



FOR LEASE

- Three-story office building
- 2 one-story private office buildings
- Cafe with rooftop deck
- Courtyard with greenery & water feature
- ~\$40 per sqft/yr
- High visibility from I-15
- BUILT TO SUIT

CAREFREE COMMERCIAL PLAZA

1608 Gateway Dr, St. George, UT 84770



SMALL SCALE VICINITY MAP



- Educational Premises
- Commercial Zones



CAREFREE COMMERCIAL PLAZA - Large Scale Vicinity Map

1608 Gateway Dr, St. George, UT 84770



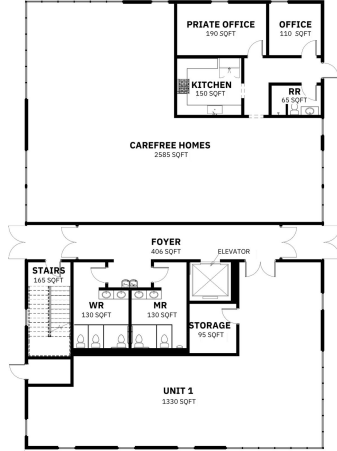
Legend

-  Educational Premises
-  Healthcare Providers
-  Commercial Zones



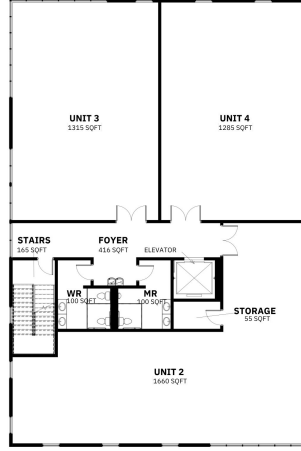
CAREFREE COMMERCIAL PLAZA - Building 1

1608 Gateway Dr, St. George, UT 84770



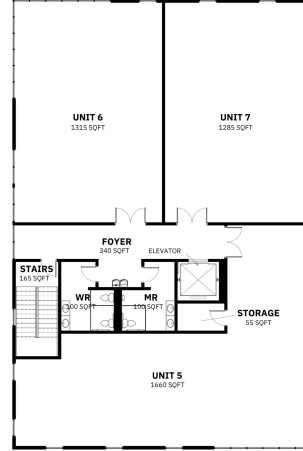
Floor 1

- Unit 1 = 1330 SF & 95 SF Storage



Floor 2

- Unit 2 = 1660 SF & 55 SF Storage
- Unit 3 = 1315 SF
- Unit 4 = 1285 SF



Floor 3

- Unit 5 = 1660 SF & 55 SF Storage
- Unit 6 = 1315 SF
- Unit 7 = 1285 SF

FOR LEASE - \$45 per SQFT/YR

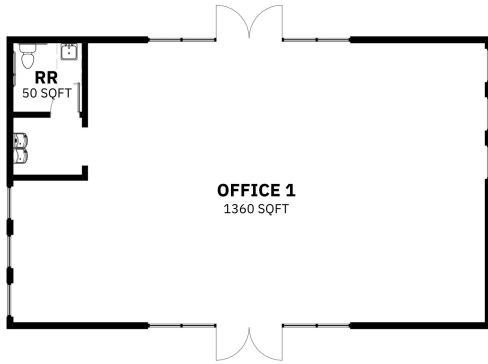


element
COMMERCIAL BROKERS

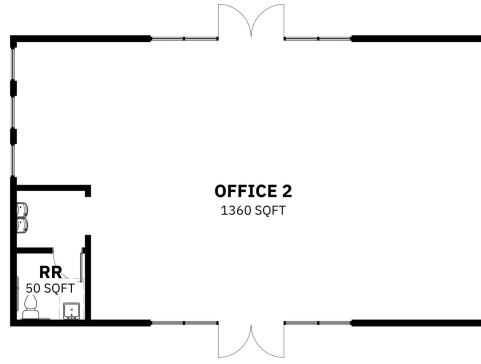


CAREFREE COMMERCIAL PLAZA - Building 2 & 3

1608 Gateway Dr, St. George, UT 84770



- Building 2 = 1410 SF



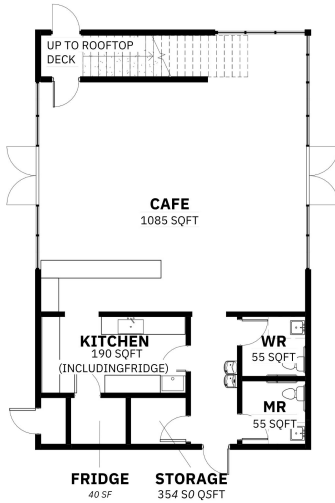
- Building 3 = 1410 SF

FOR LEASE - \$45 per SQFT/YR

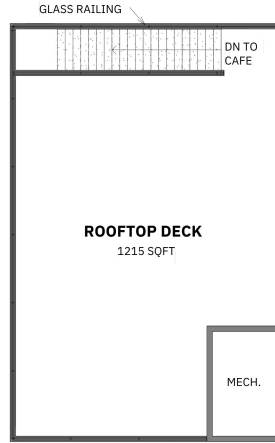


CAREFREE COMMERCIAL PLAZA - Building 4

1608 Gateway Dr, St. George, UT 84770



- Cafe = 1739 SF



- Rooftop Deck = 1215 SF

FOR LEASE - \$50 per SQFT/YR

