

# RIVER ROAD OFFICE

1611 E 2450 S, St. George, UT 84790



## FOR LEASE



**LEASE RATE**     **\$1.50 SF/MONTH**

### OFFERING SUMMARY

Available SF:	2,367 SF
Lease Rate:	\$1.50 SF/month (NNN)
Year Built:	2009

### LOCATION OVERVIEW

Convenient Little Valley location at the intersection of 2450 S and River Rd.

### PROPERTY OVERVIEW

Boasting Class A finishes and an abundance of natural light through its large windows, this property offers a professional setting with seven offices, a conference room, reception area, and break room. Its convenient River Road location ensures ease of access for both clients and employees. This property presents a remarkable opportunity for companies seeking a sophisticated, functional, and cost-effective space to elevate their operations and impress clients.

### PROPERTY HIGHLIGHTS

- Class A finishes
- Large windows, lots of natural light
- 7 offices, conference room, reception and break room
- Convenient River Road location
- NNN expenses are \$0.30 psf

For More Information:

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## ADDITIONAL PHOTOS



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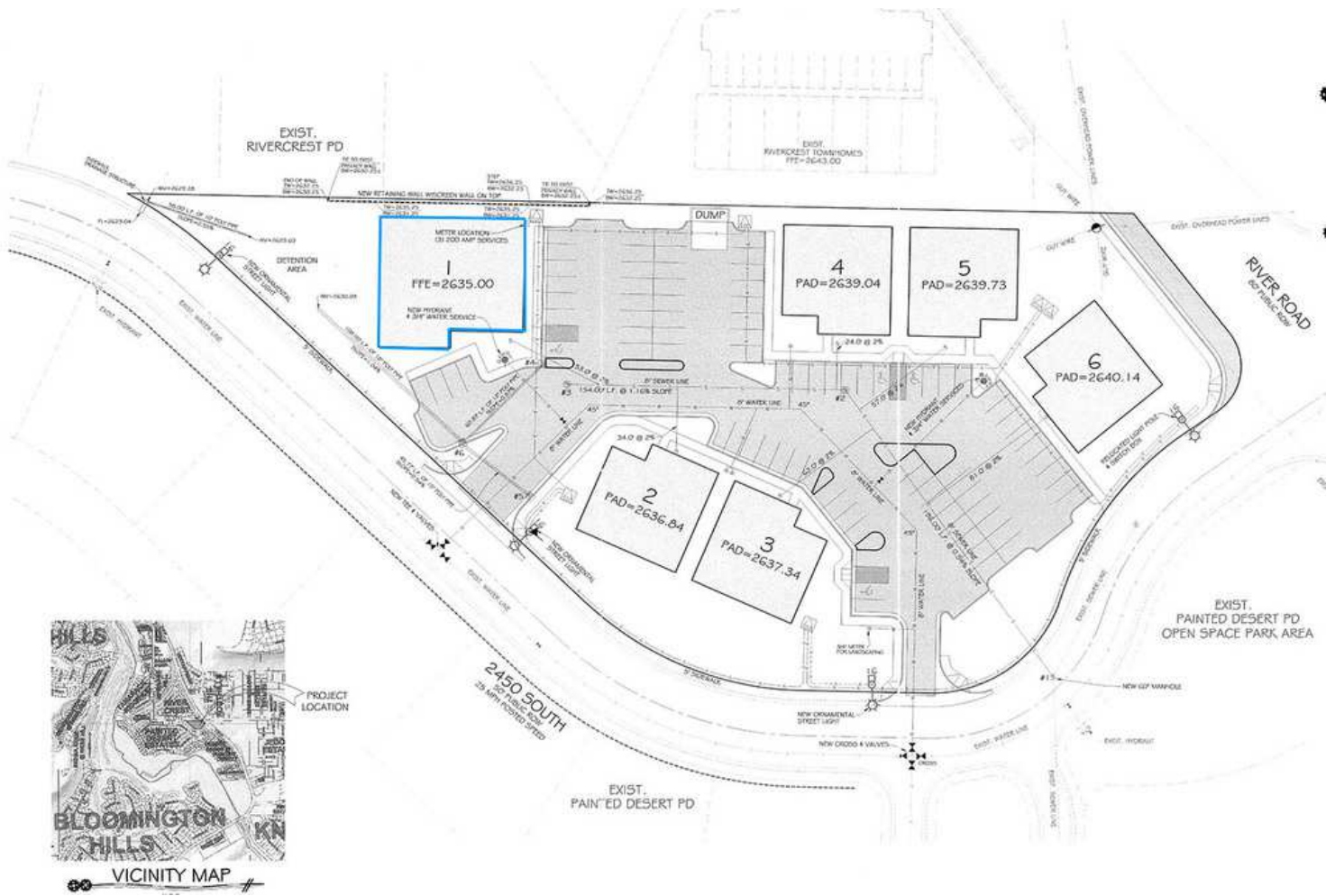


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## SITE PLAN



For More Information:

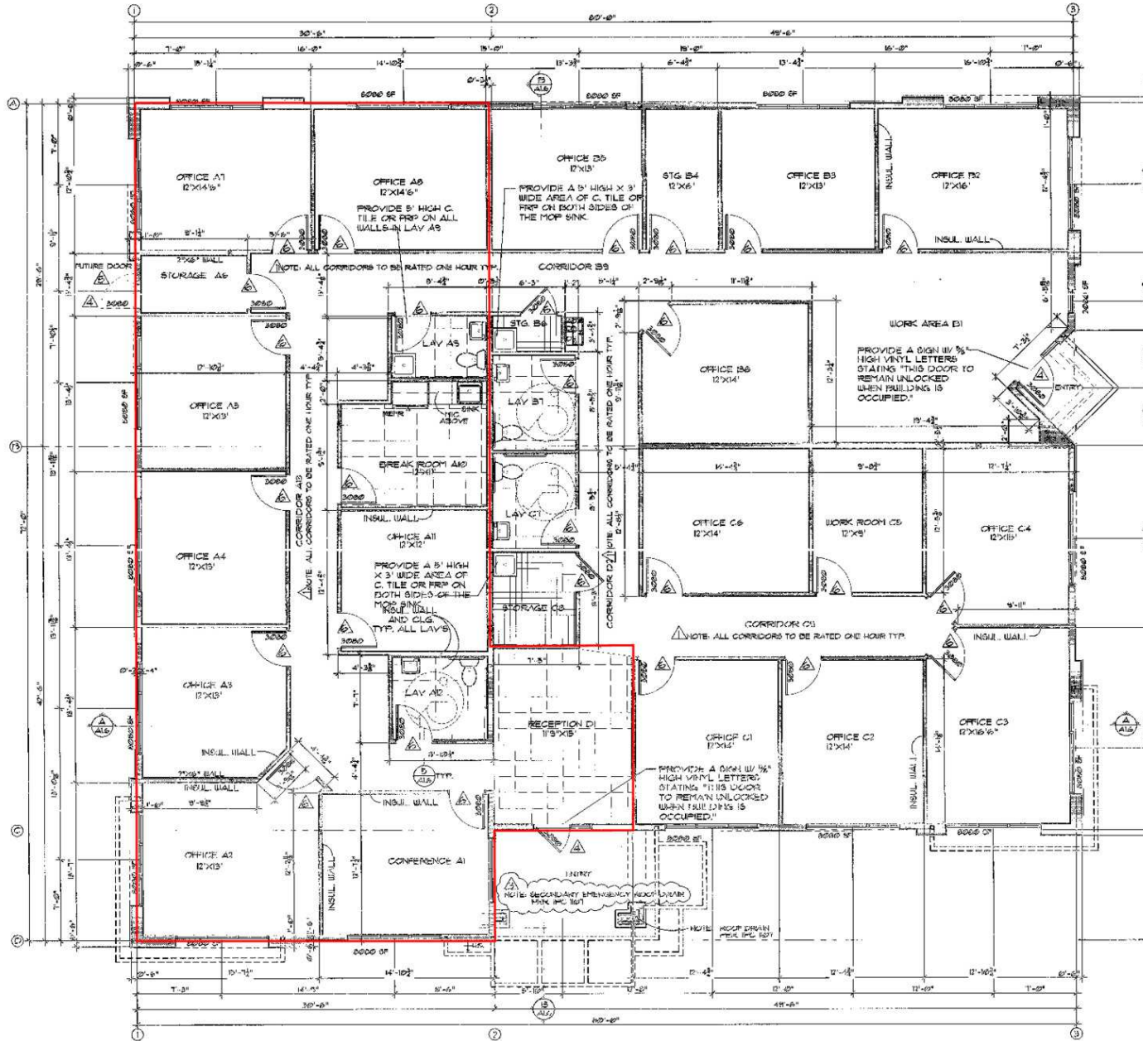
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FLOOR PLAN



**FLOOR PLAN**  
SCALE: 1/4"=1'-0"  
5423 SQ. FT. UNDER ROOF  
5284 SQ. FT. BULDG.

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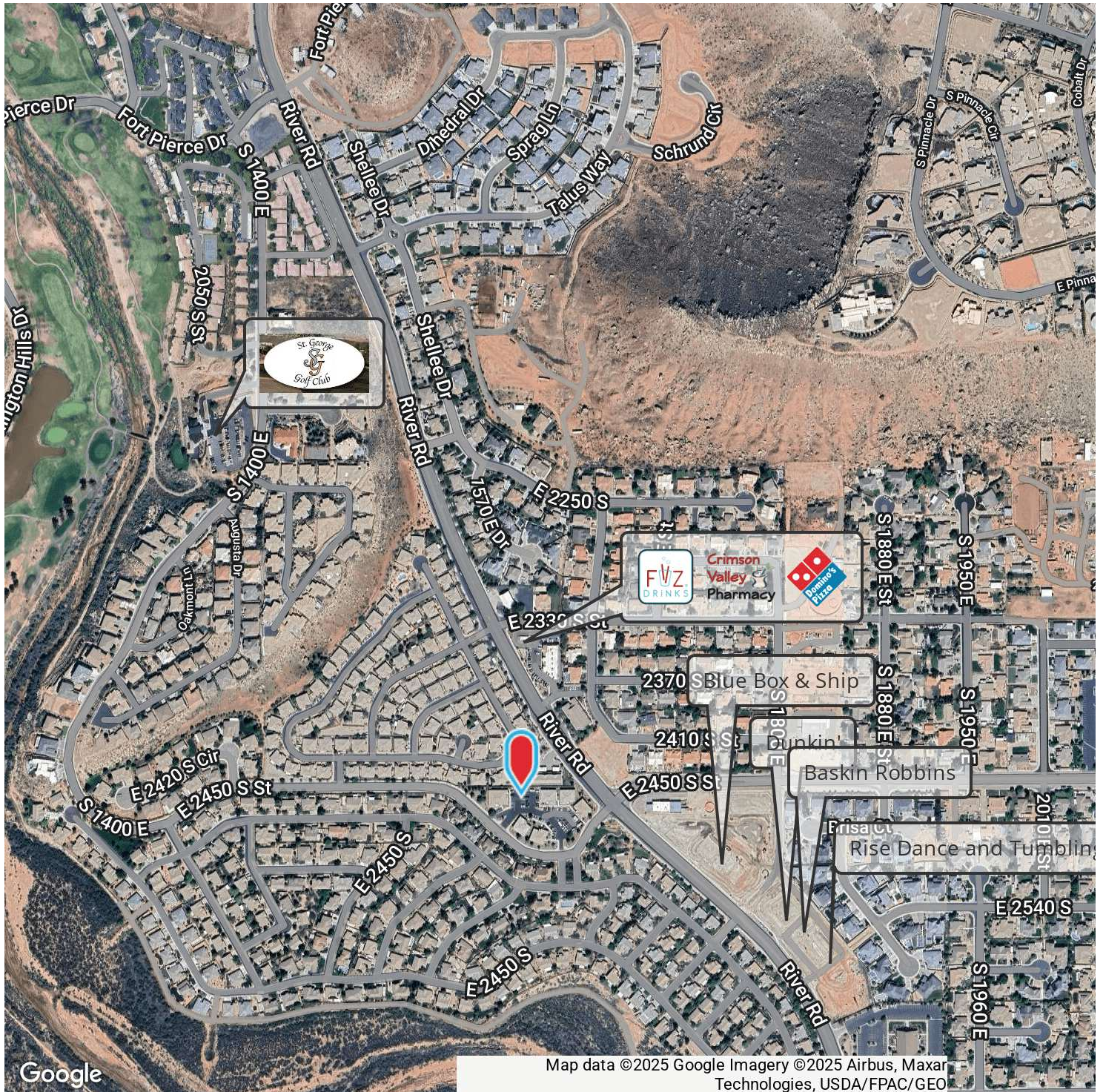


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## RETAILER MAP



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*For More Information:*

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Partner

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