



700 SOUTH PROFESSIONAL CENTER

St. George, Utah

965 East 700 South, St. George Utah

Class "A" Smart Building

PARTIALLY FURNISHED DOCTOR'S OFFICE AVAILABLE FOR LEASE



- *Rental Rates begin at \$2.00 Net*
- *Large doctor's office.*
- *State-of-the-art "Smart" Building with Dedicated Fiber Optic Line - (unlimited band width)*
- *Great central location with visibility from I-15, 2 blocks west from regional Hospital*
- *CAMs at around \$.48/sqft/mo and includes Fiber Optic Connection*

2nd Floor Space - Prime Doctor's Office AVAILABLE FOR LEASE

2,620 sqft of rentable space, 6 offices, surgical center, conference room, private bathrooms, Doctor's office, large reception area and large break room (see attached space plan).

Partially furnished!

The 700 South Professional Building is a super efficient concrete and steel building with reduced utility costs, ample covered and surface parking, FOB key entry and video security systems. It is also ADA compliant with redundant Fiber Optic Lines. **High speed fiber optic internet is provided by the building.**

For More Information Call:

Jeff Reber at 435-656-8238

Email: jeff@reaswest.com



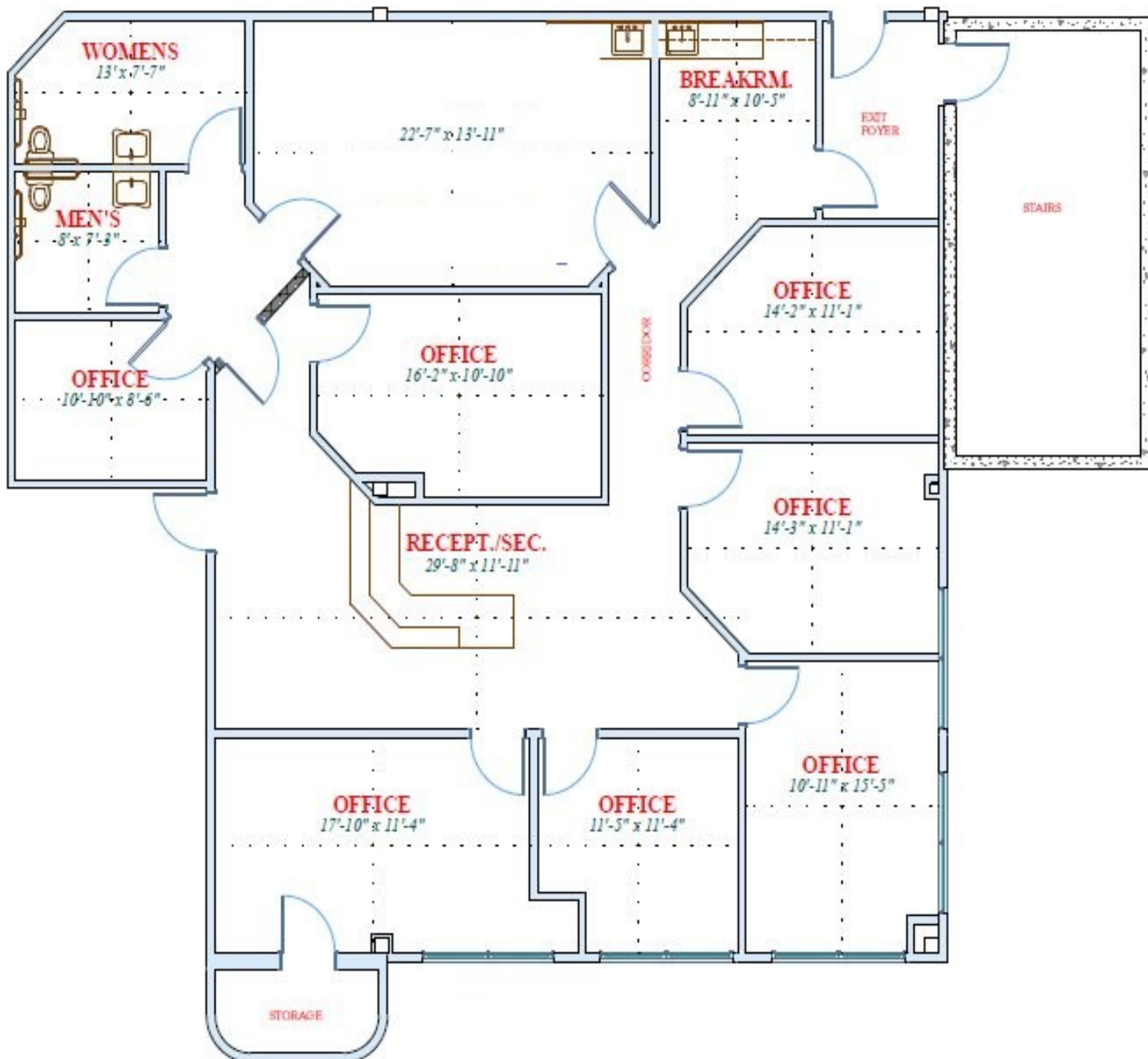
REAL ESTATE
ASSET STRATEGIES

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Special Lease Terms Available!



SUITE 201

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PROPERTY SUMMARY

The 700 South Building is a three (3) story, steel and concrete office building consisting of approximately 36,511 square feet of rentable space. It currently has a prime, 2nd floor doctor's office space for lease. The Project is located at 965 E. 700 South. The 700 South Street is a major east/west transportation corridor in St. George. The property is located approximately two blocks from the IHC Regional Medical Center.

The improvements are considered "class A" improvements. The HVAC systems allow for separate primary zones. All primary zones are also individually metered for all utility expenses. There is also **2 dedicated fiber optic lines** into the bldg providing unlimited band width.

Lease rates begin at \$2.00 per sqft on a Net basis. Net expenses (CAMs) for the building are estimated to be approximately \$.50 cents per sqft per month.

All utility expenses are included in CAMs except Electricity which is paid directly by each tenant. Also included in the CAMs is a 500mbps (up and down) fiber optic connection for each tenant. Additional bandwidth can be purchased directly from the supplier if needed.

Building improvements:



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Demographics & Market Summary:

The Southern Utah MSA continues to be one of the fastest growing MSAs in the United States. This area has shown consistent double digit growth statistics over the last couple of decades. St. George has also been a national leader in value appreciation and is expected to continue its faster than average growth in values and inventory. Washington County also continues to have a lower than national average unemployment percentage.

The market for office space and office medical space continues to see a declining number of options within the region. Current vacancy factors for Class "A" buildings is less than 5%, and there is rare availability for large lease requirements within the area surrounding the new IHC Regional Medical Center. It is important to point out that the IHC Medical Center has recently completed a massive expansion, adding around 500,000 sqft of additional medical space. The St. George area office market totals approximately 3.8 million sqft and showed very little new development in 2024/2025. Of this amount Medical office space totals approximately 650,000 sqft (approx. 15%). Only approximately 200,000 has been built within the last 5 years. Absorption of this new office medical space has been around 90%, with very little increase in vacancy for the older existing medical office buildings.



Office rental rates for new class 'A' office space in 2025 are averaging around \$2.00 to \$2.50 per sqft with very little new spec development. Most new office buildings show current Common Area Maintenance (CAM) expenses at around \$.50 to \$.55 per sqft per month.. Landlord concessions for new tenants in Class A space became less frequent by the end of the year 2024, and rental rates have already increased to a pre-recession level of around \$2.00 /sqft/mo on a Net basis by early 2025.

The 700 South Office Building provides custom designed office or office/medical space for professionals looking for new Class "A" space within the Southern Utah region. We have the capability of providing special sub-floor plumbing or electrical requirements for medical practitioners and have over 50 covered parking stalls for our tenants. In addition, this is a solid concrete and steel building with exterior walls built with insulation inside. This construction is unique in Southern Utah and provides significant savings in utility costs. This is also the only "smart" building in the area with **fiber optic redundancy** (CenturyLink and Infowest). This direct fiber optic connection allows for unlimited bandwidth for our tenants. The building provides (as part of the CAMs) up to 500 mbps up and down to all tenants.

The building, as of July 2025, has just one prime space available for lease (see attached information). We are anxious to see this space leased and anticipate it will go quickly. Please call or email to arrange for a tour of the property to review these class 'A' space options.

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Pictures of Suite 201:



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