

# FOR LEASE

2071 N Main Street | Cedar City, UT 84721

Move-in ready professional office suite

**\$1,000/mo**

±900 SF • MODIFIED GROSS

**AVAILABLE NOW**



**±900**  
SQUARE FEET

**3**  
PRIVATE OFFICES

**1**  
PRIVATE RESTROOM

**1**  
BREAK / CONFERENCE

## THE SPACE

- Three private offices — all with exterior windows and natural light
- Dedicated private restroom for the suite
- Break room / kitchenette with sink, cabinets and refrigerator — doubles as a conference room
- Fresh paint and new carpet tile throughout; move-in ready
- Private suite entrance with reception / waiting area
- Ample on-site parking with N Main Street frontage and signage exposure

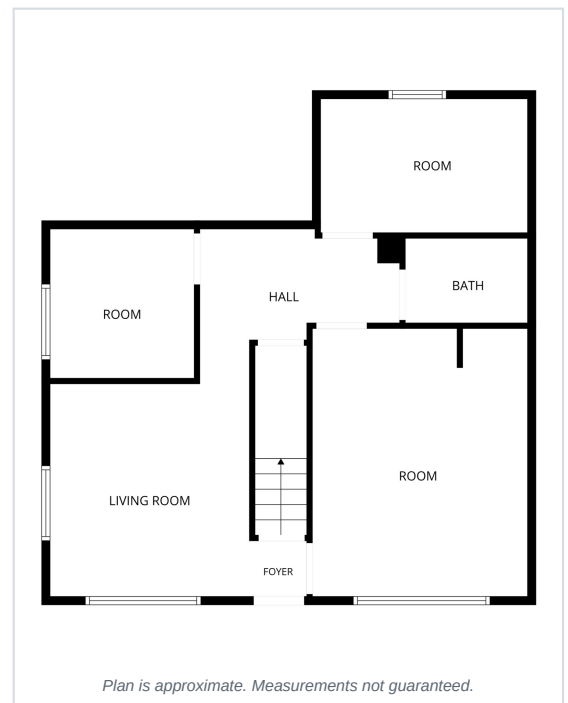
## LEASE TERMS

|               |                                             |
|---------------|---------------------------------------------|
| RENTABLE AREA | ±900 SF                                     |
| LEASE RATE    | \$1,000 per month                           |
| LEASE TERM    | 2 years preferred                           |
| UTILITIES     | Landlord pays all utilities except electric |
| TENANT PAYS   | Electric only                               |
| AVAILABILITY  | Immediate — move-in ready                   |
| USE           | Professional / general office               |

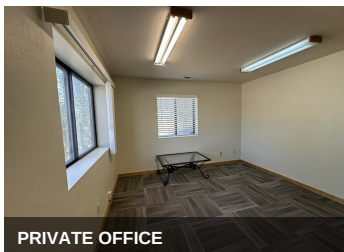
**Available now — showings by appointment.**

Located on N Main Street, minutes from I-15 and downtown Cedar City.

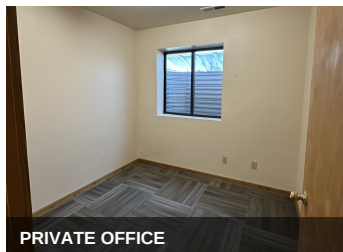
## FLOOR PLAN



*Plan is approximate. Measurements not guaranteed.*



PRIVATE OFFICE



PRIVATE OFFICE



BREAK ROOM / KITCHENETTE



RECEPTION / ENTRY



FOR LEASING INFORMATION, CONTACT

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