



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE

1173 South 250 West
St. George, Utah 84770

BLACKRIDGE TERRACE



1,382 - 1,513 RSF Class A Office Space

Property Highlights

- Sale Price: \$127 PSF
- Amazing views
- Class A office building
- Possible seller financing
- Suite 308 also available for lease-
Lease Rate: \$0.90 PSF NNN + \$0.23 CAM

Space Available

Suite	Size	Price	NOI	CAP
308	1,513	\$192,151	Vacant	N/A
310	1,382	\$175,514	\$13,466	7.7%

Andrew Sorensen, CCIM
Director
+1 435 986 4705
asorensen@comre.com

Travis Parry, SIOR, CCIM
Senior Director
+1 435 986 4708
tparry@comre.com

2 West St. George Blvd, Suite 10
St. George, Utah 84770
Main +1 435 673 7111
Fax +1 435 673 7153
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.
(path: G:\1 - Projects\St George\Sorensen, Andrew\1- Flyers\1173s250wSuite308_310)

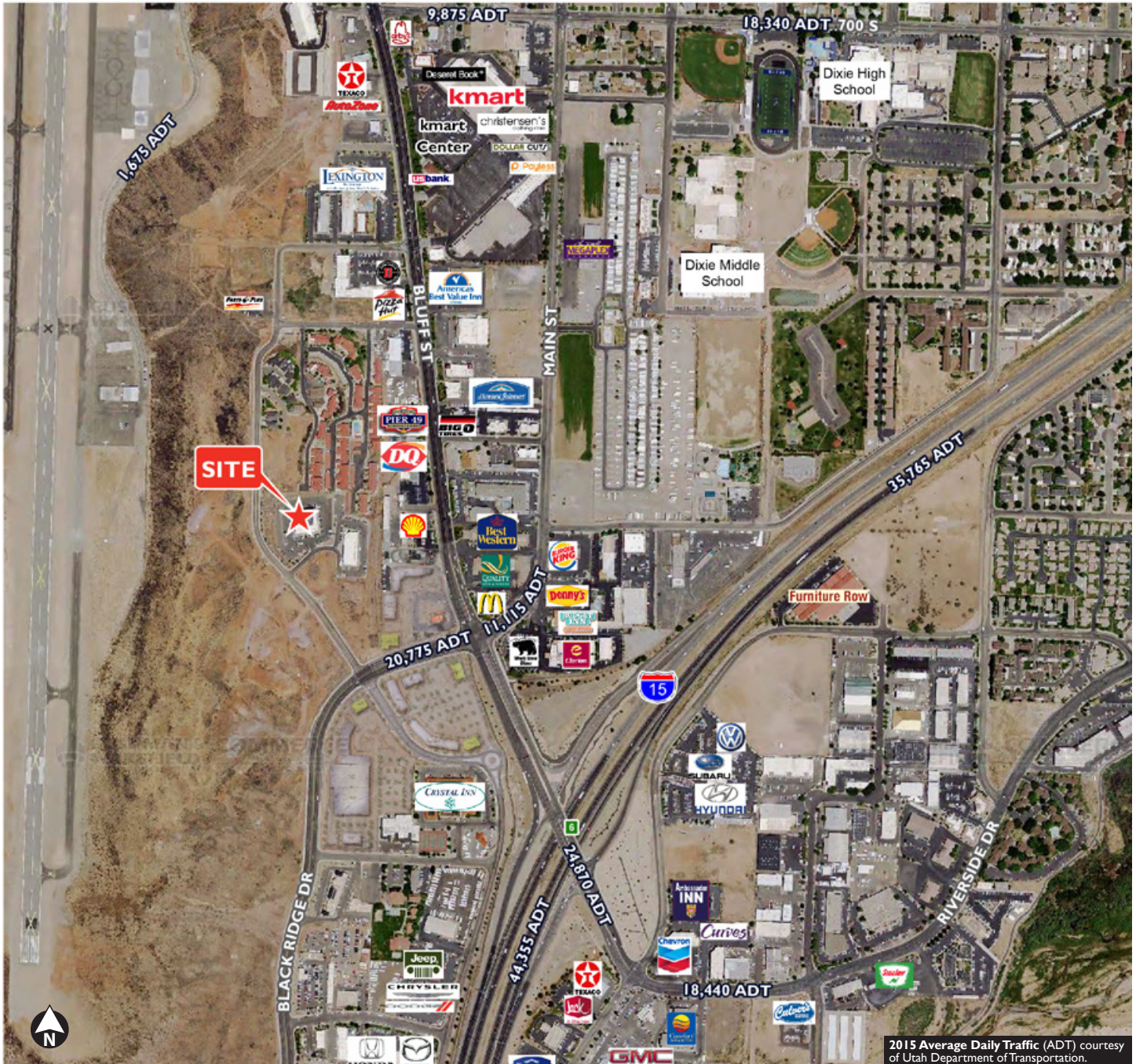


**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE

1173 South 250 West
St. George, Utah 84770

Aerial / Location Map



Andrew Sorensen, CCIM
Director
+1 435 986 4705
asorensen@comre.com

Travis Parry, SIOR, CCIM
Senior Director
+1 435 986 4708
tparry@comre.com

2 West St. George Blvd, Suite 10
St. George, Utah 84770
Main +1 435 673 7111
Fax +1 435 673 7153
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.
(path: G:\1 - Projects\St George\Sorensen, Andrew\1- Flyers\1173s250wSuite308.310)