



SUBLEASE

912 W 1600 S
Bldg #C | Suite 102
St. George, UT 84770

± 4,402 SF | OFFICE

Property Specs

LEASED PRICE	\$17.50 PSF / Year
CAM RATES	\$4.80 PSF / Year
AVAILABLE FOR LEASE	± 4,402 SF
CLASS	A
TYPE	Office
YEAR BUILT	2008

Now available for sublease: ± 4,402 SF of premium office space designed for performance and collaboration.

Open, modern floor plan

Executive exterior offices with natural light

Ideal for a large team, HQ, or growing company

Built for collaboration, leadership, and scale

This is a rare opportunity in one of Southern Utah's most desirable office markets.

Please do not disturb the tenant

Contact a member of the Flint Team to schedule a private tour



OR TEXT 23490 TO 39200

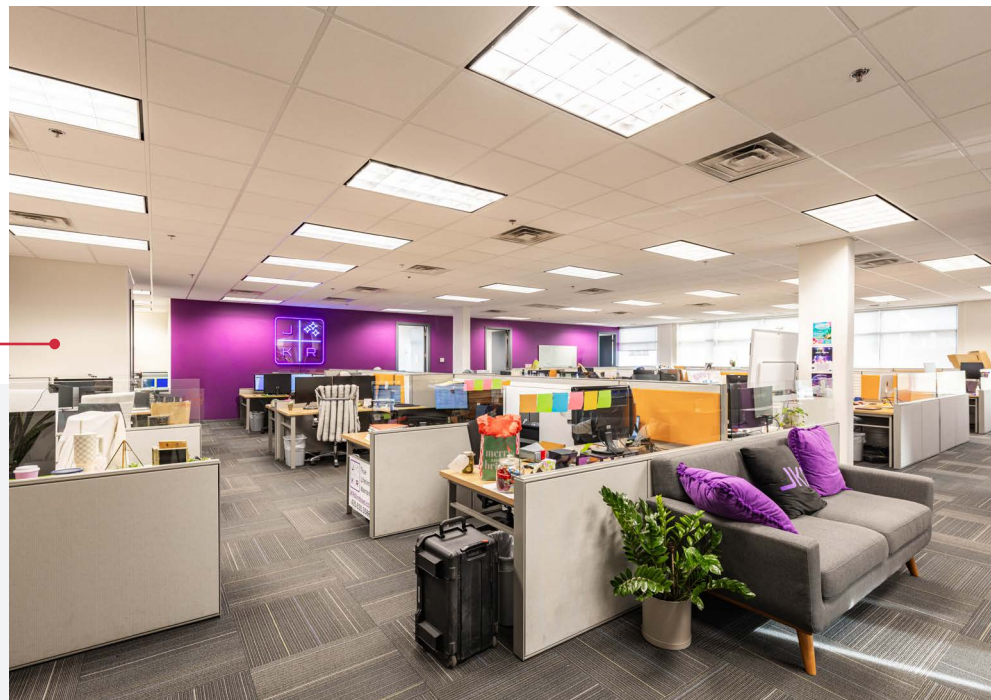
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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Open, modern floor plan
Executive exterior offices with
natural light



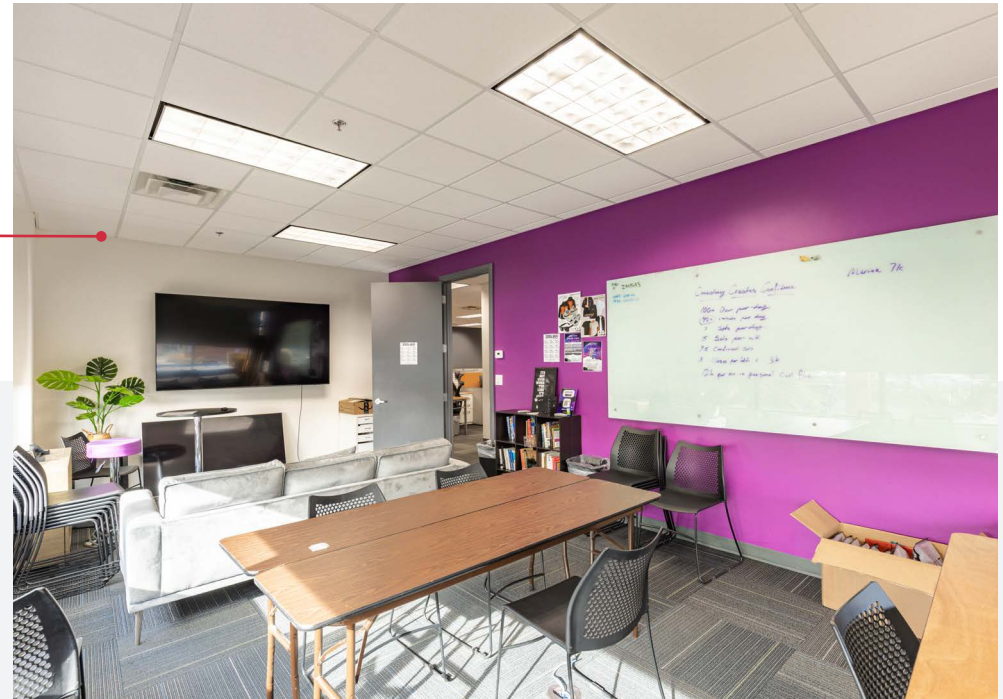


PHOTOS

2008
YEAR BUILT

A
CLASS

± 4,402
TOTAL SF AVAILABLE





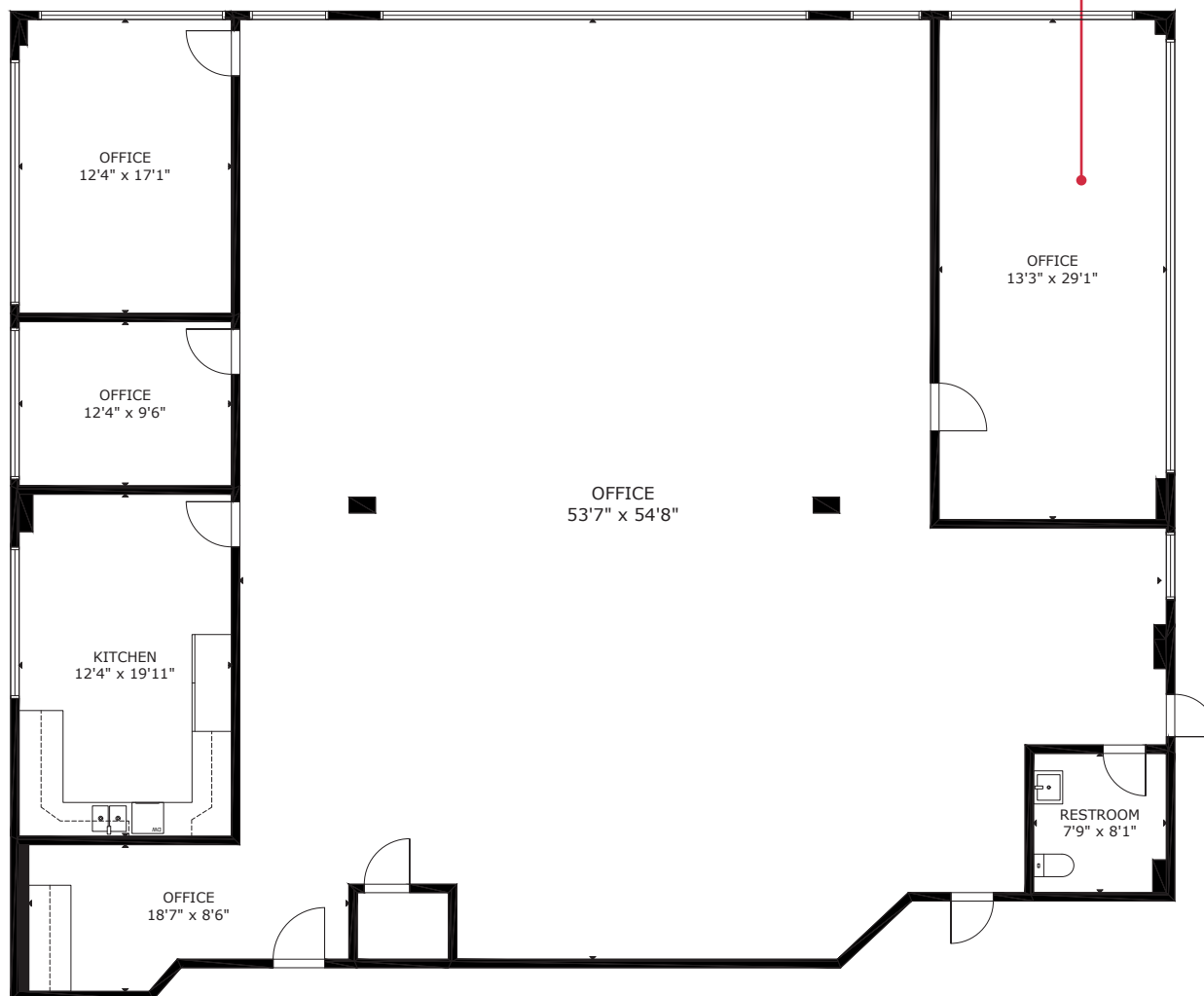
PHOTOS



FLOOR PLAN



CLICK HERE
FOR A 3D TOUR

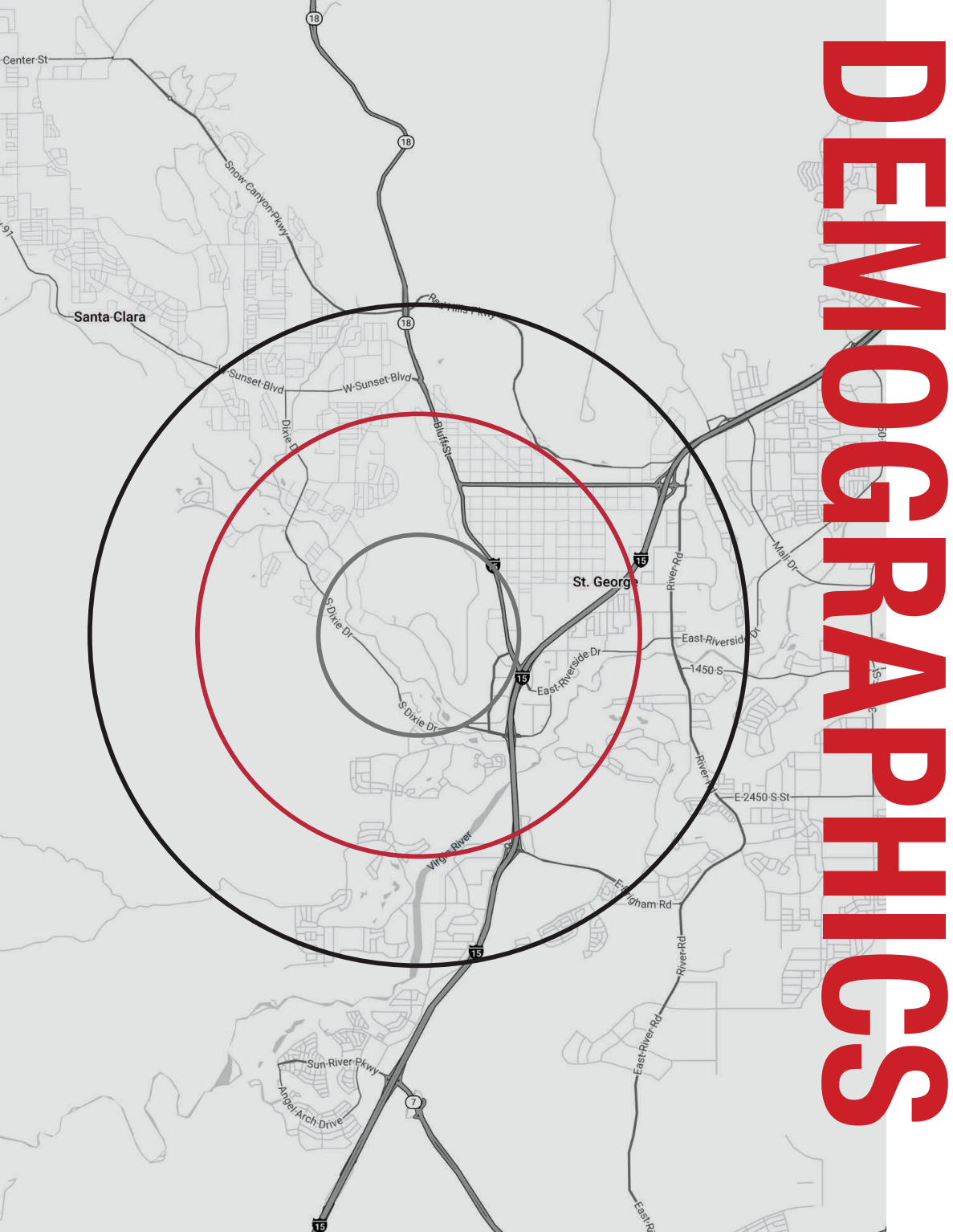


TOTAL SF	LEASE RATE	YEAR BUILT	CLASS	ADDITIONAL FEATURES
± 4,402 SF	\$17.50 SF / Year	2008	A	Open, modern floor plan Executive exterior offices with natural light

AREA MAP



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



POPULATION

2025 Population

1-mile

2,688

3-mile

49,109

5-mile

104,880

HOUSEHOLDS

2025 Households

1-mile

1,098

3-mile

18,210

5-mile

37,706

INCOME

2025 Average HH Income

1-mile

\$114,074

3-mile

\$95,343

5-mile

\$102,581

Traffic Counts

STREET

Dixie Dr

AADT

20,000

Tonaquint Dr / Dixie Dr

12,000

Cities Nearby

Salt Lake City, Utah

305 miles

Mesquite, Nevada

38 miles

Las Vegas, Nevada

118 miles

Los Angeles, California

386 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.

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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.

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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