

FOR SALE

kiln. |  RIVER CROSSING

River Rd & George
Washington Blvd
St. George UT

± 40,000 SF | OFFICE

NAIExcel
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE



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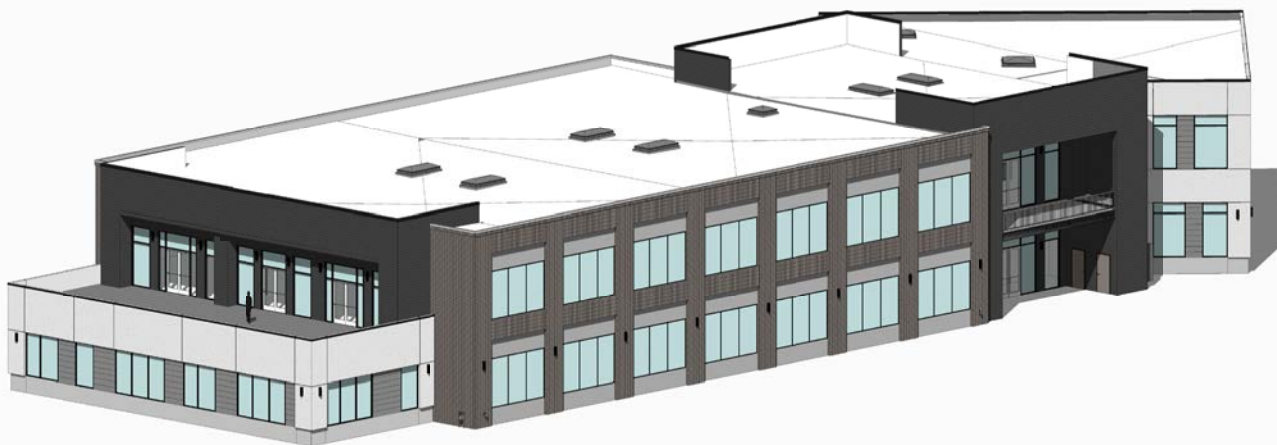
Property Specs

ASKING PRICE	\$20,000,000.00
TENANT	KILN
RENT	\$1,200,000 Annual Base Rent
CAP RATE	6.00%
LEASE TYPE	NNN
BUILDING SF	40,000 SF
LOT SIZE	± 2.97 AC
LEASE AGREEMENT	20 Year Initial Term Two 5 Year Options
ESCALATIONS	3% Annual Escalations
PARCEL	SG-RCR-2-204
ZONING	PD Commercial

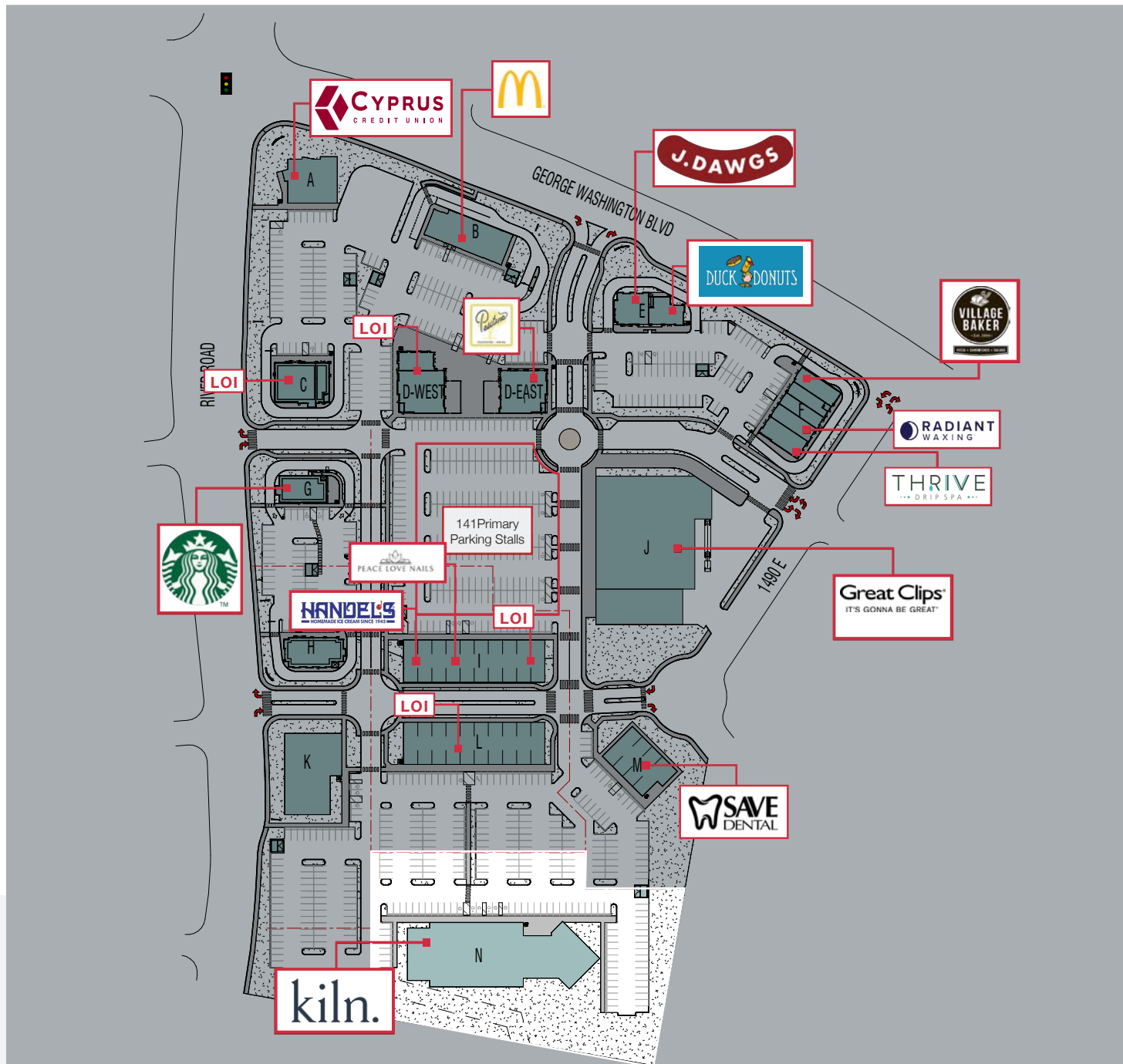
- Co-tenants Include: Sprouts Farmers Market, McDonalds, Starbucks, J. Dawgs, Cyprus Credit Union, Village Baker, Handel's Ice Cream, and Thrive Drip Spa
- River Road location with strong traffic and demographics
- High visibility area
- Adjacent to Dutch Bros, Alta Bank, Popeyes, Maverik, Jiffy Lube, Summit Athletic Club, Tagg-n-Go, Quench-it!, and Costa Vida
- Minutes to Intermountain Healthcare's Dixie Regional Medical Center
- The intersection of George Washington Blvd (1450 South) and River Road is the only north-south, east-west corridor in the greater St. George area
- Rent Commencement November 2025



ELEVATIONS



SITE PLAN



kiln.

Kiln is an innovative provider of flexible coworking spaces designed to foster creativity, collaboration, and productivity. Founded in 2018, Kiln has rapidly expanded its presence, offering dynamic work environments that cater to startups, freelancers, and established businesses alike. With a focus on community-building and modern amenities, Kiln has redefined the traditional office space, creating hubs where professionals can thrive.

Kiln's coworking spaces are thoughtfully designed to meet the diverse needs of its members. Each location features a blend of private offices, open work areas, meeting rooms, and event spaces, all equipped with state-of-the-art technology. The company places a strong emphasis on creating a vibrant community, offering regular networking events, workshops, and wellness programs to support the holistic growth of its members. This approach not only enhances productivity but also fosters a sense of belonging and collaboration among professionals from various industries.

Financially, Kiln is positioned as a strong player in the coworking sector, backed by solid investments and a growing membership base. The company's strategic expansions and commitment to high-quality service have earned it a reputation as a reliable and attractive tenant for commercial real estate investors. As the demand for flexible working solutions continues to rise, Kiln is poised to lead the way in redefining workspaces, making it an essential part of the modern business landscape.

LEASE SCHEDULE

Tenant: Kiln St. George, LLC
 Initial Term: 20 Years + 10 months*
 Renewal Options: Two 5-Year options
 Escalations: 3% Annually
 Commencement: January 2025

	Months	Monthly	Annual	Total
Initial	1-10	\$0.00	\$0	
Term	11-12	\$100,000	\$200,000	
	13-24	\$103,000	\$1,236,000	
	25-36	\$106,090	\$1,273,080	
	37-48	\$109,273	\$1,311,272	
	49-60	\$112,551	\$1,350,611	
	61-72	\$115,927	\$1,391,129	
	73-84	\$119,405	\$1,432,863	
	85-96	\$122,987	\$1,475,849	
	97-108	\$126,677	\$1,520,124	
	109-120	\$130,477	\$1,565,728	
	121-132	\$134,392	\$1,612,700	
	133-144	\$138,423	\$1,661,081	
	145-156	\$142,576	\$1,710,913	
	157-168	\$146,853	\$1,762,240	
	169-180	\$151,259	\$1,815,108	
	181-192	\$155,797	\$1,869,561	
	193-204	\$160,471	\$1,925,648	
	205-216	\$165,285	\$1,983,417	
	217-228	\$170,243	\$2,042,920	
	229-240	\$175,351	\$2,104,207	
	241-250	\$150,509	\$1,505,093	\$32,749,542
Option 1	251-252	\$150,509	\$301,019	
	253-264	\$155,025	\$1,860,295	
	265-276	\$159,675	\$1,916,103	
	277-288	\$164,466	\$1,973,587	
	289-300	\$169,400	\$2,032,794	
	301-310	\$174,481	\$1,744,815	\$9,828,612
Option 2	311-312	\$174,481	\$348,963	
	313-324	\$179,716	\$2,156,591	
	325-336	\$185,107	\$2,221,289	
	337-348	\$190,661	\$2,287,928	
	349-360	\$196,380	\$2,356,566	
	361-370	\$202,272	\$2,022,719	\$11,394,055
				\$53,972,209

* Rent abated first 10 months with 10 months added to the end of the initial term. As such, rent increases are scheduled to occur 2 months after each renewal option begins and 10 months prior to each option expiration.

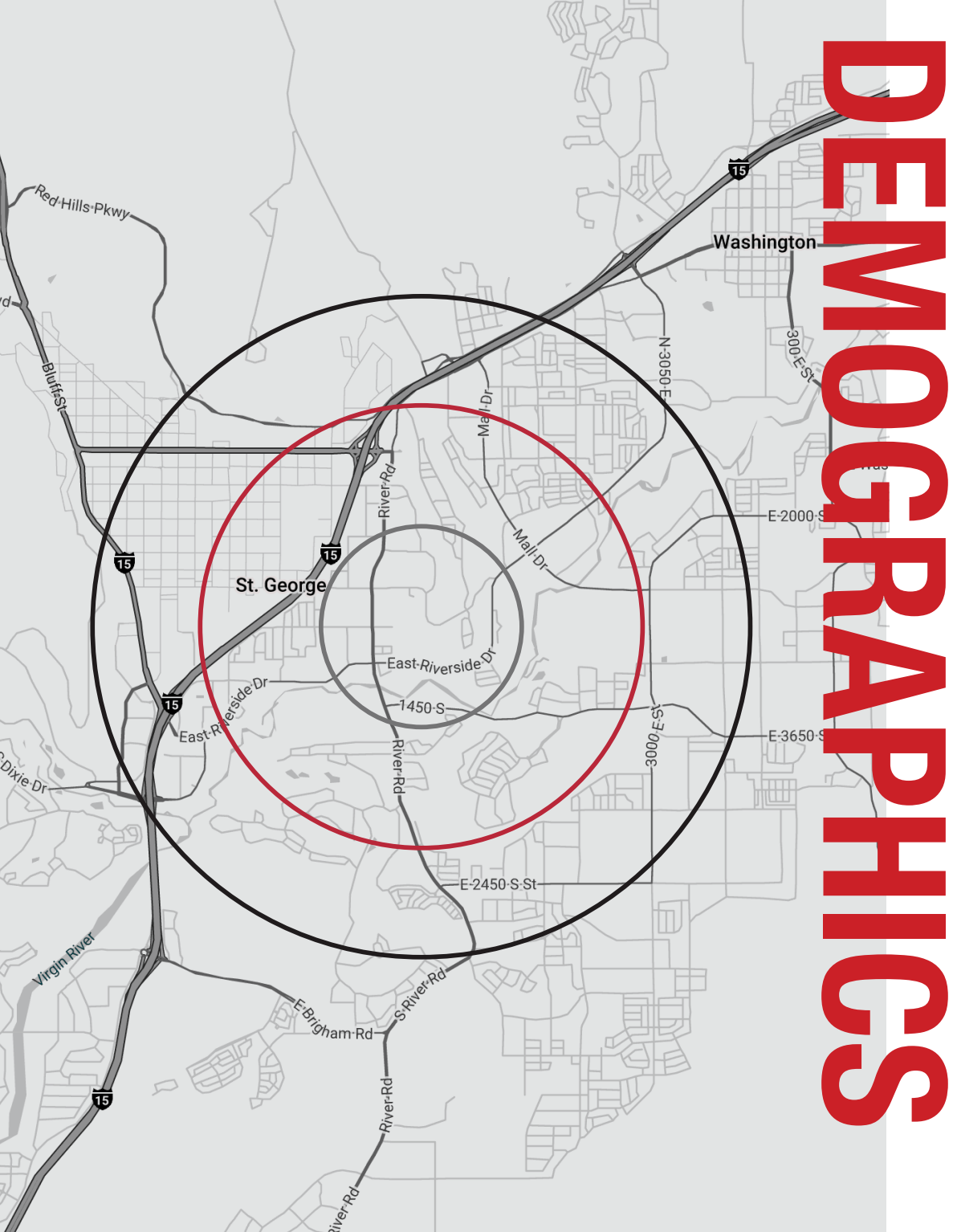
PHOTOS



AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	6,440	64,412	119,939
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,544	21,267	40,782
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$137,951	\$117,048	\$115,011

Traffic Counts

STREET	AADT
River Rd / 1450 S	14,000
Fort Pierce Dr / River Road	33,000

Cities Nearby

Reno, Nevada	529 miles
Los Angeles, California	387 miles
Salt Lake City, Utah	303 miles
Denver, Colorado	631 miles
Phoenix, Arizona	422 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.

Financial Information

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 Excel. 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.

Non-Warranty

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

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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By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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WHY NAI

NAIExcel

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