

FOR LEASE

2303 N Coral Canyon Blvd
Ste 109
Washington, UT 84780

- Seamless access with proximity to St. George, Washington, and Hurricane.
- Surrounded by scenic views
- Adjacent to Coral Canyon Golf Course

± 1,202 SF | OFFICE

Property Specs

OFFERED PRICE	\$1.40 SF/NNN
BUILDING SIZE SF	± 1,202 SF
YEAR BUILT	2002
TYPE	Office Suburban
TAX ID	W-CAGC-A-109-CC

- Covered parking
- Easy I-15 access
- Modern finishes
- Four beautifully build out offices
- Kitchenette



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SUMMARY



PHOTOS

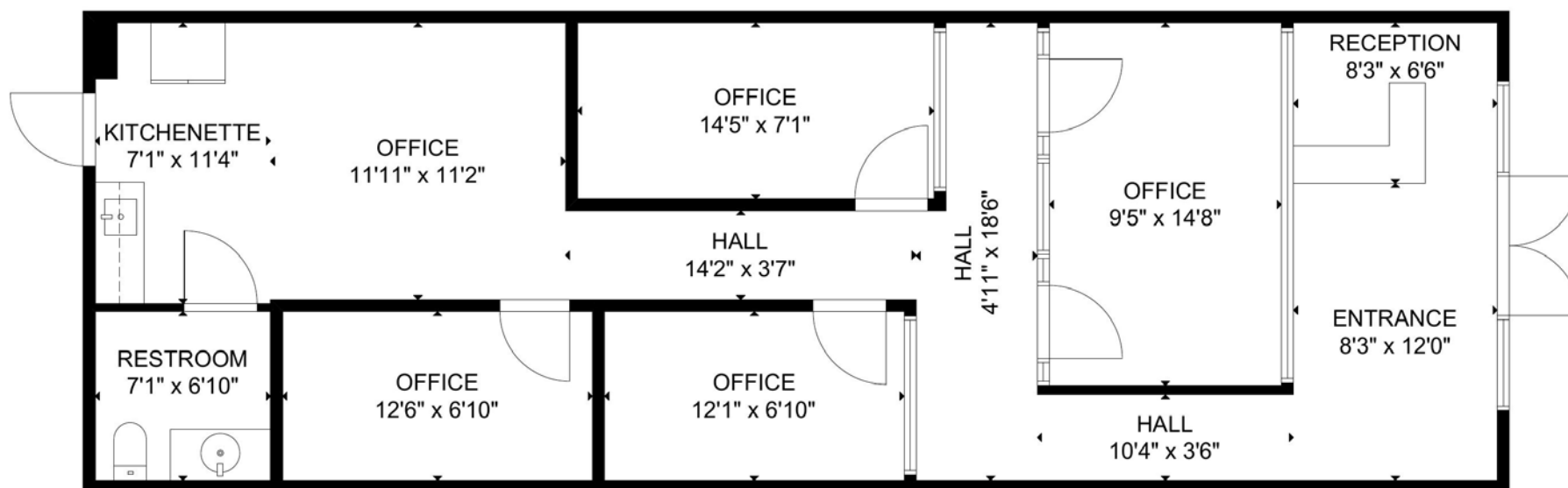


Floor plan of the 10th floor showing various rooms and their dimensions. Room 109 is highlighted in red. The plan includes rooms 100, 100A, 101, 102, 103, 104, 107, 108, 110, 111, and 112. Dimensions are provided for each room and hallway.

SUITE	SQFT
109	1,202

 AVAILABLE

FLOOR PLAN

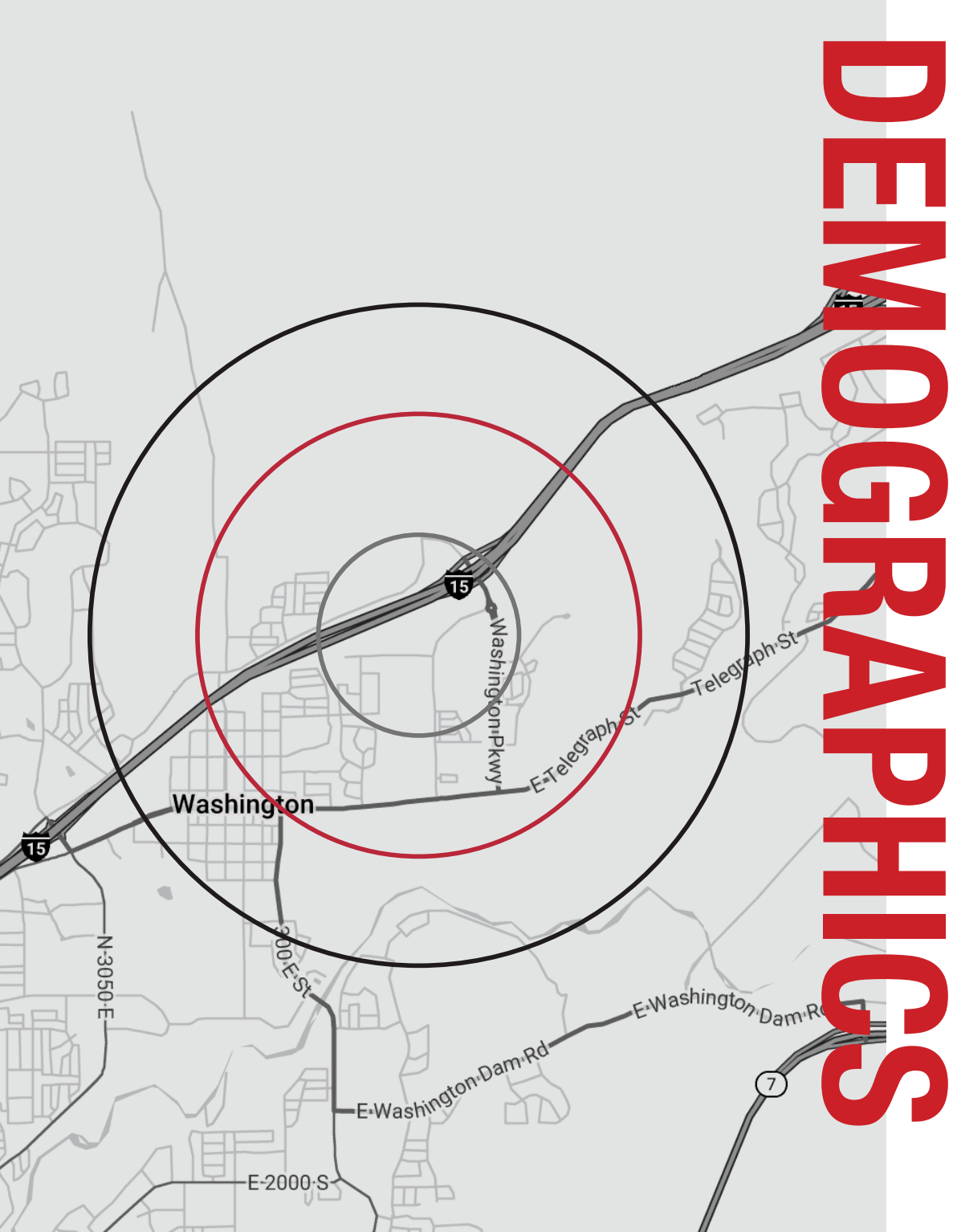


TOTAL SF	LEASE RATE	YEAR BUILT
±1,202 SF	\$1.40/SF/NNN	2002

AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	1,800	7,833	33,979
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	743	3,033	12,894
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$114,284	\$91,948	\$101,353

Traffic Counts

STREET	AADT
Coral Canyon Blvd	3,300
I 15 via State St /Coral Canyon Blvd	30,000

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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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