

FOR LEASE

229 E St George Blvd
St George, UT 84770

- Building in downtown St George
- Excellent Signage

Property Specs

LEASE RATE	\$20/SF/NNN
TOTAL AVAILABLE	Suite 101 ± 1,035 SF
	Suite 107A ± 999 SF
	Suite 200 ± 2,261 SF
	Total Available ± 4,295 SF
LOT SIZE	± 0.5 Ac
YEAR BUILT	1996
TYPE	Office Central Business District
ZONING	C-4
TAX ID	SG-BOP-3

- 1st and 2nd floor space available in the Blvd Office Park.
- Three suites available, lease all or part
- Located off 200 E St George Blvd
- Available March 1, 2027
- Currently occupied, contact the listing agent for showings



OR TEXT 24003 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



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	9,399	59,417	120,085
HOUSEHOLDS	1-mile	3-mile	5-mile
2026 Households	3,336	22,076	42,670
INCOME	1-mile	3-mile	5-mile
2026 Average HH Income	\$69,116	\$100,755	\$118,484

Traffic Counts

STREET	AADT
Tabernacle Street	15,590
St George Blvd	27,000

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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