyer Agent Commission Type:</b>	%
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<b>Seller Concessions:</b>		<b>Buyer Zip Code:</b>		<b>Concessions:</b>	
<b>Concessions Remarks:</b>		<b>Sold Price/SqFt:</b>			

**Legal:** Subdivision: CORAL DESERT (SG) Lot: 1  
**Public Remarks:** Excellent Class A medical office space coming available (see attached floorplan): 10 Exam rooms, 2 large procedure rooms w/attached Large Recovery room/Open floor, 5 Restrooms, Breakroom, Lab room & Prep room, 2-4 Private Offices/clerical stations, Large Billing/Filing room, Reception with large waiting room. Across from IHC, near restaurants and Harmon's Grocery. Easy I-15 Access  
**Private Remarks:**  
**Directions:**

<b>Type of Property:</b> Office; Office Central Bus Dist; Office Downtown; Office Medical; Office Other	<b>Site Description:</b> Tenant Occupied <b>Showing Instructions:</b> Call Listing Agent	<b>Zoning:</b> Commercial; Special Purpose
<b>Other Features:</b> Elevator		

<b>Cumulative DOM:</b>	1	<b>Status Change Date:</b>	09/01/2023
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<b>LA:</b> SHELLEE HAINES; License #: 5698026-PB00; (435)229-2522; hainesyourway@gmail.com	<b>LO:</b> WHITE CROW REAL ESTATE; License #: 11399934-CN00; 4617 Pioneer Road St George, UT 84770; hainesyourway@gmail.com
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