

FOR LEASE

2,400± SF

Downtown Office Space

168 N 100 E
St. George, UT 84770

Property Features

- Street front office space at great Central Business District location
- Large open-space office design
- Plenty of parking
- Includes high-speed fiber internet

SUITES 103 & 105 (COMBINED)

2,400± SF

SUITE 250

LEASED

ZONING

C-4

For more information:

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Gregg McArthur, MBA

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LEASE PRICE – \$1.00/MG

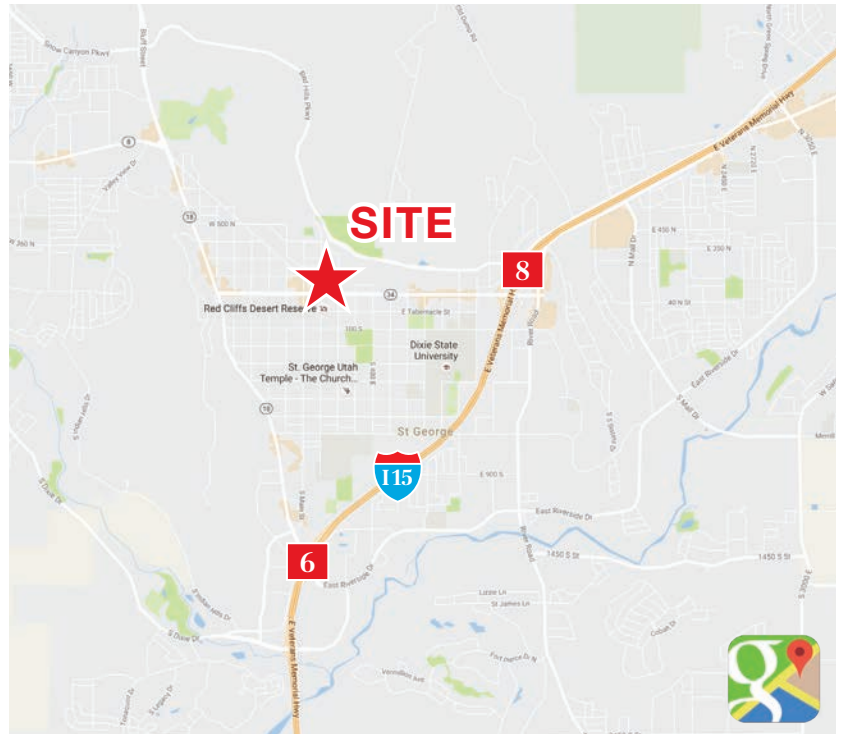
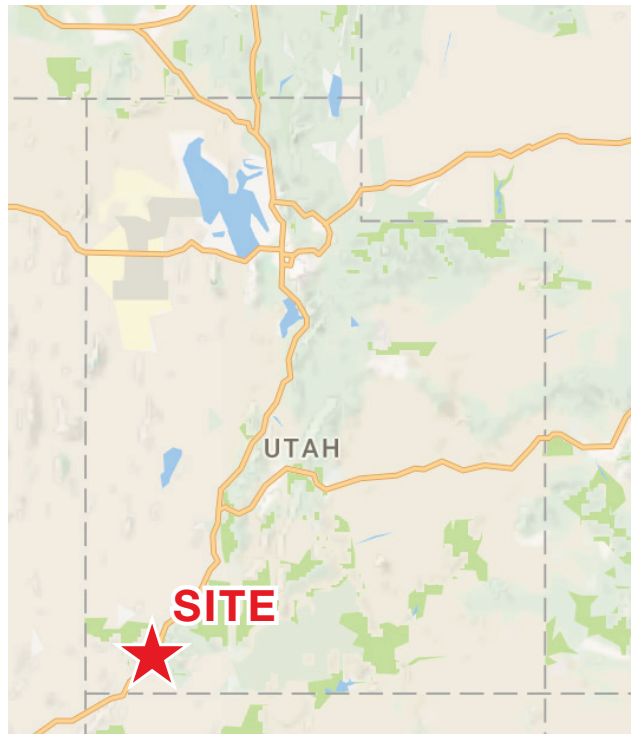
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TRAFFIC COUNTS

St George Blvd:
27,755 AADT



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Suite 103



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Suite 103



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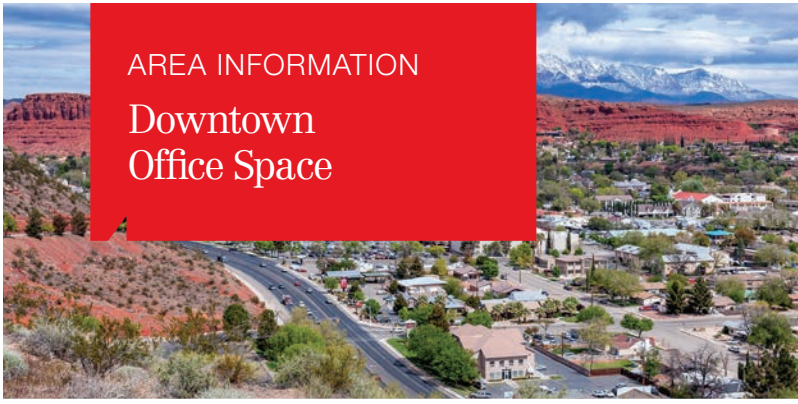


Suite 105



AREA INFORMATION

Downtown Office Space



Driving Distance to Major Cities from Property

| | |
|--------------------|-------------|
| SALT LAKE CITY, UT | 303 miles |
| LAS VEGAS, NV | 123 miles |
| DENVER, CO | 631 miles |
| LOS ANGELES, CA | 387 miles |
| SAN FRANCISCO, CA | 684 miles |
| SEATTLE, WA | 1,141 miles |

Location Information

WASHINGTON COUNTY is known for warm winter weather, snowbirds, and beautiful red rock scenery. It has been known as Utah's Dixie since pioneers settled here in the 1850's. Championship golf, tennis, walking paths, biking trails, hiking, warm, snow-free winters and year long low humidity all make life attractive here.

Home to the world-renowned Snow Canyon State Park and the Tuacahn Center for the Arts with its 1,920 seat outdoor amphitheatre and the magnificent Zion National Park, the county has the benefit of a large, ultra-modern convention center and the 1,200 seat Cox Performing Arts Theatre that is on the Dixie State University campus.

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- POPULATION: Washington County - 155,602
St George - 76,817
- LAND AREA: 2,427 Square Miles
- ECONOMY: Median Income of \$49,498 with a Cost of Living Index of 102 and an Unemployment Rate of 3.6%
- HOUSING: Median house value of \$234,800

[CLICK HERE FOR MORE INFORMATION](#)