



# FOR LEASE

640 E 700 S | Ste 103  
St George, UT 84770

- Ground-floor Suite
- Four to five private offices plus a conference room
- Excellent accessibility

**± 1,327 SF | OFFICE**

## Property Specs

LEASE PRICE **1.65/SF + NNN**

OFFICE SIZE | SF **± 1,327 SF**

TYPE **Office | Central Business District**

- Centrally located Office or Medical Plaza
- Excellent accessibility
- Ground-floor Suite #103 featuring a welcoming reception area
- Four to five private offices plus a conference room
- Additional storage space
- Covered parking and elevator access
- Fiber-optic internet connectivity
- High-quality tenant mix creating a professional environment



OR TEXT 23534 TO 39200

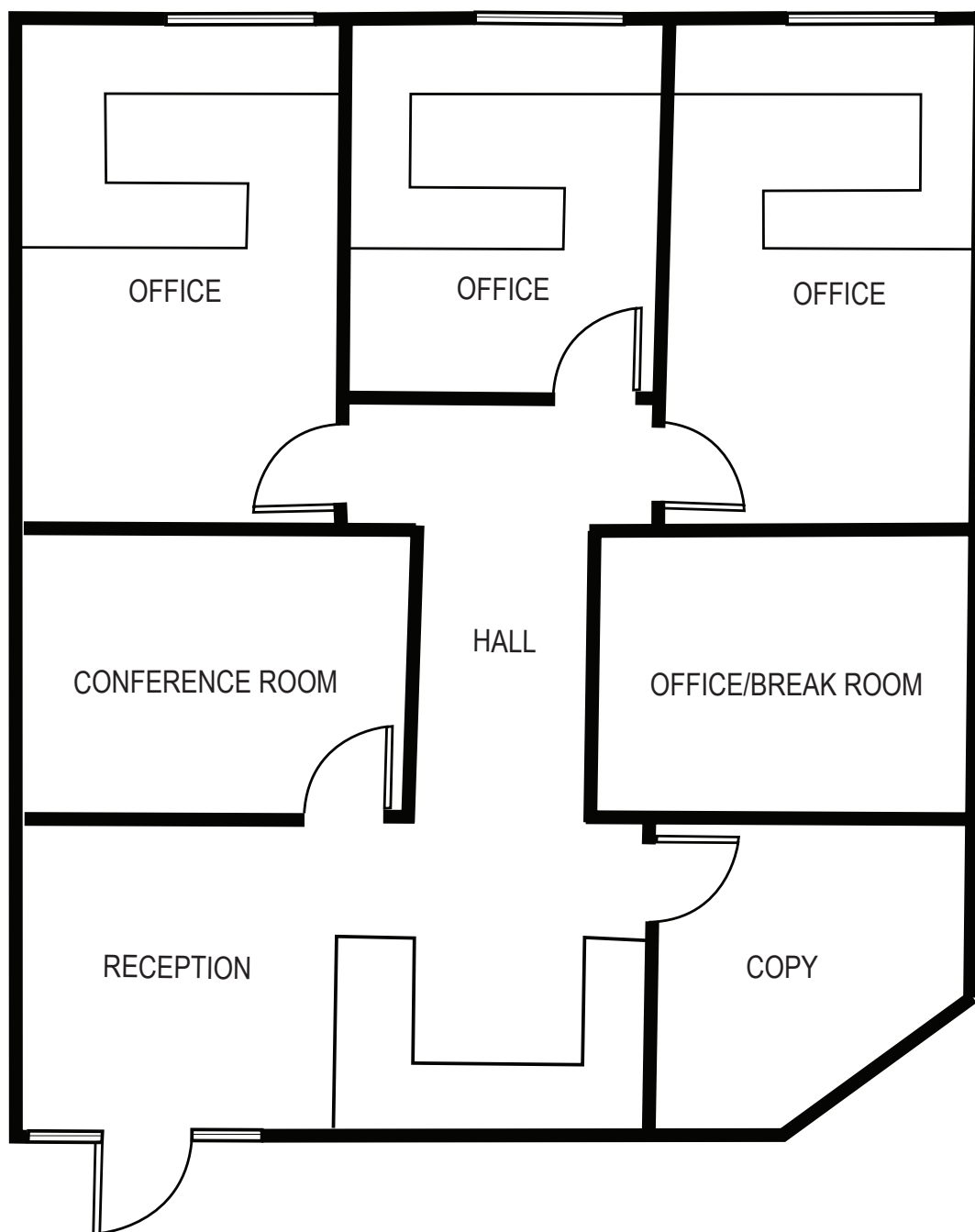
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SUMMARY

# FLOOR PLAN



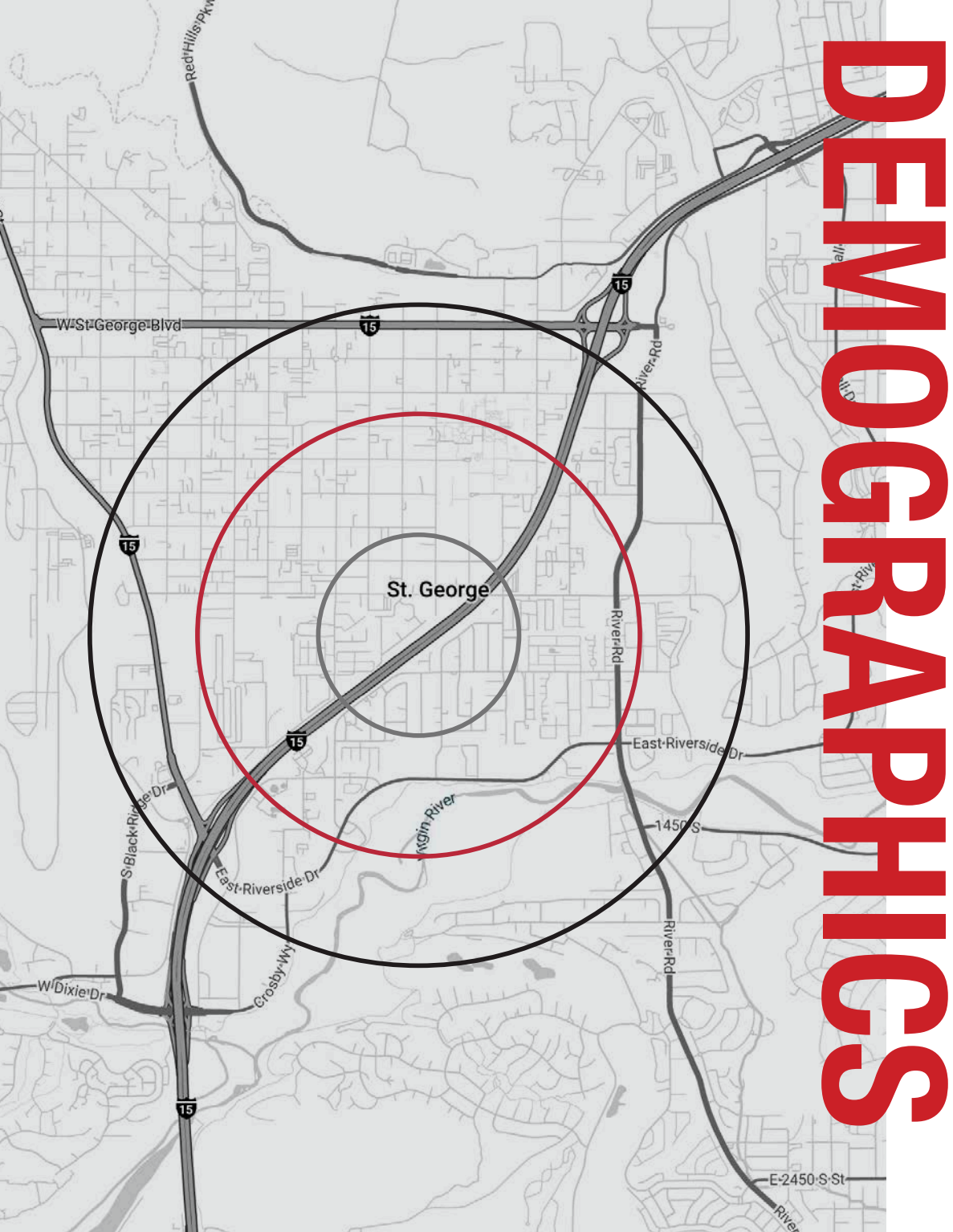


# AREA MAP



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





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	13,412	62,382	128,689
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	4,799	22,390	44,465
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$69,106	\$98,786	\$109,336

## Traffic Counts

STREET	AADT
700 S	21,000
S University Ave	9,700

# 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

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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.

## Non-Warranty

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## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

**325+**

OFFICES

**1.1 BIL**

SF MANAGED

**5,800+**

PROFESSIONALS

**TOP 6**

2024 LIPSEY RANKING



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