



FOR LEASE

321 N Mall Dr, St. #H102
St George, UT 84790

- Office space available immediately.
- Has been used for medical.
- Four (4) offices in suite.

± 1,226 SF | MEDICAL OFFICE

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Brandon Price
435.627.5718
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Property Specs

LEASE RATE	\$1.35/SF/MG
BUILDING SIZE SF	± 1,226 SF
TYPE	Medical Office
CLASS	B

- Office space available immediately.
- Neighboring suite will be available for lease soon.
- Opportunity to expand in the near future if it fits your needs.
- Has been used for medical.
- Four (4) offices in suite.
- Landlord interested in selling furniture and exam tables and massage beds.
- Flexible lease terms
- Call agent for showing instructions
- All utilities included. Tenant is responsible for their own Wifi.



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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SUMMARY



Four (4) Offices in Suite.
Landlord interested in selling furniture and
exam tables and massage beds.

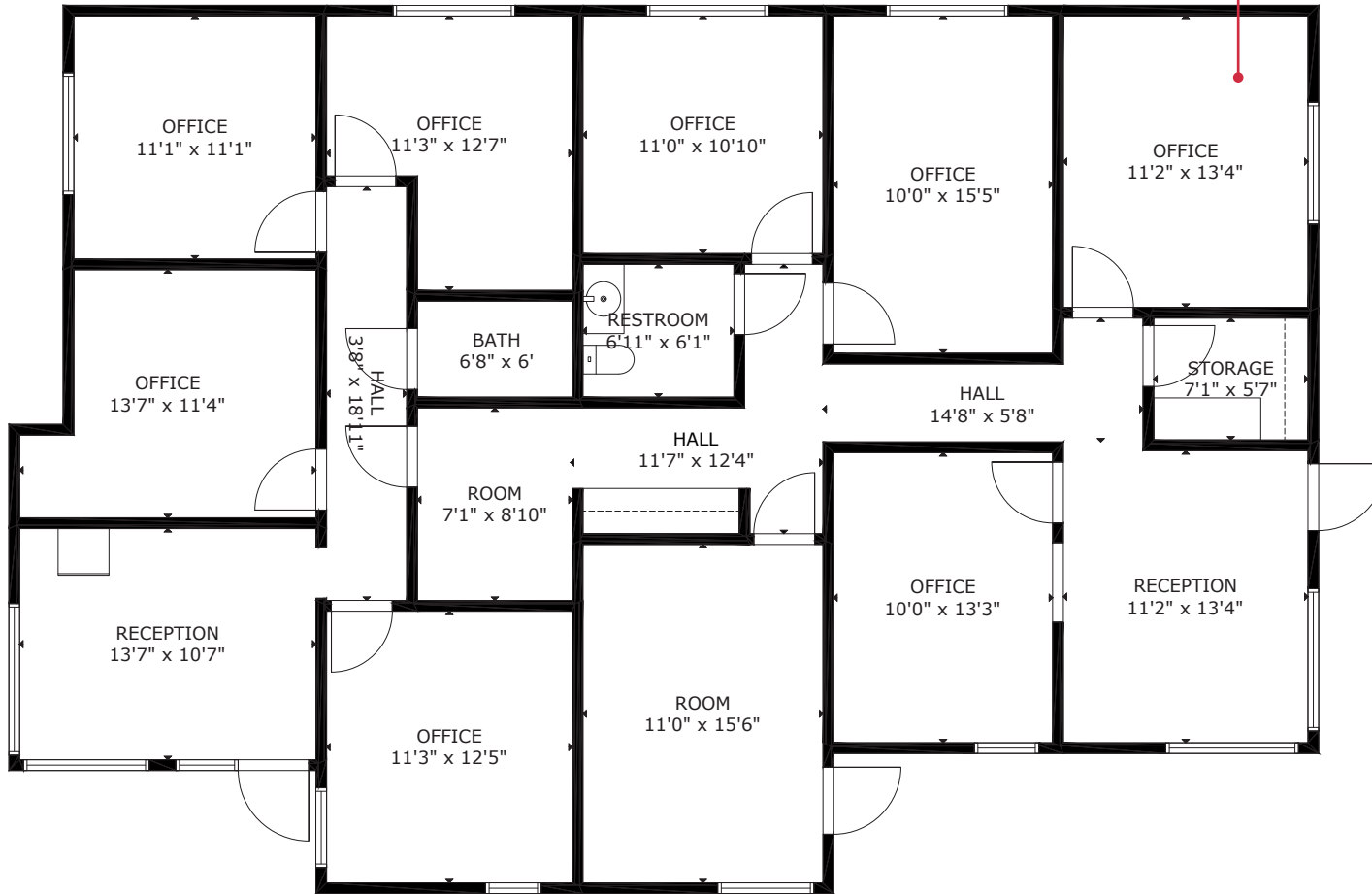


PHOTOS





CLICK HERE
FOR A 3D TOUR



FLOOR PLAN

TOTAL SF	LEASE RATE	CLASS
± 1,226 SF	\$1.35/SF/MG	A

AREA MAP



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

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	10,957	57,355	121,930
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,790	19,892	42,037
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$96,499	\$107,890	\$112,688

Traffic Counts

STREET	AADT
Red Cliffs Drive	25,494
Veterans Memorial Highway	55,258

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

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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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

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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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

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Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+
OFFICES

1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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