



FOOTHILLS PLAZA

St. George, Utah

923 South River Road, St. George Utah

PRIME PROFESSIONAL OFFICE & MEDICAL SPACE AVAILABLE FOR LEASE



- *Rental Rates begin at \$2.50/NNN*
- *State-of-the-art "Smart" Building with Hi-speed Fiber Optic Line - (unlimited band width)*
- *Great central location with visibility on River Road, 2 blocks South from regional IHC Hospital*
- *CAMs at around \$.48/sqft/mo*
- *Paint and Flooring allowance*
- *Large windows around entire bldg*
- *Easy Access to I-15 via Exit 6*

NEW EXECUTIVE OFFICE AVAILABLE FOR LEASE

2nd Floor:

Suite 206 - Approx 338 rsf - One large office.

24/7 Security and access. High Speed Fiber Optic Connection.

NOTE: This space does **NOT** have access to the Elevator and does require access via a stairway to the 2nd floor

Foothills Plaza is located just 2 blocks south of the IHC Regional Medical Center in St. George, Utah. It is an energy efficient building, reserved covered and in-common surface parking, and video security system. It is also ADA compliant and provides tenants with high speed Fiber Optic.

**For More Information Call:
Jeff Reber at 435-656-8238**

Email: jeff@reaswest.com

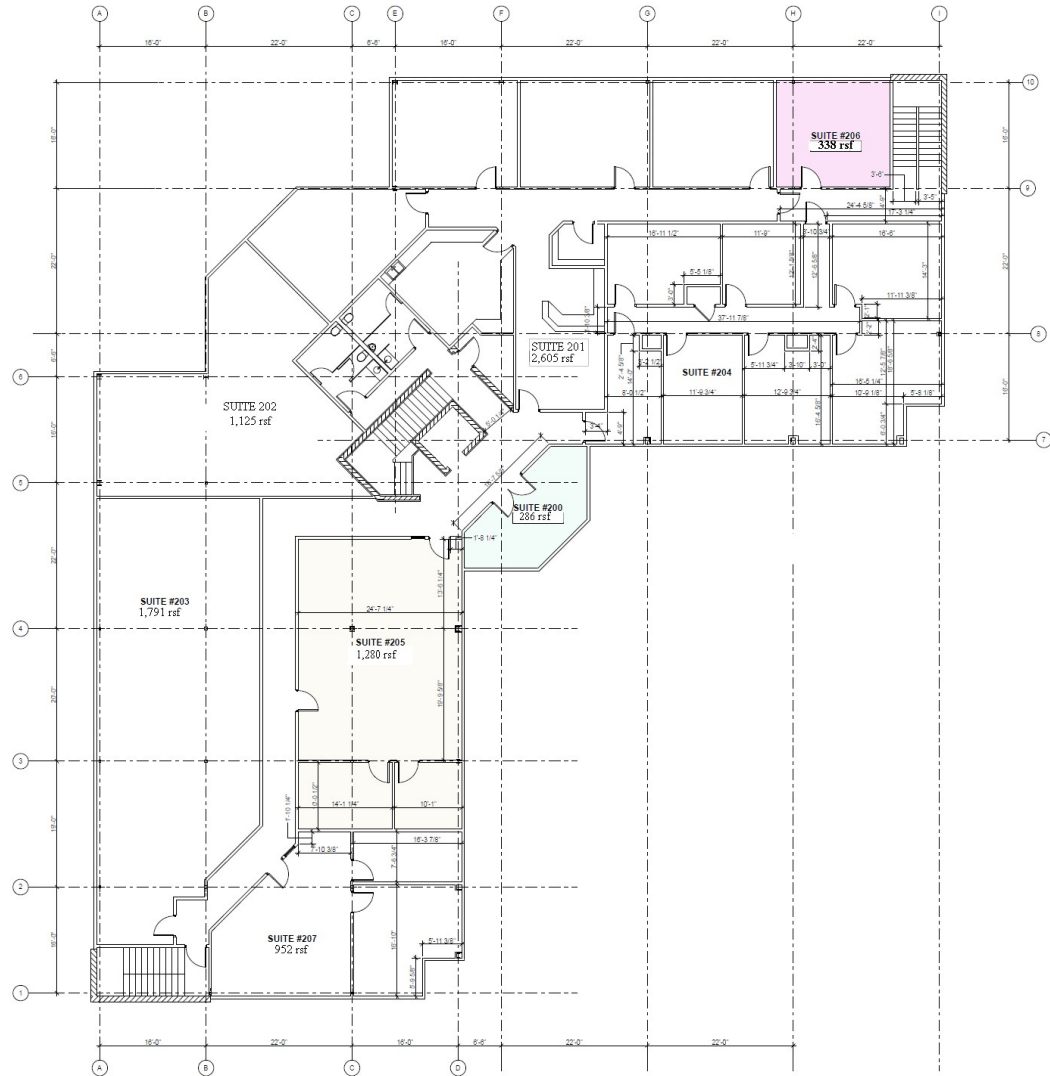


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Great Lease Terms Available



- *Rental Rate begins at \$2.50*
- *CAMs at \$0.48/sqft.*
- *“Smart” Building with Fiber Optic Line - (unlimited band width)*
- *Great central location, great access and visibility from River Rd, 2 blocks from IHC Regional Hospital.*
- ***No access to elevator! Requires access via staircase to 2nd floor.*

2nd Floor Space For Lease

#206 - 338 rsf

This executive office space will be ready to lease on April 1, 2025. It is a single office space with plenty of natural light. It comes with plug and play high speed fiber optics (300mbps up and down) included in the CAMs.

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Suite 206—338 sqft Executive Office

PROPERTY SUMMARY

The Foothills Plaza Professional Building is a two (2) story, office building consisting of approximately 21,197 square feet of rentable space. It currently has a 338 sqft prime executive office space for lease on the 2nd floor. The Project is located at 923 South River Road. River Road is a major north/south transportation corridor in St. George. The property is located approximately two blocks from the new IHC 1 million sqft Regional Medical



Center.

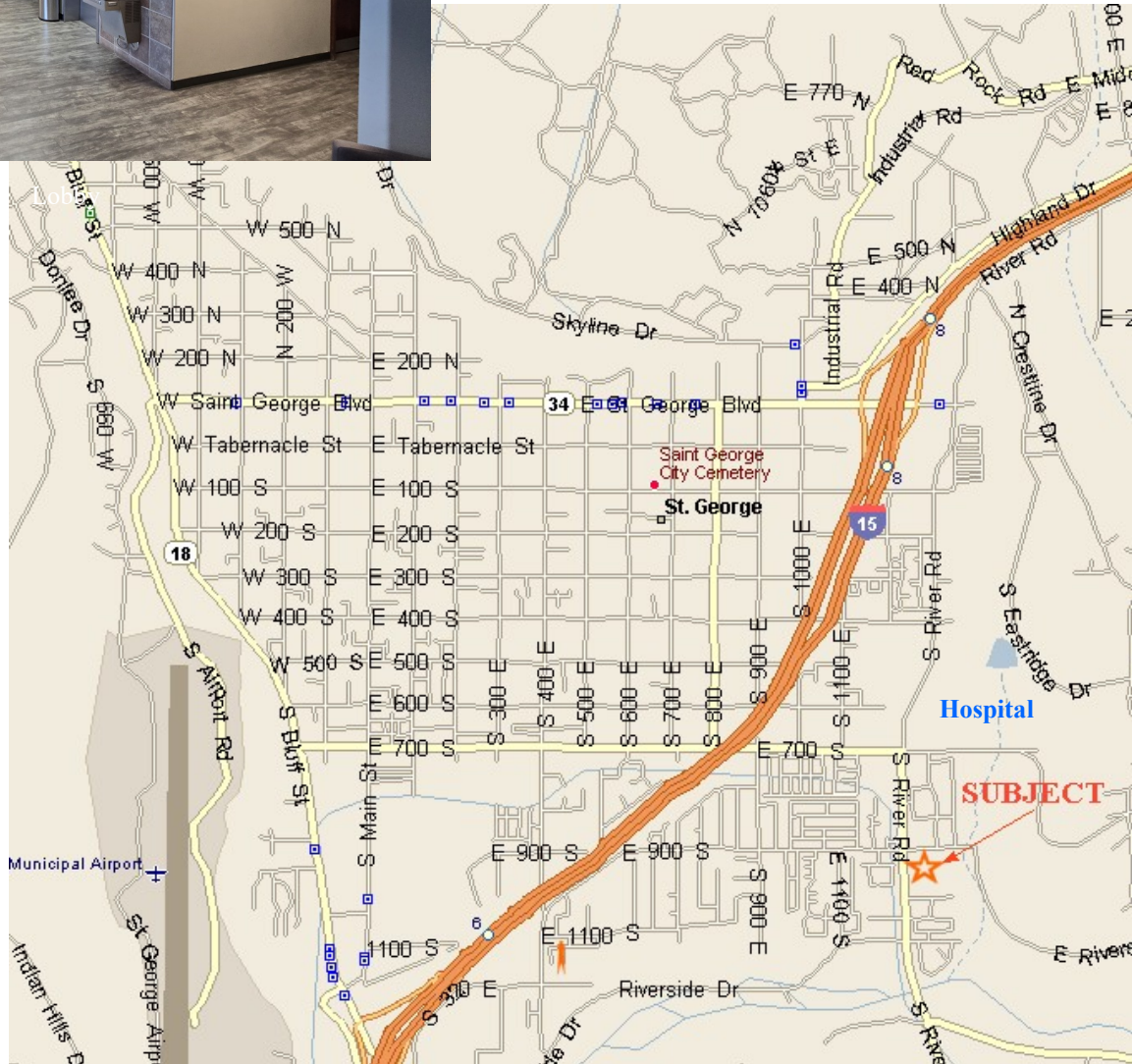
The improvements are considered “class A” improvements. The building also has redundant **fiber optic lines** providing unlimited band width.

There is reserved covered parking and open surface parking for tenants and clients.

Lease rates begin at \$2.50 per sqft on a net basis. Net expenses (CAMs) for the building are estimated to be approximately \$0.48 cents per sqft per month.

Fiber Optic connections are included in CAMs.

Electric Utilities for each space run around \$0.11/ sqft/ mo.



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Demographics and Market Summary:

The Southern Utah MSA continues to be one of the **fastest growing MSAs in the United States**. With the exception of the 2012 recession period, the area has shown consistent double digit growth statistics over the last three decades. St. George has also been a national leader in value appreciation and is expected to continue its faster than average growth in values and inventory. Washington County also continues to have a **lower than national average unemployment percentage**.

The market for office space and office medical space continues to see a declining number of options within the region. Current vacancy factors for quality buildings are less than 3%, and there is virtually no availability for small executive office lease requirements within the area surrounding the new IHC Regional Medical Center. It is important to point out that the IHC Medical Center has completed their massive expansion and is now over 1 million sqft. The St. George area office market totals approximately 4.3 million sqft and showed little new development in 2024. Of this amount Medical office space totals approximately 500,000 sqft (approx. 15%). Only approximately 300,000 has been built within the last 5 years. Absorption of this new office medical space has been around 90%, with very little increase in vacancy for the older existing medical office buildings.

Office rental rates for new class 'A' office space in 2024 are averaging around \$1.90 to \$2.50 per sqft/mo with very little new spec development. Most new office buildings show current Common Area Maintenance (CAM) expenses at around \$.40 per sqft per month.. Landlord concessions for new tenants in Class A space became less frequent during the 2024 year, and rental rates have already increased to a pre-recession level of around \$2.00 /sqft/mo on a Net basis by January 2025.

The **Foothills Plaza Professional Building provides custom designed office or office/medical space** for professionals looking for high quality space within the Southern Utah region close to downtown and the regional medical center. We have the capability of providing special sub-floor plumbing or electrical requirements for medical practitioners and have reserved covered parking stalls for our tenants. In addition, this is an energy efficient building and a "smart" building with redundant fiber optic connectivity and state of the art security system. The fiber optic connection allows for 300 mbps up and down, for our tenants and is part of our CAM charges.

The building, as of January 2025, has two prime spaces left available for lease (see attached information). We are anxious to see this space leased and are providing good market driven concessions to our prospective tenants. Please call or email to arrange for a tour of the property.



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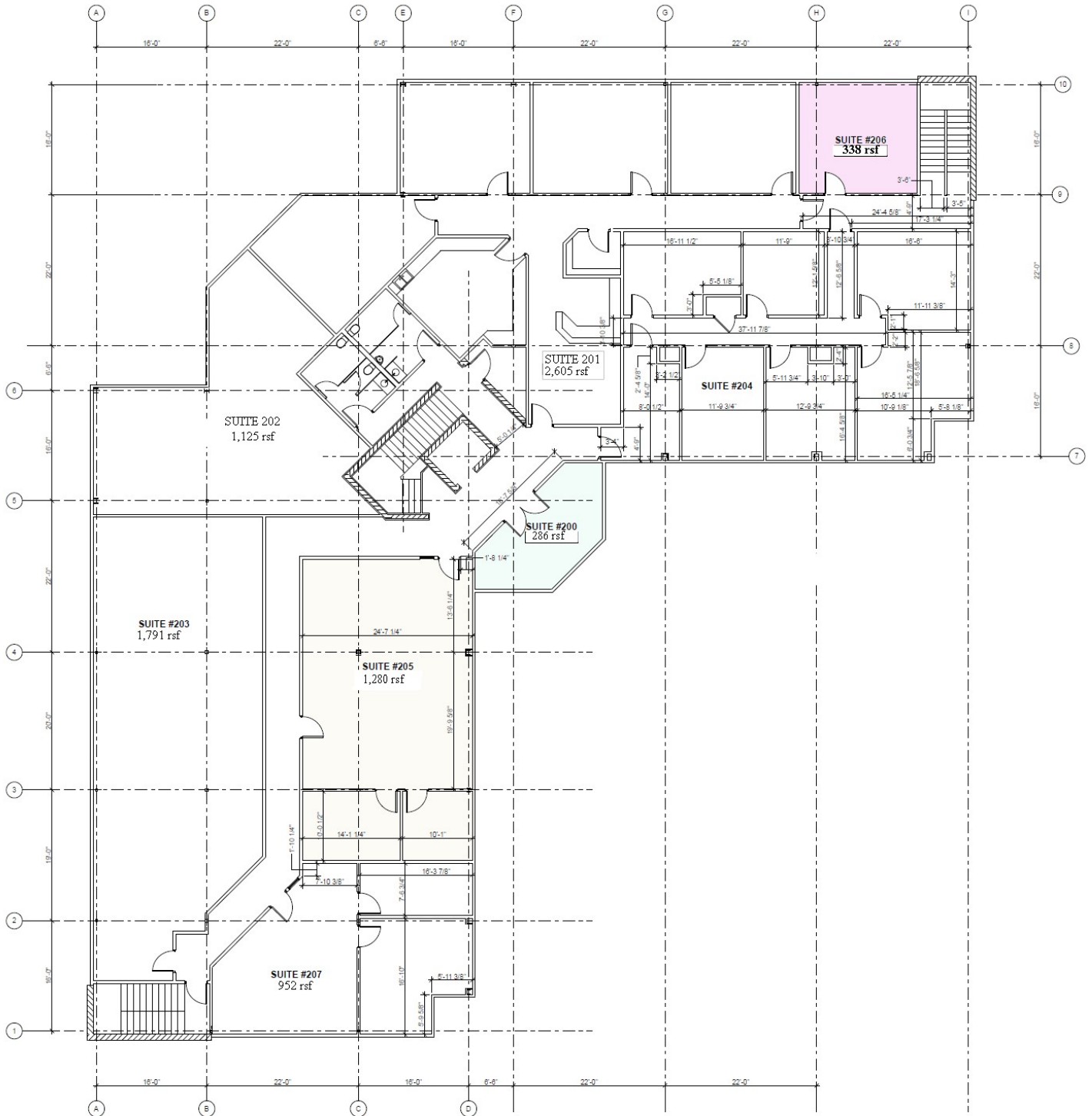


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