



FOR LEASE

369 N 100 W | Suite 7
Saint George, UT

- small office with open warehouse
- 14ft rollup door.

± 2,778 SF | RETAIL

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Twila Davis

435.590.8825

twila@naiexcel.com

Property Specs

LEASE PRICE	\$1.10 /SF+NNN
NNN	\$.013/SF
SPACE SIZE SF	2,778 ±
TYPE	Office R&D/Flex
ZONING	CC
CLASS	B

- Great downtown office space now available.
- One finished office on main level.
- Both floors are open, has a built-in front counter, the warehouse was converted into an office area (585 SF) but can be converted back to warehouse space.
- The Second floor is an open office area.



OR TEXT 22877 TO 39200

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

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SUMMARY



PHOTOS



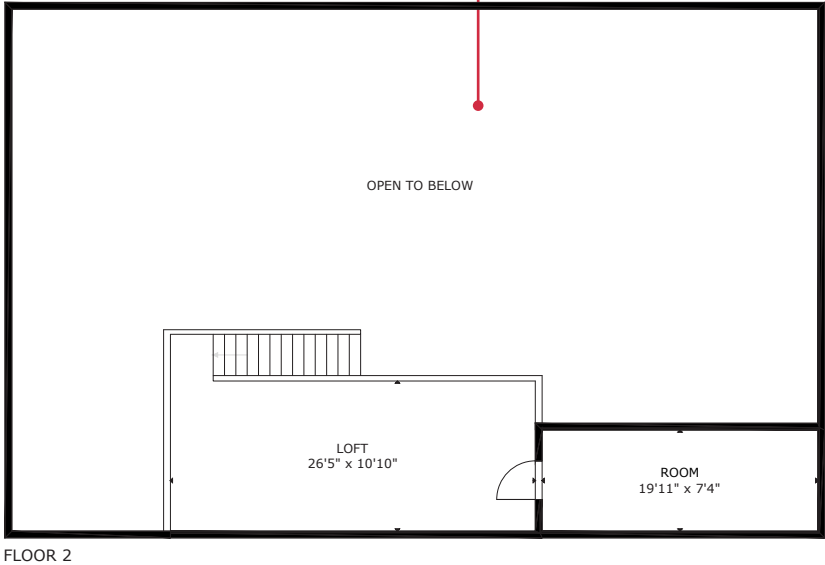
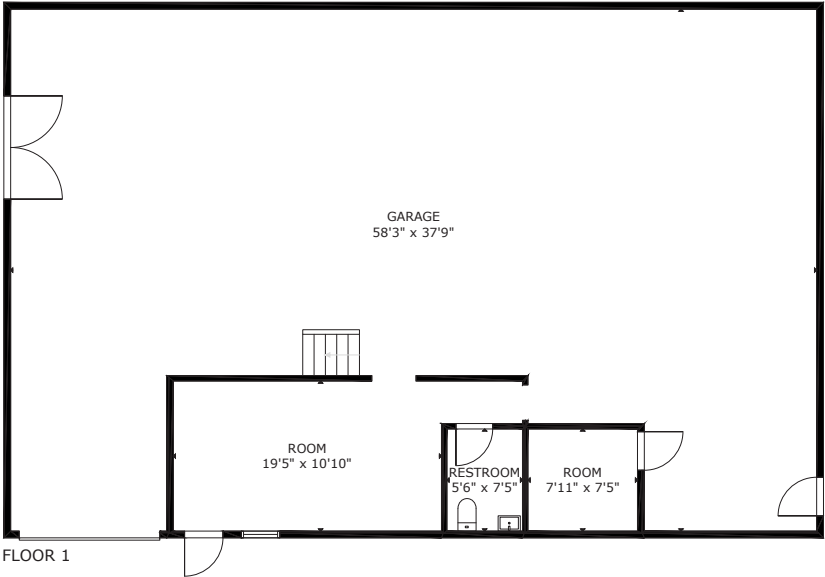
PHOTOS



FLOOR PLAN

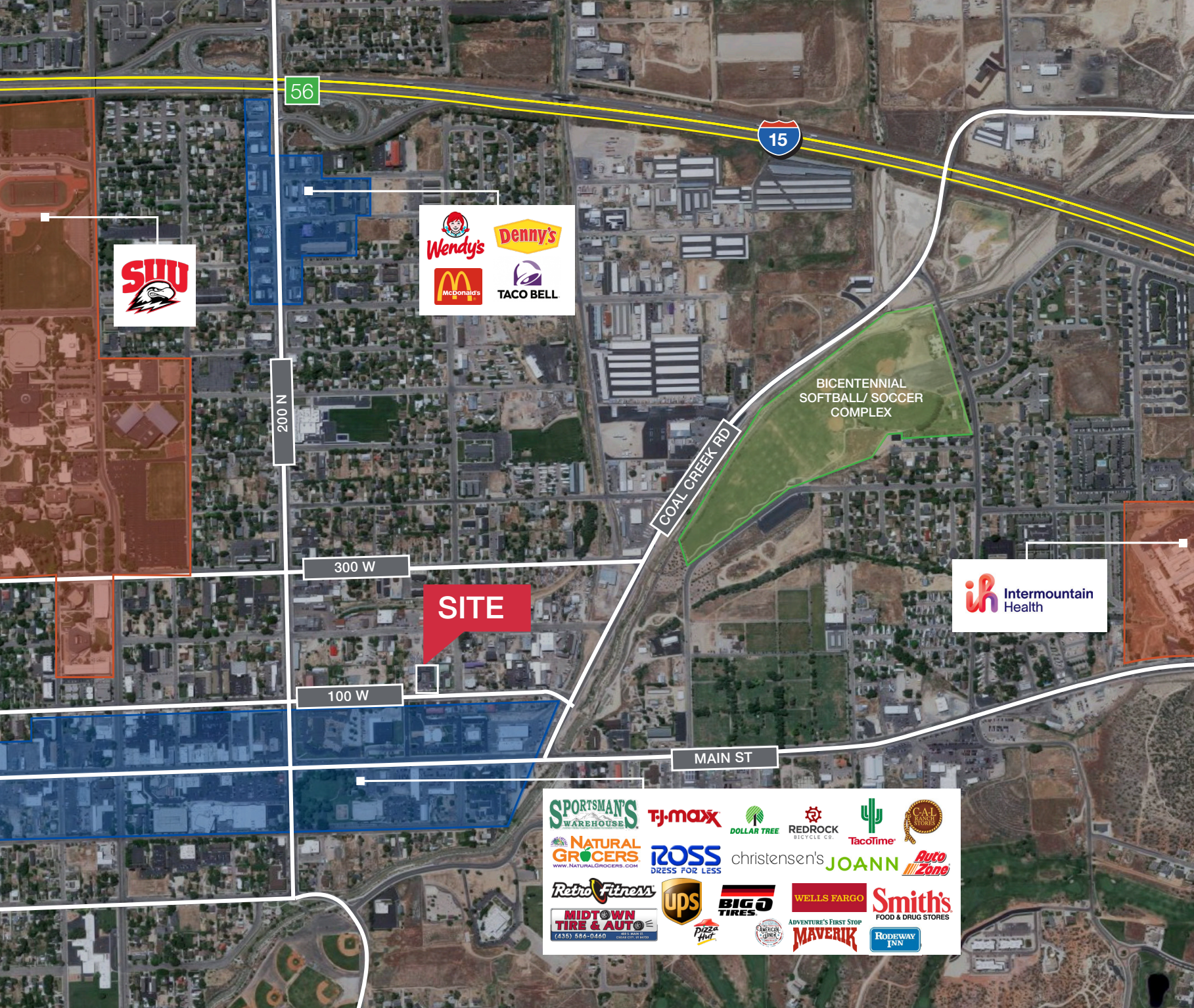


CLICK HERE
FOR A 3D TOUR



TOTAL SF	LEASE RATE	ZONING	CLASS	ADDITIONAL FEATURES
± 2,778 SF	\$1.10 /SF+NNN	Commercial	B	It has approximately 350/SF of office downstairs and the upstairs mezzanine is approximately 508/SF

AREA MAP



SITE



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	9,085	34,521	46,268
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,129	11,849	15,459
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$61,703	\$81,909	\$85,548

Traffic Counts

STREET	AADT
N Main St	30,520
300 West	3,36

Cities Nearby

Salt Lake City, Utah	251 miles
Phoenix, Arizona	435 miles
Los Angeles, California	439 miles
Reno, Nevada	441 miles
Denver, Colorado	579 miles
San Antonio, Texas	1,263 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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Summary Documents

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

Twila Davis
435.590.8825
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