



FOR LEASE

427 S Main St
Ste 312 & 316
Cedar City, UT 84720

Executive Office Space
Ste 316 ± 299.24/SF
Ste 312 ± 224.04/SF

Property Specs

LEASE RATE	\$1.25/SF/NNN
BUILDING SIZE SF	± 1,524 SF
OFFICE SIZE SF	± 299 SF
YEAR BUILT	2006
CLASS	A
TYPE	Office Downtown

- Downtown office space available!
- Office SF includes utilities & CAM
- Internet & phone not included
- Includes shared conference room
- Located in Cedar City's highly desirable S Main Street
- High traffic area
- Great tenant mix and marquee signage available



OR TEXT 22819 TO 39200

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SUMMARY



PHOTOS

2006
YEAR BUILT

A
CLASS

± 224.04
SF SUITE 312

± 299.24
SF SUITE 316





PHOTOS

Marquee signage available, you can make a bold statement and stand out among the competition



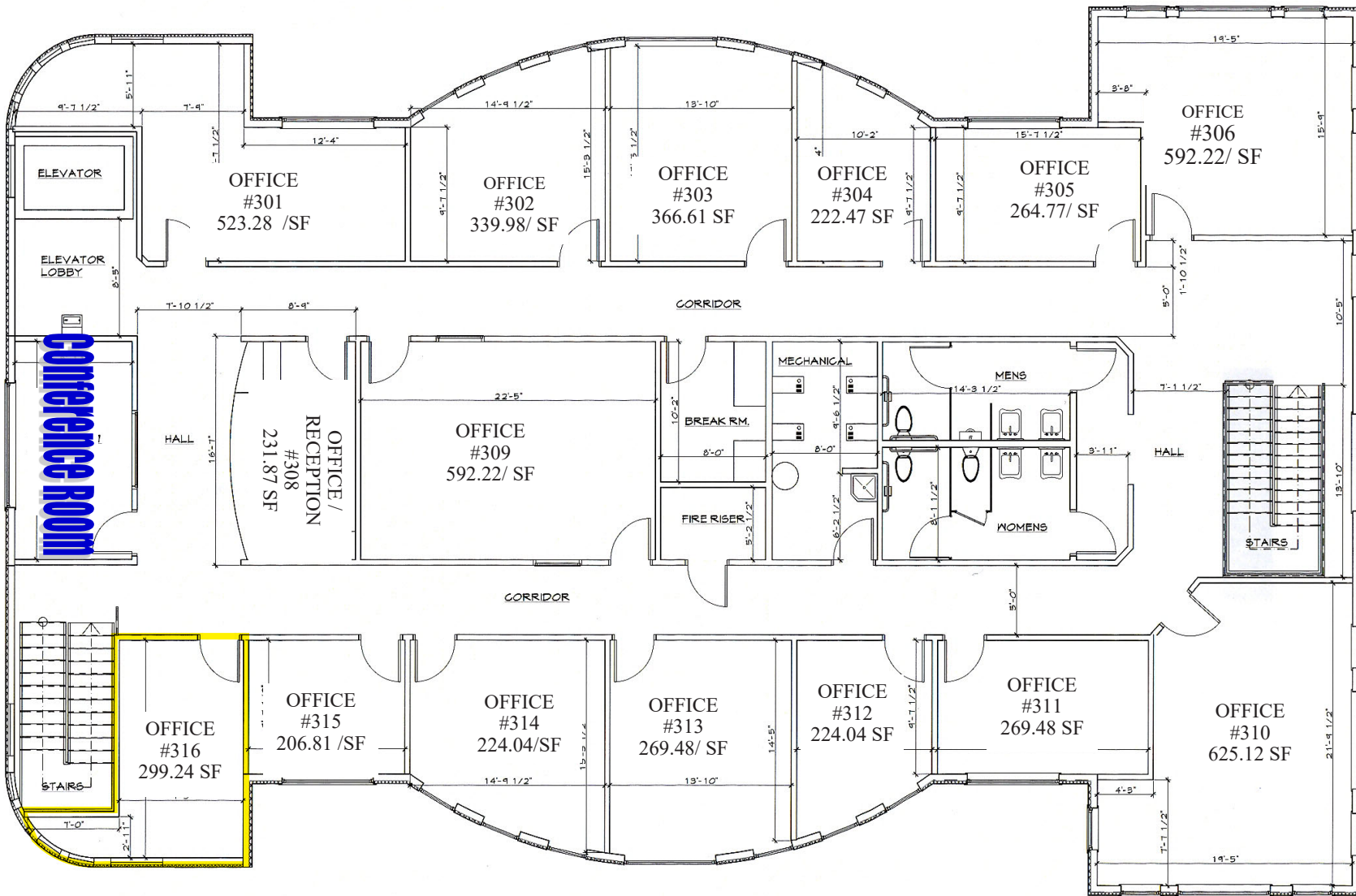
AREA MAP



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

FLOOR PLAN

PREMIER PLAZA - 3RD FLOOR PLAN



PREMIER PLAZA 3 RD FLOOR PLAN - 5,814 TOTAL SF

TOTAL SF	LEASE RATE	YEAR BUILT	CLASS
± 299.24 SF	\$1.25/SF/NNN	2006	A
± 224.04 SF	\$1.25/SF/NNN	2006	A

DEMOGRAPHICS



POPULATION

2024 Population

1-mile

10,101

3-mile

30,250

5-mile

43,823

HOUSEHOLDS

2024 Households

1-mile

3,557

3-mile

10,470

5-mile

14,655

INCOME

2024 Average HH Income

1-mile

\$73,253

3-mile

\$82,169

5-mile

\$85,862

Traffic Counts

STREET

Main St

AADT

20,000

TERMS & CONDITIONS

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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

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OFFICES

1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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