



600 N 2450 E Unit 301
St. George, UT 84790

± 233 SF SUBURBAN OFFICE

Property Specs

LEASE RATE	\$500/Mo/MG
TOTAL AVAILABLE	±233 SF
TAX ID	SG-STGC-2001
ZONING	R1
TYPE	Office Suburban
CLASS	C
YEAR BUILT	1992

- Use of an office and access to kitchen and restrooms.
- The lease includes all utilities and cleaning of common area restrooms and kitchen and office space. High speed fiber also included. One covered parking space is included.
- Perfect for someone looking for a quiet place to work. Short term lease preferred.



OR TEXT 24004 TO 39200

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

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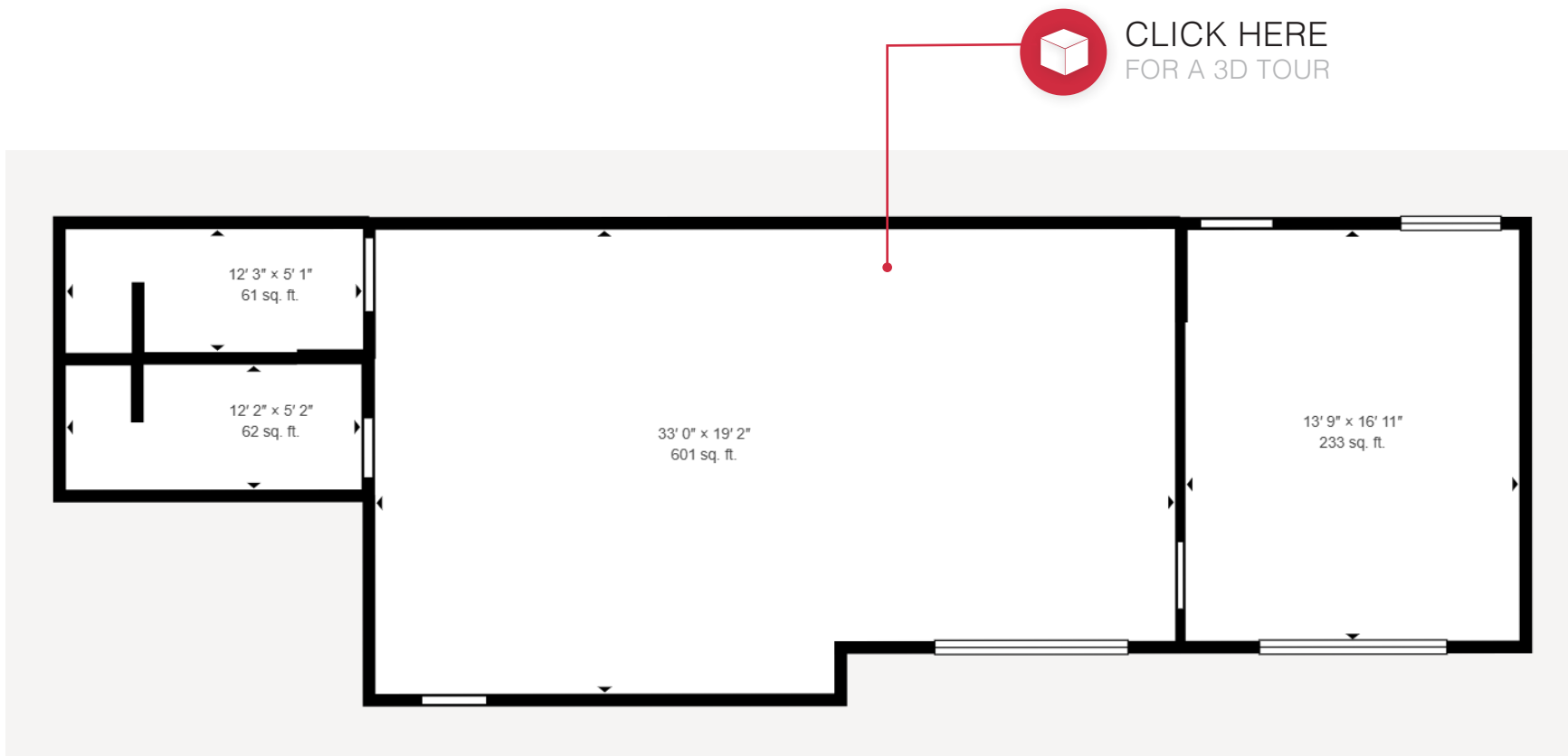


SUMMARY

PHOTOS



FLOOR PLAN



AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	11,767	57,488	110,839
HOUSEHOLDS	1-mile	3-mile	5-mile
2026 Households	4,201	20,388	39,005
INCOME	1-mile	3-mile	5-mile
2026 Average HH Income	\$91,478	\$114,794	\$119,376

Traffic Counts

STREET	AADT
Red Cliffs Drive	21,640
I-15	66,408

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

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.

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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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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E St. George Blvd Ste 200

St. George, Utah 84770

435.628.1609 | naiaexcel.com

Brandon Price

435.627.5718

bprice@naiaexcel.com

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