

FOR LEASE

57 N 500 E
St George, UT 84770

- Suite offers an open floor plan, conference room, four (4) offices and two (2) restrooms

± 3,198 SF | OFFICE

Property Specs

LEASED PRICE	\$1.75/SF/NNN
SUITE SIZE SF	± 3,198 SF
YEAR BUILT	2004
TAX ID	SG-1263-B
TYPE	Office Central Business District

- Open floor concept, reception, conference room, four (4) offices, two (2) restrooms, 13 dedicated parking stalls, newer AC units, and great signage
- Well kept space, just off the Boulevard.
- Flexible lease terms.



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SUMMARY



PHOTOS



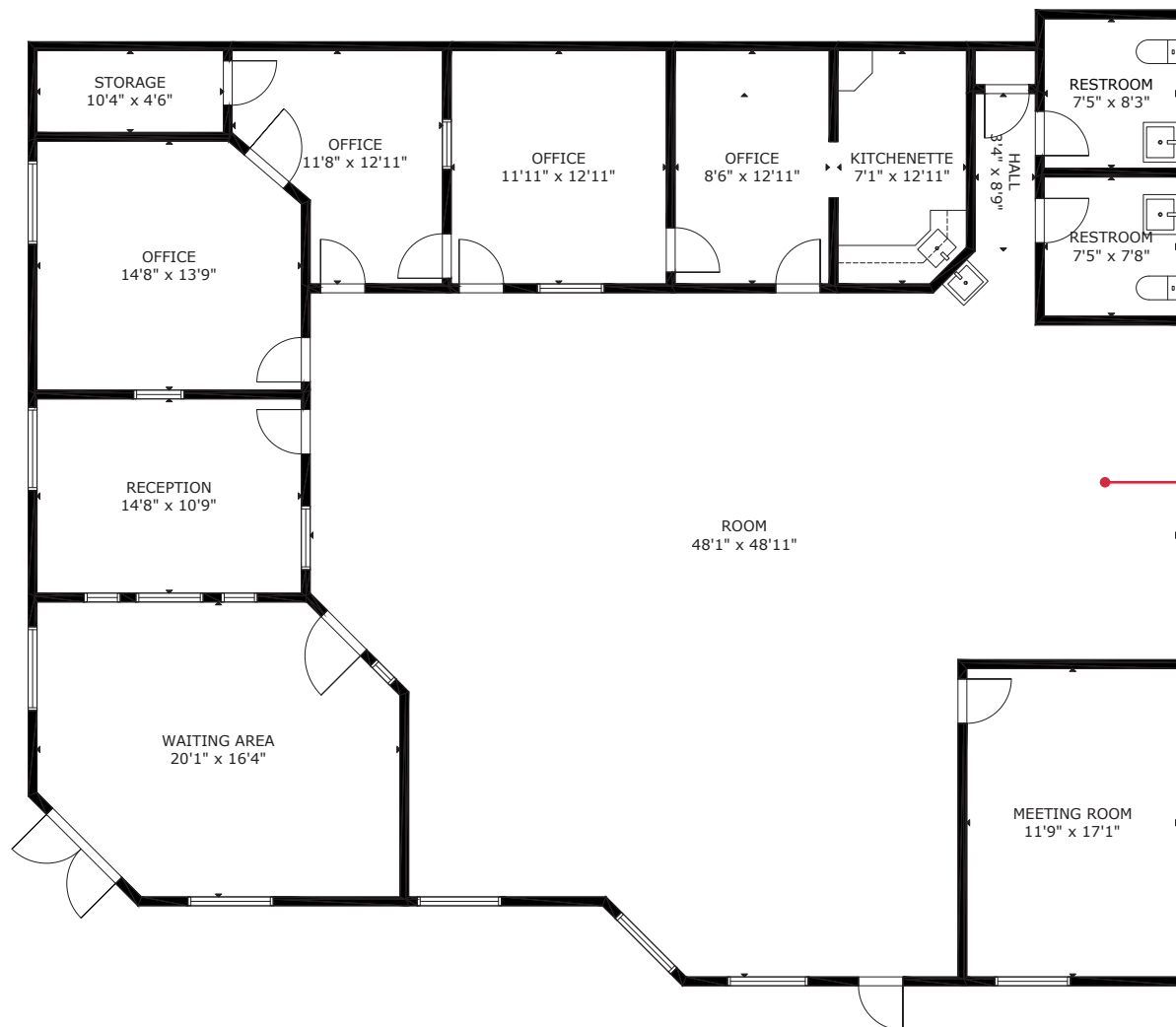
PHOTOS



PHOTOS



FLOOR PLAN



CLICK HERE
FOR A 3D TOUR

TOTAL SF	LEASE RATE	YEAR BUILT	ADDITIONAL FEATURES
± 3,198 SF	\$1.75/SF/NNN	2004	Open floor concept, reception, conference room, 4 offices, 2 restrooms, 13 dedicated parking stalls

AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	10,139	58,134	123,603
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,361	21,020	42,754
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$68,043	\$99,479	\$113,759

Traffic Counts

STREET	AADT
St George Blvd	27,000

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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325+
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1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E St. George Blvd Ste 200
St. George, Utah 84770
435.628.1609 | naixel.com

Wes Davis, MBA
435.627.5705
wdavis@naixel.com

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