



# 555 SOUTH BLUFF







# PROPERTY OVERVIEW

<b>PROPERTY:</b>	555 South Bluff Class A Office Building
<b>LOCATION:</b>	Bluff Street at 500 South Prime Downtown Core Location
<b>PRICING:</b>	\$1.40/psf/NNN
<b>ACCESS:</b>	Full Access on 500 South
<b>SIZE:</b>	44,764 +/- Square Feet 2.84 Acre Site
<b>PARKING:</b>	Above Code
<b>VISIBILITY:</b>	Excellent All Directions
<b>MUNICIPALITY:</b>	City of St. George
<b>ARCHITECTURE:</b>	Contemporary Mediterranean
<b>AMENITIES:</b>	State-of-the-art- Systems - Energy Management - Security/Surveillance - Dramatic Views
<b>SIGNAGE:</b>	Large Monument Sign on Bluff Street
<b>RENTAL INFO:</b>	2,000 to 12,000 Square Feet will be available. Call Listing Agent for minimum available space.
<b>TI ALLOWANCE:</b>	Negotiable
<b>AVAILABILITY:</b>	<b>Immediately</b>

## 555 SOUTH BLUFF

Offers an opportunity for a prestigious downtown office location and the ultimate in upscale design. With its location on Bluff Street at 500 South, it offers easy access to the Downtown Central Business District including the new courthouse just four blocks away. Freeway access is just down Bluff Street, and it enjoys superior location identity. The Class A building has been constructed using the latest technologies for tenant comfort, business tools, and energy efficiency. Mountain and City view suites are available.

If you are seeking the very best option for office space in the Greater St. George area, 555 South Bluff is the clear choice.

### For Showing & More Information Contact

**Glen Madsen**  
**(435) 229-9969**  
**[glen@vantagere.com](mailto:glen@vantagere.com)**

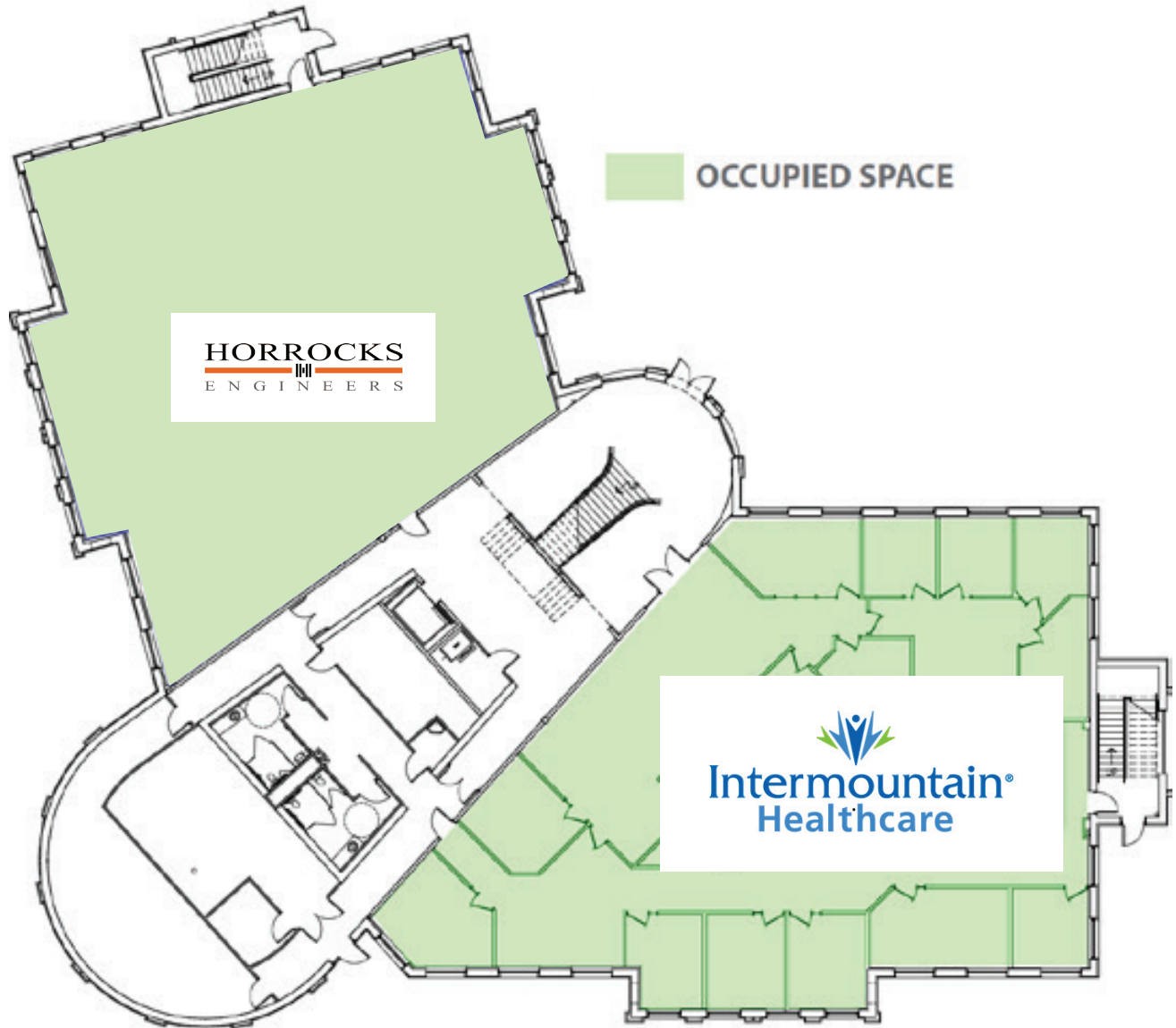


# LOCATOR MAP





# LEVEL ONE



LEVEL ONE - 14,627 +/- SQUARE FEET





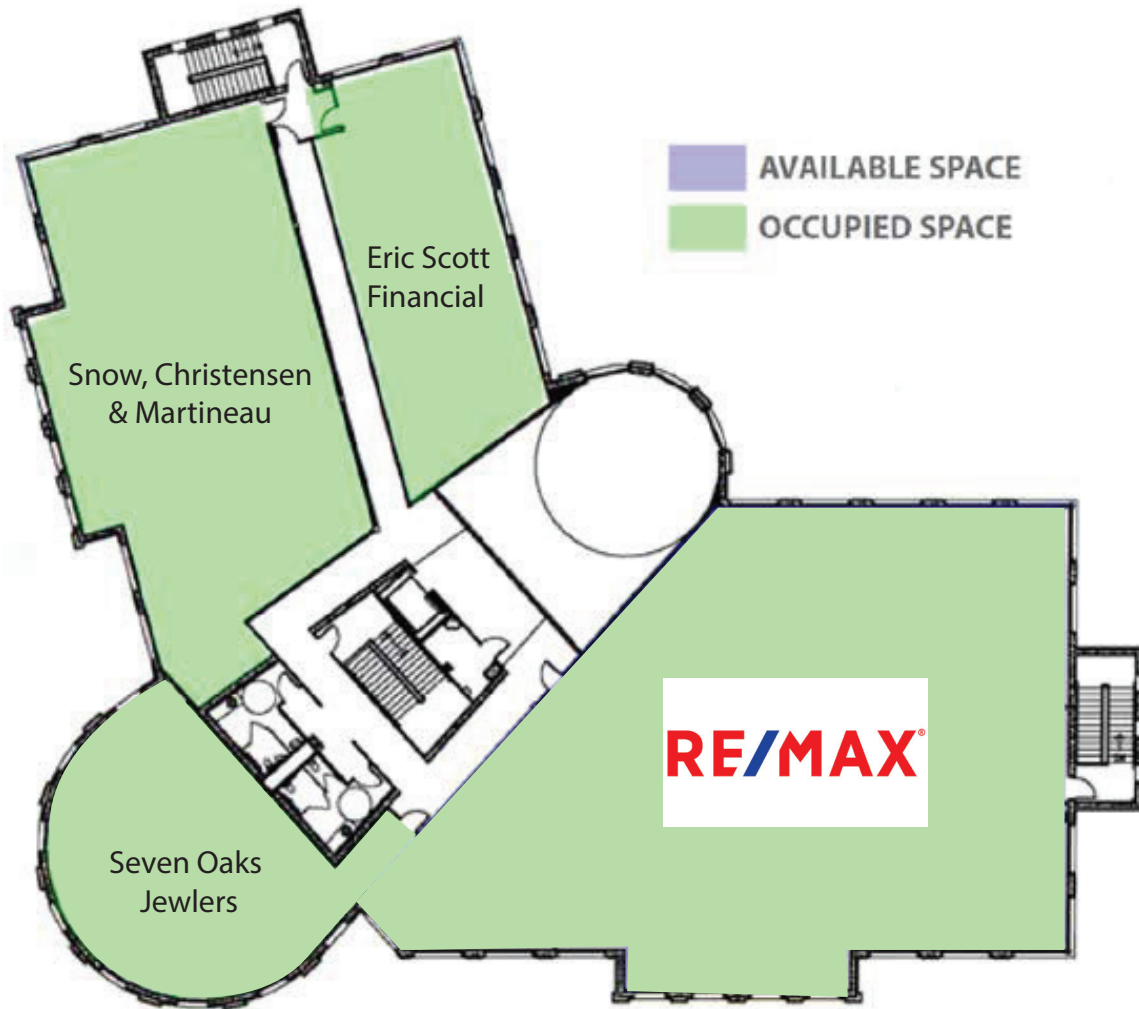
# LEVEL TWO



LEVEL TWO - 14,627 +/- SQUARE FEET



# LEVEL THREE



LEVEL THREE 13,577 +/- SQUARE FEET





# EXTERIOR PHOTOS







# INTERIOR PHOTOS







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