

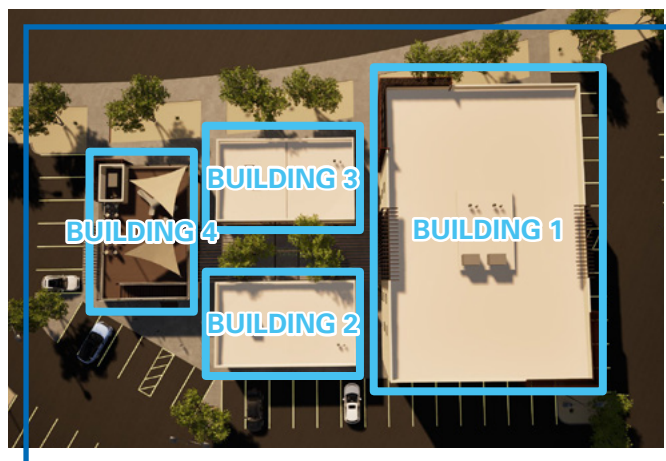
FOR LEASE



PROPERTY DETAILS

1608 Gateway Dr., St. George, UT 84770

- Three-story office building
- Two one-story private office buildings
- Cafe with rooftop deck
- Courtyard with greenery and water feature
- ±\$40/SF/year
- High visibility from I-15
- BUILT TO SUIT



NEWMARK



MOUNTAIN WEST

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BUILDING 1

LEASE RATE: \$45/SF/YEAR

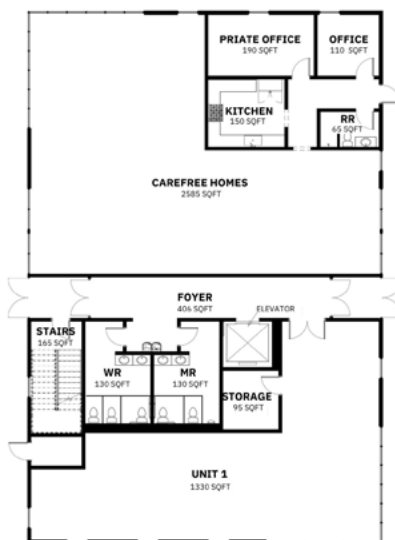
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FLOOR 1



- Unit 1: 1,330 SF + 95 SF Storage

FLOOR 2



- Unit 2: 1,660 SF + 55 SF Storage
- Unit 3: 1,315 SF
- Unit 4: 1,285 SF

FLOOR 3



- Unit 5: 1,660 SF + 55 SF Storage
- Unit 6: 1,315 SF
- Unit 7: 1,285 SF



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BUILDINGS 2 & 3

LEASE RATE: \$45/SF/YEAR

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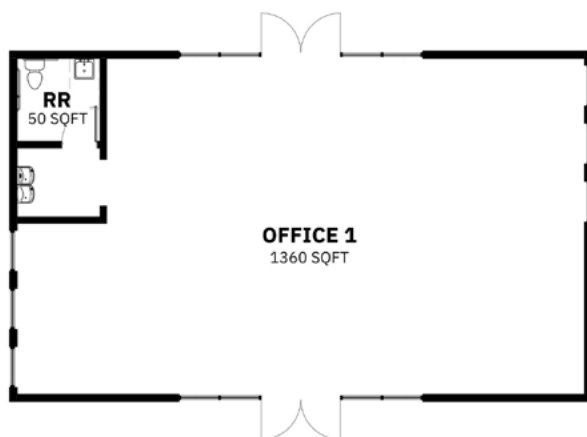
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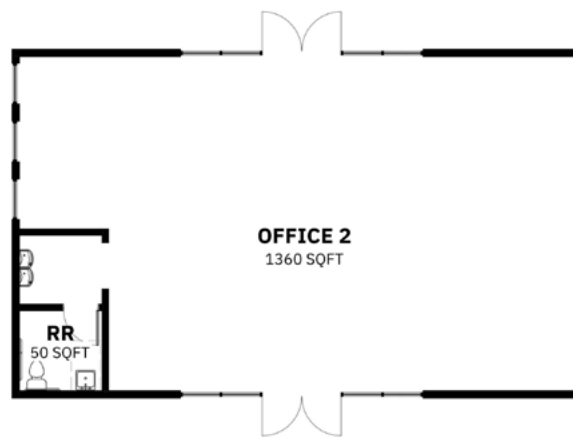
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BUILDING 2



• 1,410 SF

BUILDING 3



• 1,410 SF



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BUILDING 3

LEASE RATE: \$50/SF/YEAR

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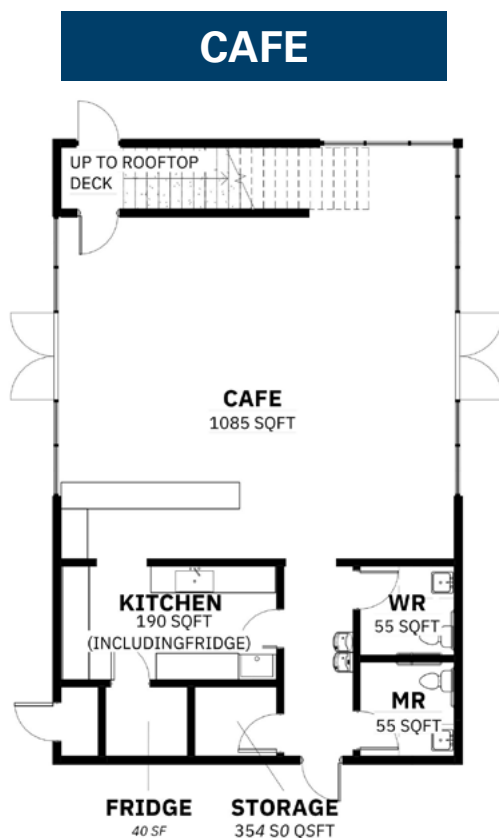
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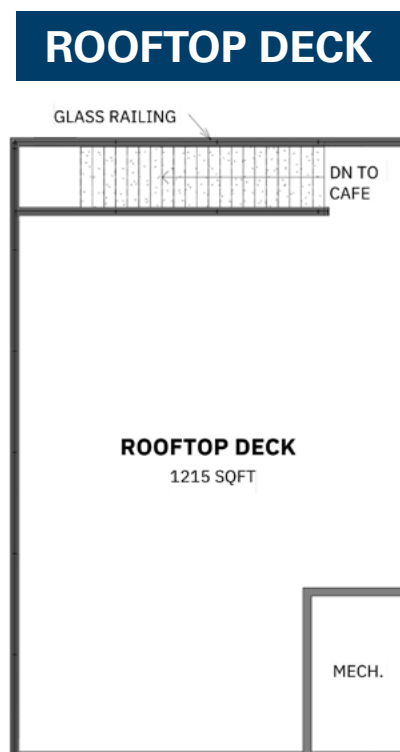
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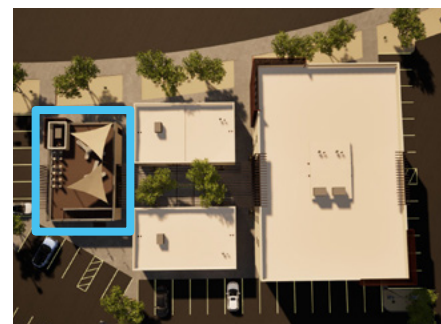
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• 1,739 SF



• 1,215 SF



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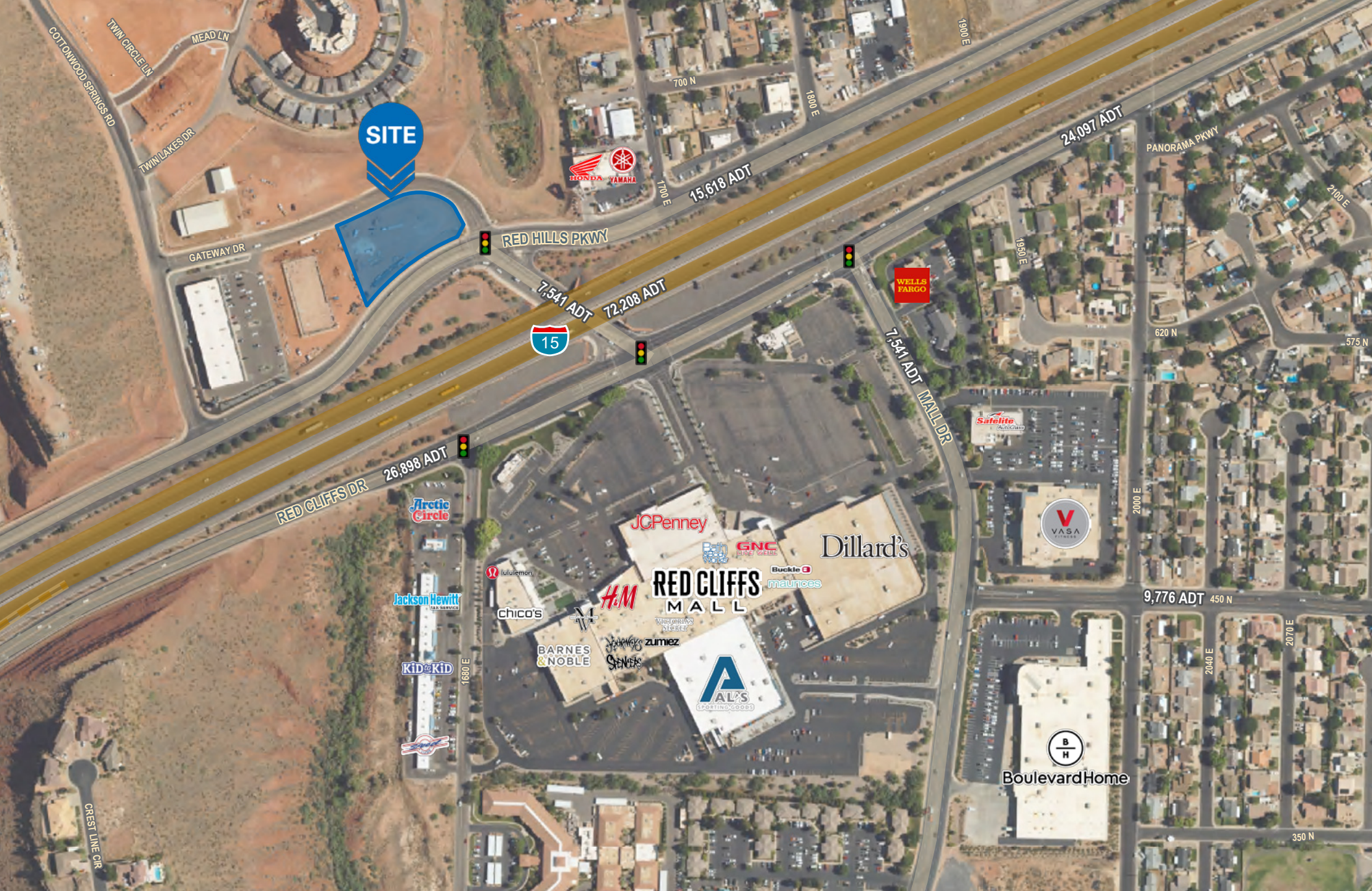
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