



kiln. |  RIVER CROSSING

1595 S River Road  
St George, UT 84790

**±50 SF – ±800 SF | OFFICE**



## Property Specs

TENANT	KILN
RENT	\$275+
SPACE AVAILABLE	±50 SF – ±800 SF
BUILDING SF	±39,314 SF
LOT SIZE	±2.97 AC
TYPE	Office   Suburban
CLASS	A
YEAR BUILT	2024

- Professional Executive Office Space for lease. No Triple Net fees. All utilities and Wifi are included.
- Kiln is a workspace experience desgined to elevate performance and lifestyle.
- Kiln has space ranging from single occupancy for teams up to 22 people.
- Contact agent for package options and showing instructions.



OR TEXT 23466 TO 39200

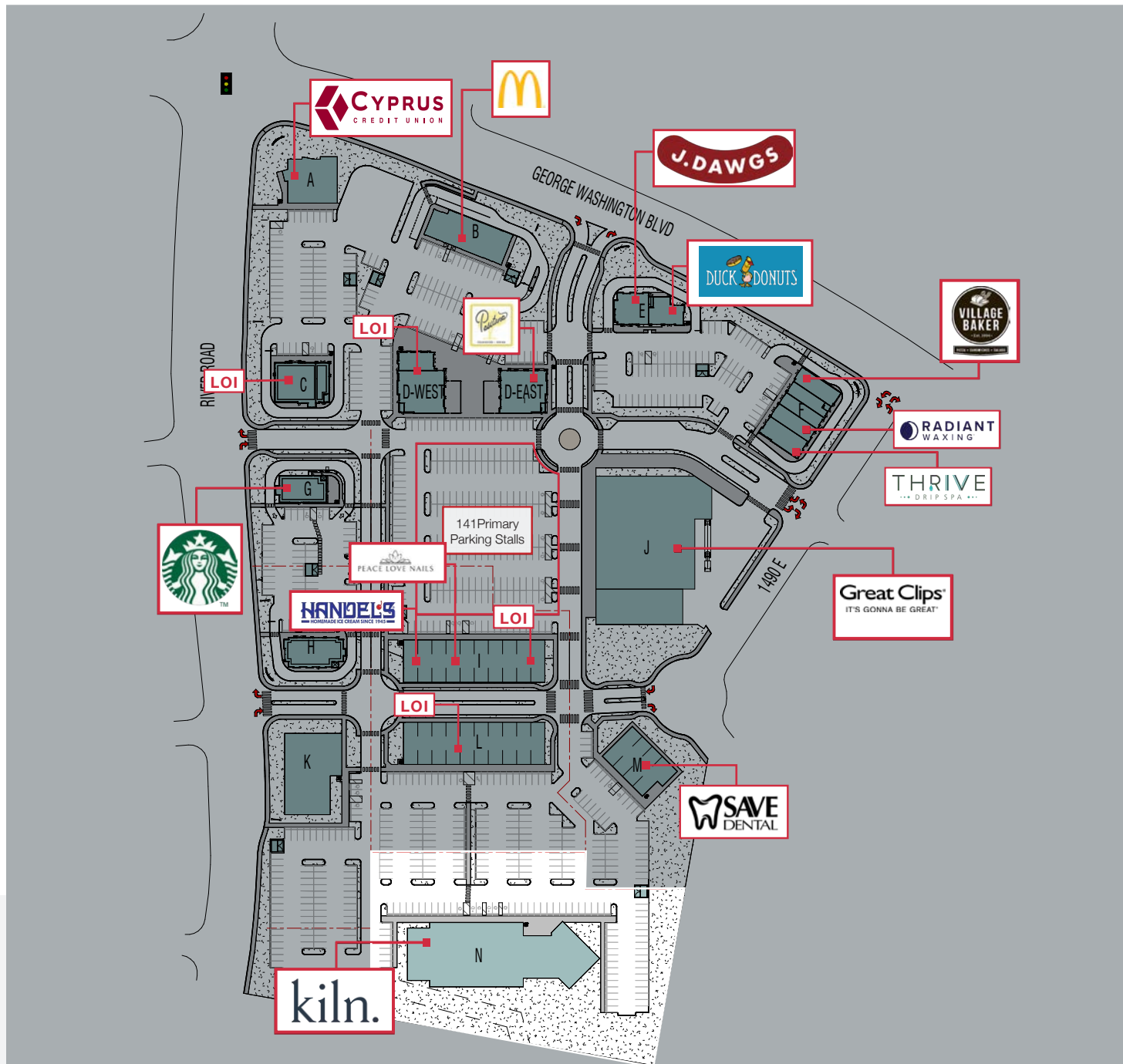
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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# SUMMARY

# SITE PLAN



# kiln.

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Kiln is an innovative provider of flexible coworking spaces designed to foster creativity, collaboration, and productivity. Founded in 2018, Kiln has rapidly expanded its presence, offering dynamic work environments that cater to startups, freelancers, and established businesses alike. With a focus on community-building and modern amenities, Kiln has redefined the traditional office space, creating hubs where professionals can thrive.

Kiln's coworking spaces are thoughtfully designed to meet the diverse needs of its members. Each location features a blend of private offices, open work areas, meeting rooms, and event spaces, all equipped with state-of-the-art technology. The company places a strong emphasis on creating a vibrant community, offering regular networking events, workshops, and wellness programs to support the holistic growth of its members. This approach not only enhances productivity but also fosters a sense of belonging and collaboration among professionals from various industries.

Financially, Kiln is positioned as a strong player in the coworking sector, backed by solid investments and a growing membership base. The company's strategic expansions and commitment to high-quality service have earned it a reputation as a reliable and attractive tenant for commercial real estate investors. As the demand for flexible working solutions continues to rise, Kiln is poised to lead the way in redefining workspaces, making it an essential part of the modern business landscape.

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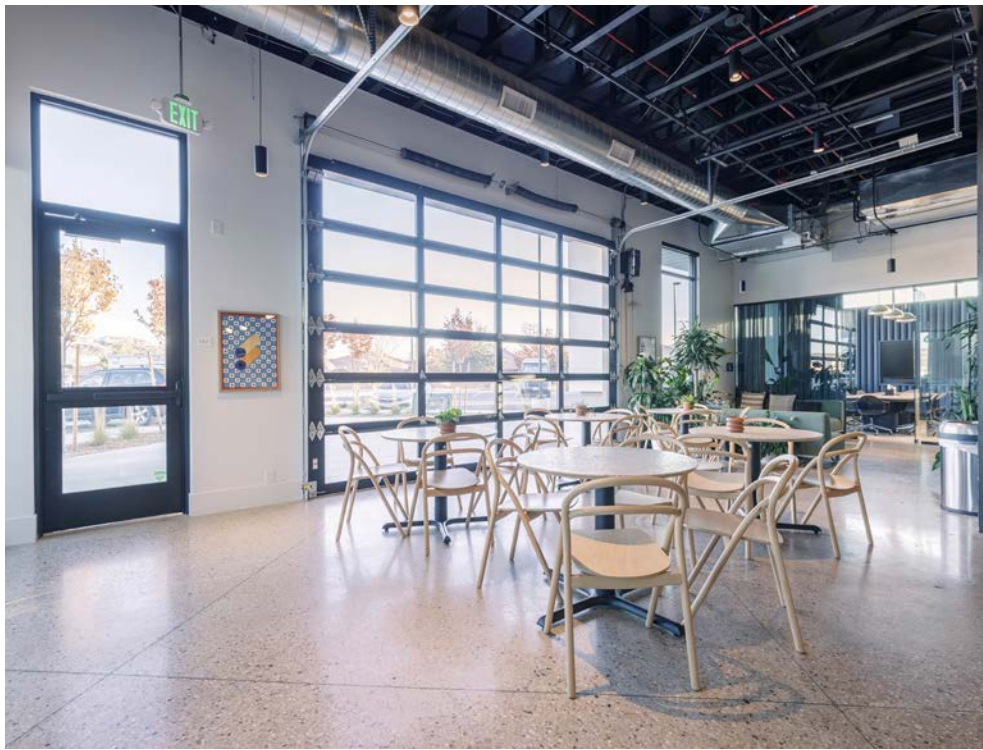




PHOTOS











PHOTOS







PHOTOS



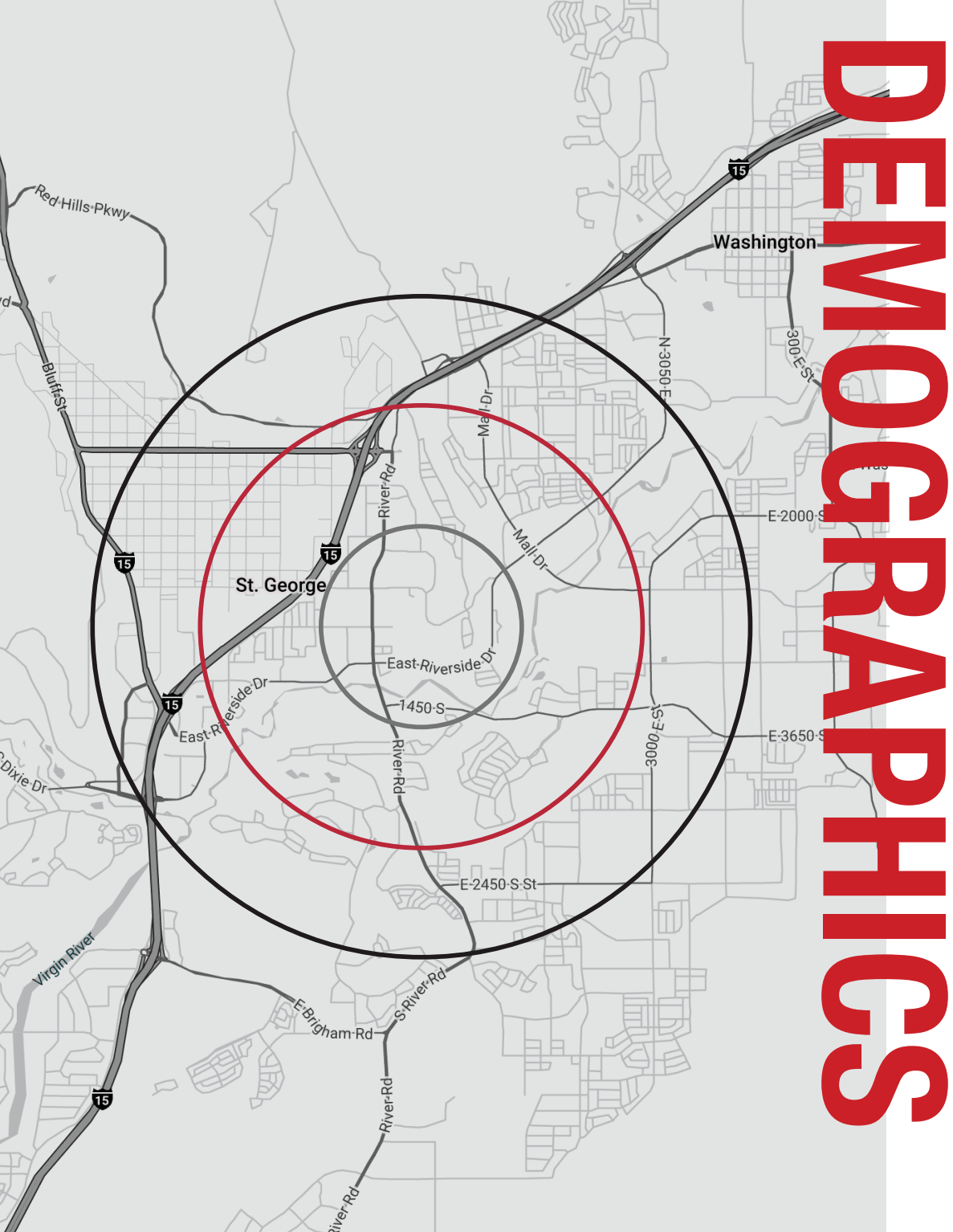


# AREA MAP



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





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	6,440	64,412	119,939
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,544	21,267	40,782
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$137,951	\$117,048	\$115,011

## Traffic Counts

STREET	AADT
River Rd / 1450 S	14,000
Fort Pierce Dr / River Road	33,000

## Cities Nearby

Port 15 Inland Port	55 miles
Las Vegas, Nevada	100 miles
Los Angeles, California	387 miles
Salt Lake City, Utah	303 miles
Denver, Colorado	631 miles
Phoenix, Arizona	422 miles



# 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.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## 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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