

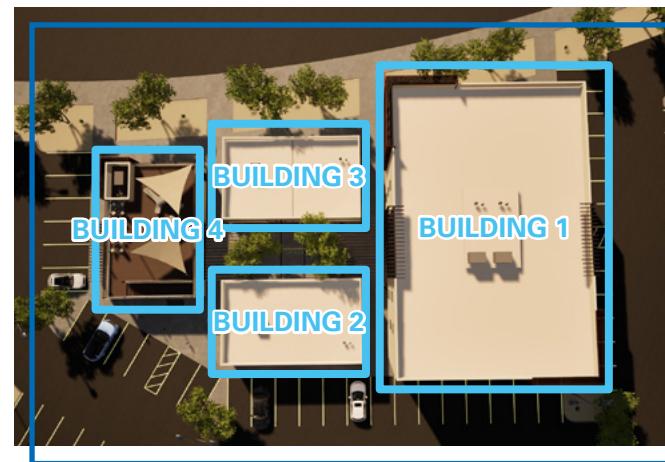
FOR LEASE



## 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



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

**NEWMARK**  
MW MOUNTAIN WEST

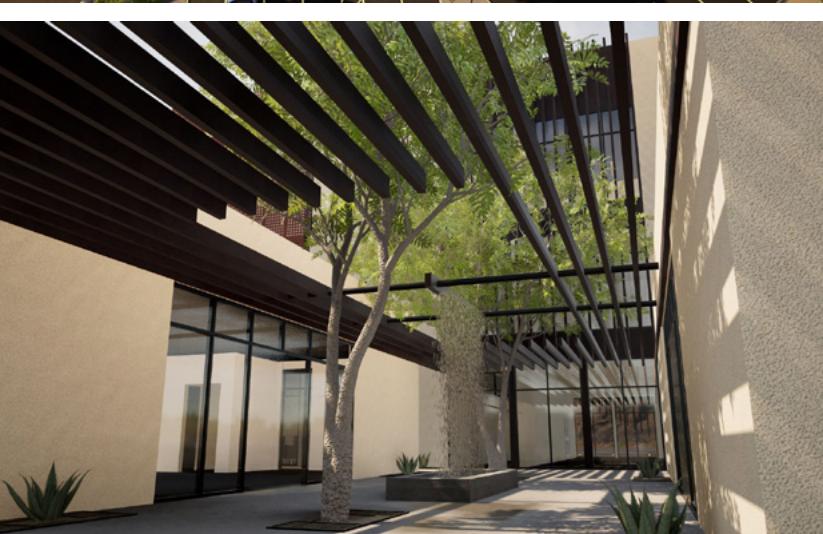
**CARRIE CHRISTENSEN**  
cchristensen@newmarkmw.com  
direct 435.339.4327  
[View Profile](#)

A PROJECT BY:



**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
335 East St George Blvd, Suite 202  
St. George, UT 84770  
Office 435.656.5500  
[www.newmarkmw.com](#)

**CARRIE CHRISTENSEN**  
cchristensen@newmarkmw.com  
direct 435.339.4327  
[View Profile](#)



A PROJECT BY:



**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
335 East St George Blvd, Suite 202  
St. George, UT 84770  
Office 435.656.5500  
[www.newmarkmw.com](#)

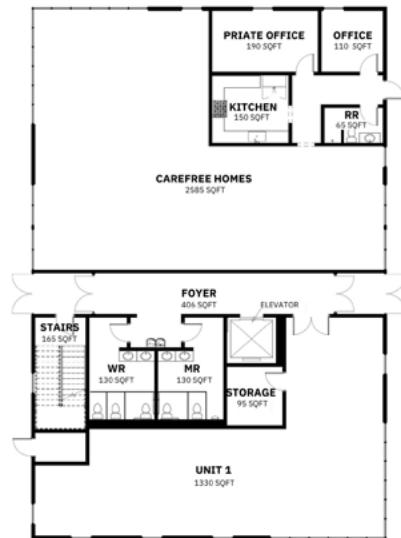
## BUILDING 1

LEASE RATE: \$45/SF/YEAR

NEWMARK  
MW MOUNTAIN WEST

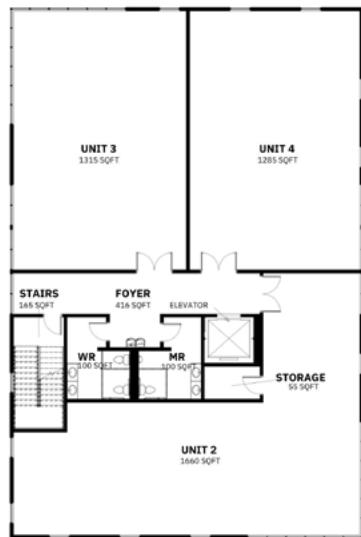
CARRIE CHRISTENSEN  
cchristensen@newmarkmw.com  
direct 435.339.4327  
[View Profile](#)

### FLOOR 1



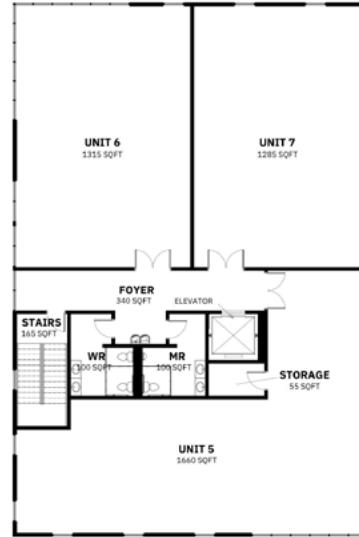
- Unit 1: 1,330 SF + 95 SF Storage

### FLOOR 2

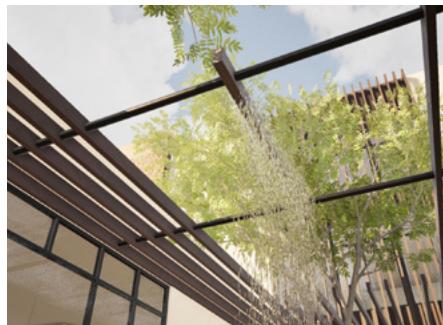


- Unit 2: 1,660 SF + 55 SF Storage
- Unit 3: 1,315 SF
- Unit 4: 1,285 SF

### FLOOR 3



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



A PROJECT BY:

**jzw**

FULL SERVICE  
COMMERCIAL REAL ESTATE  
335 East St George Blvd, Suite 202  
St. George, UT 84770  
Office 435.656.5500  
[www.newmarkmw.com](#)

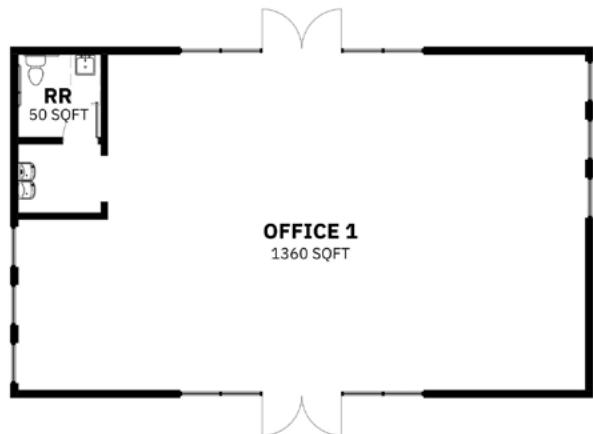
## BUILDINGS 2 & 3

LEASE RATE: \$45/SF/YEAR

NEWMARK  
MW MOUNTAIN WEST

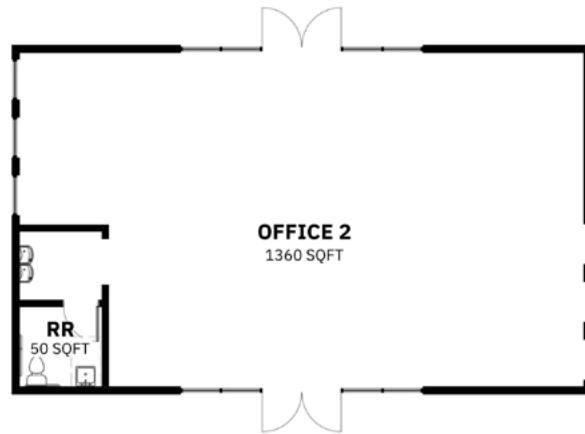
CARRIE CHRISTENSEN  
cchristensen@newmarkmw.com  
direct 435.339.4327  
[View Profile](#)

### BUILDING 2



- 1,410 SF

### BUILDING 3



- 1,410 SF



A PROJECT BY:

**jzw**

FULL SERVICE  
COMMERCIAL REAL ESTATE  
335 East St George Blvd, Suite 202  
St. George, UT 84770  
Office 435.656.5500  
[www.newmarkmw.com](http://www.newmarkmw.com)

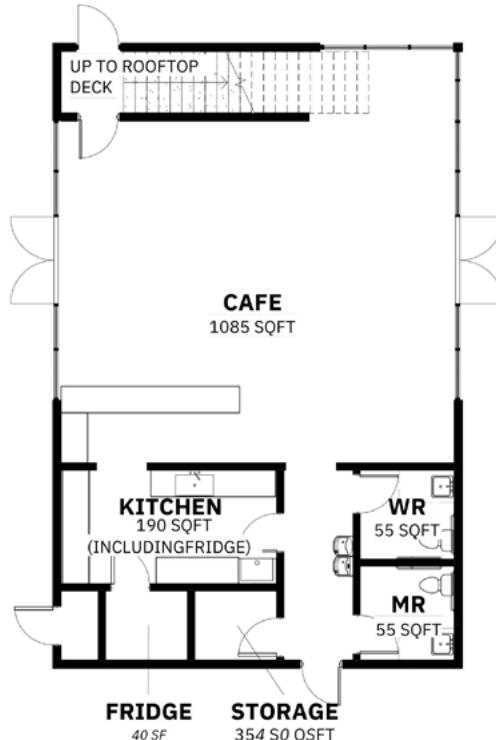
## BUILDING 3

LEASE RATE: \$50/SF/YEAR

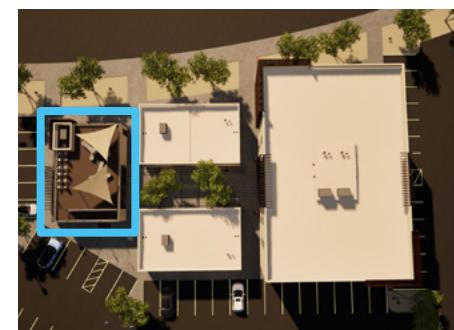
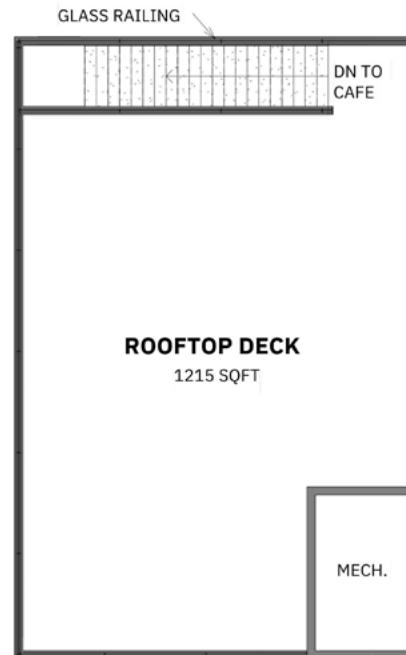
NEWMARK  
MW MOUNTAIN WEST

CARRIE CHRISTENSEN  
cchristensen@newmarkmw.com  
direct 435.339.4327  
[View Profile](#)

### CAFE



### ROOFTOP DECK



A PROJECT BY:

**jzw**

FULL SERVICE  
COMMERCIAL REAL ESTATE  
335 East St George Blvd, Suite 202  
St. George, UT 84770  
Office 435.656.5500  
[www.newmarkmw.com](#)



**NEWMARK**  
MOUNTAIN WEST

**CARRIE CHRISTENSEN**  
cchristensen@newmarkmw.com  
direct 435.339.4327  
[View Profile](#)

A PROJECT BY:



FULL SERVICE  
COMMERCIAL REAL ESTATE  
335 East St George Blvd, Suite 202  
St. George, UT 84770  
Office 435.656.5500  
[www.newmarkmw.com](#)