



Welcome to St George Executive Suites!

We offer the finest upscale, Class A office space, virtual offices and conference facilities in Southern Utah. Ideally located within walking distance to banking, restaurants, hotel and shopping. For the executive or entrepreneur who appreciates superior office amenities or the home based business that requires a prestigious address, our professional office suites and individual offices, virtual office programs are a perfect fit.

St George Executive Suites is proud to offer the following amenities:

- Professional office suites and individual offices for lease
- Virtual Offices (Platinum, Gold, Silver and Mailbox Packages)
- Video Conferencing and Conference Rooms

In addition, rental facilities are available for your special events including club meetings. Catering and beverage services are available by local vendors.

We are located immediately off Highway 15 (exit 4), in St. George, UT, which is one of the fastest growing cities in the U.S. We are 10 minutes northwest of St. George Airport; 2 hours north of Las Vegas and 4 hours south of Salt Lake City. Whether you are seeking a permanent upscale professional office or the flexibility of a virtual office, St George Executive Suites has what you need.

Please contact us at 435-652-0645 or 877-750-0645 for a private tour of our facility.

We look forward to the opportunity to serve you.

Sincerely,

St. George Executive Suites Management



LEASING at ST. GEORGE EXECUTIVE SUITES

St. George Executive Suites provides turnkey, fully serviced, furnished and unfurnished offices with the infrastructure, technology, and support that professionals require. Our objective is to offer you the services you need to be successful.

At St. George Executive Suites you will have access to the support resources that you need, on a cost effective basis. You pay a fraction of the actual cost at St. George Executive Suites as opposed to setting up a traditional office. Starting at \$350/month.

EXECUTIVE OFFICE LEASE PACKAGES INCLUDE THE FOLLOWING:

- Prestigious business address in a Class "A" building.
- Signage on 1st and 2nd floor directories (*included with 6 month minimum lease*).
- 24/7 to access private mailbox.
- High Speed Internet and Wi-Fi. (*ask about HS internet plus - additional fee*).
- 24/7 automated state-of-the-art phone system.
- Local (435) business phone number with FREE unlimited local telephone calls.
- 100 FREE long distance minutes per month.
- Local (435) e-fax number for FREE unlimited inbound and outbound activity.
- Voicemail with email notification (*24/7 access*).
- Call forwarding, transferring, and conference calling (*ask about custom features at additional fee*).
- Handling of incoming mail and packages (*requiring signature during business hours*).
- 100 FREE black and white copies and/or scans per month (*\$.10/page thereafter*).
- Access to state-of-the-art office equipment such as photocopier, scanner, and fax (*nominal charge*).
- 6 Notarized documents per month with an Open Business Account with our preferred Banker/Town & Country Bank, includes FREE Deposit Pick-up service.
- Shared Receptionist to greet and announce your visitors (*if requested*).
- Unfurnished over-sized upscale executive offices (*up to 223 sq. ft.*).**
- Ceiling to floor windows with spectacular views (*exterior offices only*).
- High quality carpeting and bamboo flooring throughout.
- Men's and Women's restrooms in each office suite.
- On-site office administrator to answer questions during business hours.
- 24/7 access with full A/C and heating system during weekends and after hours.
- Access to elevators and common area services (*kitchen/break room during business hours*).
- General outside parking for tenant and guests.
- Janitorial services and all utilities included.
- 8 hours Bloomington conference room usage (*reservation required*).
- Corporate rates at select hotels in immediate area.

Note:

- *Two individuals maximum per office.*
- *Tenants are allowed to bring in own copier/scanner/fax machines with management approval.*

** Fully furnished additional charge.



Additional Services:

Dixie Conference Room
with Wi-Fi. Starting at \$30/hour*
(Sits up to 8 individuals)

Bloomington Conference Room
with Wi-Fi. Starting at \$20/hour*
(Sits up to 5 individuals)

Daily Access to Fully Furnished Private Office with Wi-Fi and Internet: \$80/day or \$15/hour*

Video Conferencing with Dual Screen:
Starting at \$150/hour*

* 10 Hour Prepaid Blocks 25% Discount.
Lock in Discount Rates - No Expiration.
Great for Recurring or Extended Use.

Faxing:

\$.50/page (*incoming/outgoing*)*

Scanning: \$.50/page or
\$20/month (*unlimited*)*

Copies: \$.25/page*

Furniture Lease: \$75/month*

Directory & Office Signage:
1st & 2nd floor directory (*single line*
\$35). Office (*quotes available*)*

Administrative Services:
\$30/hr (*typing, filing, mail service - first-come first-served, min /1 hr*)*

Subterranean Parking:
\$75/month (*upon availability*)*

*All pricing subject to change without notice prior to signing lease.



LEASING at ST. GEORGE EXECUTIVE SUITES

Installation & Set-Up Charges

- Signage on Directories:** 1st & 2nd floor directory - \$35
(single line, included with minimum 6 month lease).
- Signage on Office Door:** Can be ordered from our vendor, consistent with current signage (quotes available).*
- Security Access FOB Key:** \$50 each - Refundable when returned to Landlord.
- Security Deposit:** Same as monthly rent (*additional 50% if furnished*)
- Communication Services:** All offices are pre-wired for internet, telephone and cable television service. Ask us about installation charges with our authorized preferred professionals.
- Administrative Set-up Fee:** \$30 per office
- IT/Internet** - \$75/hour (*minimum one hour*).
- Voice/Data/Phone** - \$65/hour (*minimum one hour*).

If you bring your own Technical Support, a "shadowing charge" will apply for the above approved vendors to oversee your technician's install/hook-up.



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LEASING OFFICE SUITES at ST. GEORGE EXECUTIVE SUITES

MONTHLY COST COMPARISON

TRADITIONAL OFFICE SPACE VS. ST. GEORGE EXECUTIVE SUITES

	Traditional Office Space	St. George Executive Suites
• High Speed Internet and Wi-Fi.	\$50	INCLUDED
• 24/7 automated state-of-the-art phone system with call forwarding, transferring, and conference calling.	\$40	INCLUDED
• Local (435) business phone number with unlimited local telephone calls.	\$40	INCLUDED
• 100 long distance minutes per month.	\$10	INCLUDED
• Local (435) e-fax number for unlimited inbound and outbound activity.	\$20	INCLUDED
• Voicemail with email notification (24/7 access).	\$10	INCLUDED
• 24/7 to Private mailbox	\$25	INCLUDED
• Handling of incoming mail and packages (requiring signature during business hours).	\$25	INCLUDED
• 100 black and white copies and/or scans per month (\$.10/page thereafter).	\$10	INCLUDED
• Access to state-of-the-art office equipment such as photocopier, scanner, and fax (nominal charge).	\$25	INCLUDED
• 6 Notarized documents per month with an Open Business Account with our preferred Banker/Town & Country Bank, includes FREE Deposit Pick-up service.	\$30	INCLUDED
• Shared Receptionist services to greet and announce your visitors (if requested).	\$200	INCLUDED
• Unfurnished over-sized upscale executive offices (up to 223 sq. ft).	\$235	INCLUDED
• On-site office administrator to answer questions during business hours.	\$100	INCLUDED
• Janitorial services included.	\$75	INCLUDED
• Property taxes and common area expenses including elevators, kitchen, and breakroom.	\$50	INCLUDED
• Utilities (electricity, water, and garbage service) included, full A/C and heating system during weekends and after hours.	\$80	INCLUDED
• 8 hours Bloomington conference room usage (reservation required).	\$160	INCLUDED
Monthly Cost Comparison	\$1,185	\$550
Monthly Savings		\$635
Annual Savings		\$7,620

*Fully furnished additional charge.





VIDEO CONFERENCING, CONFERENCE ROOMS, AND OTHER AMENITIES

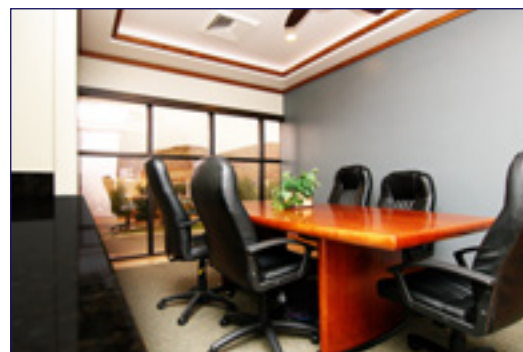
VIDEO CONFERENCING

St. George Executive Suites is proud to offer the only dual screen video conferencing in Southern Utah.

Our well insulated, spacious conference room is built with your needs in mind. Relax in our well appointed conference room as you look out our floor to ceiling windows to the wonderful red rock and pine mountain landscape.

Window blinds provide complete privacy for your confidential meetings. Six types of lighting, a well appointed fireplace and two flat screen televisions both of which are programmed for your video viewing pleasure. Access to common break area (kitchen / breakroom with microwave and fridge)

Call us today to reserve your video conferencing meeting. Whether you are conferencing someone across the state, or around the world, St. George Executive Suites is your perfect solution.



CONFERENCE ROOMS & OTHER AMENITIES

Dixie Conference Room with Wi-Fi:

Starting at \$30/hour* (Sits up to 8 individuals)

Bloomington Conference Room with Wi-Fi:

Starting at \$20/hour* (Sits up to 4 individuals)

Daily Access to Fully Furnished Private Office with Wi-Fi and Internet:

\$80/day or \$15/hour*

Video Conferencing with Dual Screen: Starting at \$150/hour*



10 Hour Prepaid Blocks
25% Discount.

Lock in Discount Rates. No Expiration.
Great for Recurring or Extended Use.

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Scanning: \$.50/page or \$20/month (unlimited)*

Copies: \$.25/page*

Directory & Office Signage: 1st & 2nd floor directory (single line \$35). Office (quotes available).*

Administrative Services: \$30/hr (typing, filing, mail service first-come first-served, min /1 hr)*

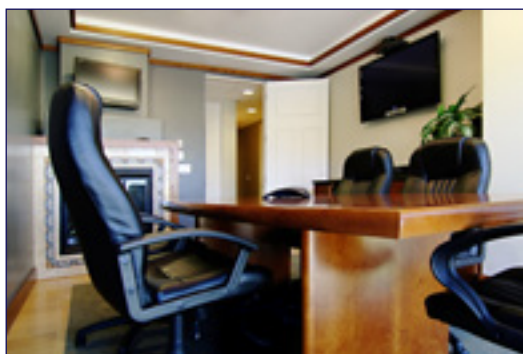
Custom Telephone Features: Hourly rate

Communication: Ask about telephone only packages, HS internet plus and more.

Furniture Lease: \$75/month*

Subterranean Parking (assigned): \$75/month (upon availability)*

***All pricing subject to change without notice prior to signing lease.**





F.A.Q.s

What are the benefits of having either an executive or virtual office at St. George Executive Suites?

There are many reasons to choose St. George Executive Suites. State-of-the-art telecommunications systems, exquisitely designed offices with fireplaces, close proximity to I-15 at Exit 4, a pro-active staff to assist your office needs, and several leasing packages to choose from. St. George Executive Suites is your address for success!

Are any of your offices furnished?

Yes, well appointed furniture is available upon request for an additional fee.

Do the executive office and virtual lease packages come with telephone equipment?

Yes, depending on the lease option you choose. We have incorporated some of the most advanced and sophisticated answering software available to assist in answering the calls as you request, as well as call forwarding and patching calls in a seamless fashion.

Do you provide heating and air-conditioning after business hours?

Absolutely! We offer 24/7 access with full A/C and heating system during weekends and after hours.

Does my office and the immediate surrounding area offer high-speed internet and/or WI-FI service?

Our location is a "hotspot," you and your visitors will have access to a wireless connection. Your executive office lease package includes high speed internet and wi-fi (ask about HS internet plus - additional fee).

Are the suites secured?

We've gone to great lengths to provide a significant amount of security for you and your personal belongings. This includes 3 sets of security locks including automatic locking systems on the exterior doors each evening, automatic locking condo suite doors that lock automatically each evening, and of course, the lock on your personal office suite door.

Do you provide internet security?

We do offer standard firewall protection when you use our server. We also offer a menu of servers that can be purchased should you wish to have additional protection.

Do I have access to my office 24 hours a day, 7 days a week?

Yes, we will provide you with personal key for access.

Are the offices open during the holidays?

The offices are closed during the holidays but you will have access 24/7, 365 days a year.

What is the minimum lease period?

We offer flexible leasing periods. We have packages for hourly, daily, monthly, or longer depending on your needs.

Will I have my own postal box?

Executive and virtual office packages include access 24/7 to your private mailbox.

Do I have access to a conference room and is that included in my lease?

Yes. You will have a certain number of hours per month of conference room use depending on the lease package you have chosen. The use of the conference rooms will be on a “first come, first serve” basis as scheduled. Any use over the allotted time will have an additional charge. Beverage and catering service may be ordered in advance of your scheduled meeting at an additional fee.

Do you offer video conferencing?

Yes. We are the only private company in St. George that offers dual flat screen video conferencing for your work or pleasure. And video conferencing has become a tremendous cost and time saving technique that benefits both you and your clients.

If I lease an executive office is there a contact person that I can reach if I have any questions about the office?

Yes. We have an on-site administrator to answer your questions. If that person is unable to assist you, they will direct you to a professional that can.

If I lease an executive office do I have access to underground parking?

Yes. We do have underground assigned parking available for a monthly charge, but due to a limited number of spaces, we cannot guarantee availability.

Am I required to have my own insurance for my office suite?

Yes. STGES provides an umbrella policy, but you are required to provide your own insurance. If you need any recommendations for agencies, please let us know and we're more than happy to pass along that information.

How close are the Suites to downtown St. George?

We are located less than 3 miles away from the heart of downtown St. George. And since we are located immediately adjacent to Highway 15, you can be in downtown St. George in about 5 minutes.

Are you located near St. George airport?

Yes, we are the closest professional office building to the new airport only 8 miles away.

Are the Suites located in a convenient location?

We are located in Bloomington Courtyard, which provides a wide selection of retail stores, Zion's and Wells Fargo Banks, restaurants, hotels and more!

Does FEDEX and UPS pick up at the Suites?

Yes. Both delivery services will pick up upon request (additional fee may apply).

What type of tenants do you have in the Suites?

We have a wide selection of professionals – health care providers, financial planners, commercial developers, realtors, attorneys, investors and more. As a result of the high quality of our Suites, we believe that selecting tenants that will fit well within our Suites is important. And we highly urge the tenants, should they have an interest, to network with the other professionals in our Suites to maximize their exposure and increase their client base.



EXECUTIVE SUITES

CHECKLIST When searching for your new office, please use the following list to see how our competition sizes up with us.	St. George Executive Suites	Other Location	
	<i>Included*</i>	Yes	No
CONVENIENCE			
Major business location	✓		
Attractive desirable facility	✓		
“Class A” space	✓		
Close proximity to banks, shops, and restaurants	✓		

ATMOSPHERE			
Clean and neat appearance	✓		
Reception – great first impression	✓		
Relaxed, professional atmosphere	✓		
Personal and/or company names listed on directory	✓		
Attractive décor and floor plan	✓		
On-site janitorial and maintenance services	✓		
Staff dress code – business attire	✓		

BUILDING SERVICES			
Building amenities	✓		
Elevator	✓		
On-site management/maintenance services	✓		
Individually controlled AC/heating per suite	✓		
Exterior offices featuring floor to ceiling windows and fireplaces	✓		
24 hour access to facilities	✓		
Automatic locking doors after hours	✓		
Convenient freeway entrance/exit	✓		

CLOSE PROXIMITY TO			
Wyndham Hotel and La Quinta Inn	✓		
Banks, shops and restaurants	✓		
Medical facilities	✓		
St George Airport	✓		



EXECUTIVE SUITES

	St. George Executive Suites	Other Location	
ADMINISTRATIVE SERVICES			
Administrative services and amenities	✓		
24/7 state-of-the-art auto-attendant phone system (optional)	✓		
Telephone	✓		
Auto attendant	✓		
Efax	✓		
Voicemail with email notification	✓		
Internet access, Wi-Fi and cable television	✓		
Copy/Scan/Fax capabilities	✓		
Incoming and outgoing faxes (with code assigned)	✓		
Scanning and e-mailing directly from copier	✓		
Mailboxes available	✓		
UPS/Fed Ex/USPS service	✓		
Administrative secretarial support available - inquire	✓		
Kitchen and break room	✓		

CONFERENCE ROOMS			
Flat screen TV	✓		
DVD and computer hook ups	✓		
High degree of availability of conference rooms, resources	✓		
Catering arrangements available	✓		
Dual Screen Video Conferencing	✓		



APPLICATION

PROPOSED LEASE START DATE: _____

LEGAL BUSINESS NAME: _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

CITY: _____ STATE: _____ ZIP: _____

TYPE OF BUSINESS: _____

WEBSITE ADDRESS: _____

HAS NAME BEEN CHANGED IN PAST 3 YEARS? Yes No

IF YES, PREVIOUS NAME: _____

TYPE OF ENTITY: CORPORATION LIMITED LIABILITY COMPANY
 PARTNERSHIP LIMITED PARTNERSHIP SOLE PROPRIETORSHIP

(PLEASE PROVIDE THE FOLLOWING DOCUMENTATION FOR EACH ENTITY)

CORPORATION: Copy of the Articles of Incorporation

LIMITED LIABILITY COMPANY: Copy of Operating Agreement

GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP: Copy of Partnership Agreement

PLEASE PROVIDE A COPY OF YOUR CURRENT BUSINESS LICENSE

FEDERAL TAX ID # (EIN #): _____

NUMBER OF EMPLOYEES AND/OR AFFILIATES THAT MAY OCCUPY THE OFFICE SUITE: _____
(Two individuals per office maximum)

REFERENCES:

Name: _____ Telephone: _____

Affiliation: _____

Name: _____ Telephone: _____

Affiliation: _____

PRINCIPALS INFORMATION:

Name of Owner: _____

Home Telephone: _____ Cell Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Company Title: _____ Ownership Percentage: _____

Date of Birth: _____ Social Security Number: _____

Driver's License #: _____ State: _____ Expires: _____

Personal Email Address: _____

Name of Owner: _____

Home Telephone: _____ Cell Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Company Title: _____ Ownership Percentage: _____

Date of Birth: _____ Social Security Number: _____

Driver's License #: _____ State: _____ Expires: _____

Personal Email Address: _____

EMERGENCY CONTACT INFORMATION:

Name: _____ Phone Number: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____ Relationship: _____

PERSONAL GUARANTEE

This Guarantee is made for the benefit of, and to obtain information on a continuing basis for St. George Executive Suites. The undersigned hereby guarantees the performance of all obligations, including but not limited to payment of all present and future indebtedness to Southern Utah Commercial, LLC d/b/a St. George Executive Suites, whether secured or unsecured and regardless of how the indebtedness is represented or incurred and regardless of prior notice, demand or pursuit of remedies against the party primarily liable. This guarantee shall continue in effect until the undersigned has notified Southern Utah Commercial, LLC d/b/a St. George Executive Suites in writing of its cancellation, but such cancellation shall not alter any obligation of the undersigned arising thereunder prior to receipt of such written notice.

The undersigned hereby authorizes Southern Utah Commercial, LLC d/b/a St. George Executive Suites or its agent to investigate his/her/their credit and authorizes any bank, mortgage lender or landlord, credit reference or any other party, to release information to Southern Utah Commercial, LLC d/b/a St. George Executive Suites or its agent, and hold harmless for said disclosures. The undersigned grants a security interest in all goods sold, and agrees to pay reasonable attorney’s fees and cost of collection and interest at the maximum legal rate in the event of any default under this obligation. By signing this document, Southern Utah Commercial, LLC d/b/a St. George Executive Suites is not committing or guaranteeing the undersigned will be accepted as a tenant.

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_____/_____
Signature / Date

Printed Name

_____/_____
Signature / Date

Printed Name