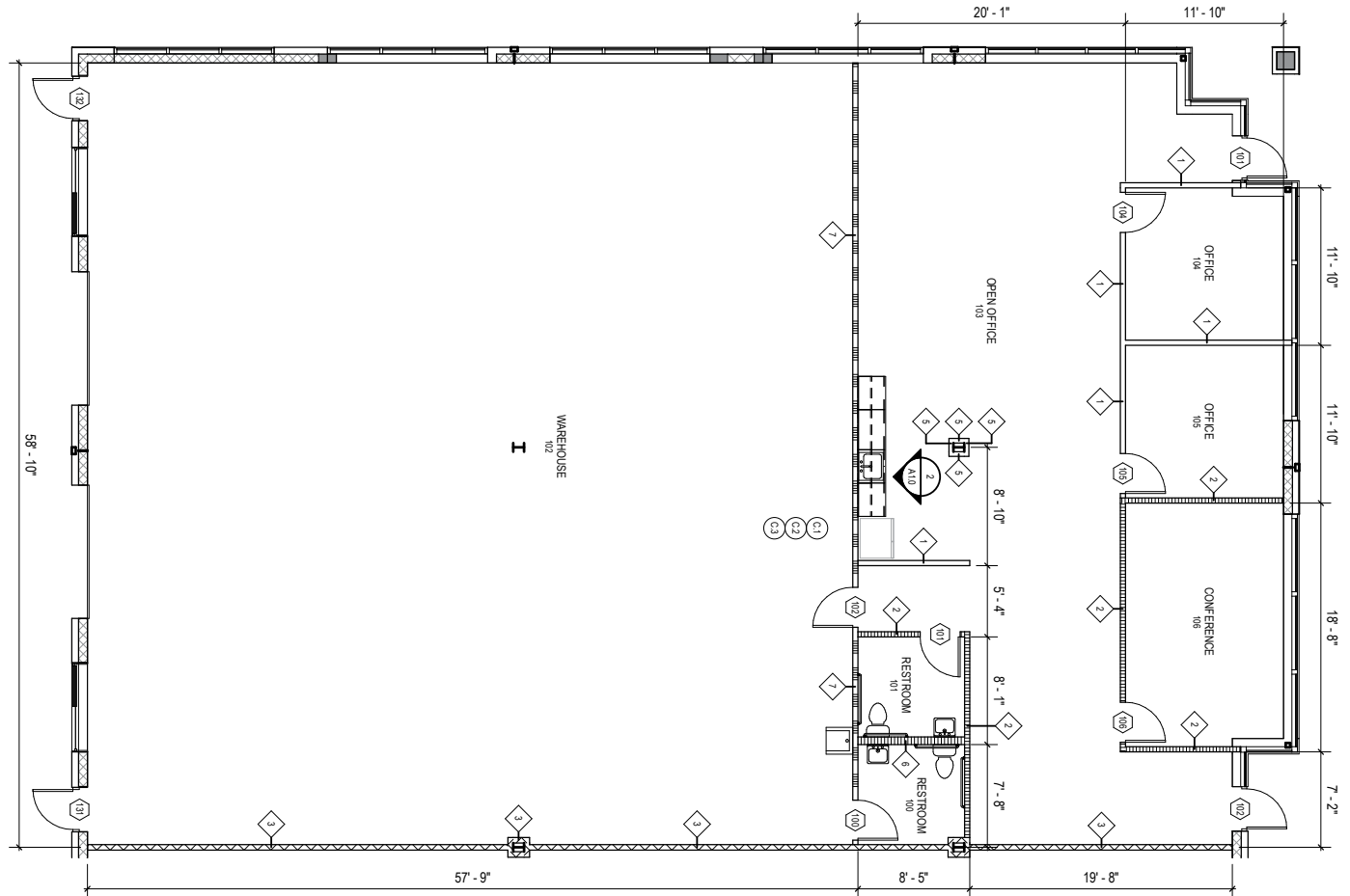
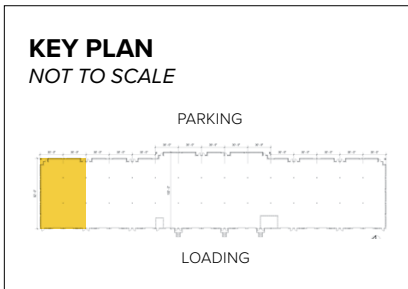




Total SF Available:
5,520 SF

*Newly built-out end cap with
1,796 SF office and 3,724 SF
warehouse with loading*



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.

About Spring Pointe Exchange

Spring Pointe Exchange is a 17-acre flex/R&D community located at the intersection of W 550 N and N 2250 W in Springville, Utah.

The unified architecture of St. John Properties' six buildings, comprising over 224,000 square feet of flex/R&D space, provides Spring Pointe Exchange a campus-like business environment. Tenant sizes from 1,800 square feet up to 42,600 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. The flex/R&D buildings feature 30 foot wide spaces combined with 18-foot high ceiling heights, offering maximum flexibility. Free, generous parking is available adjacent to the buildings.

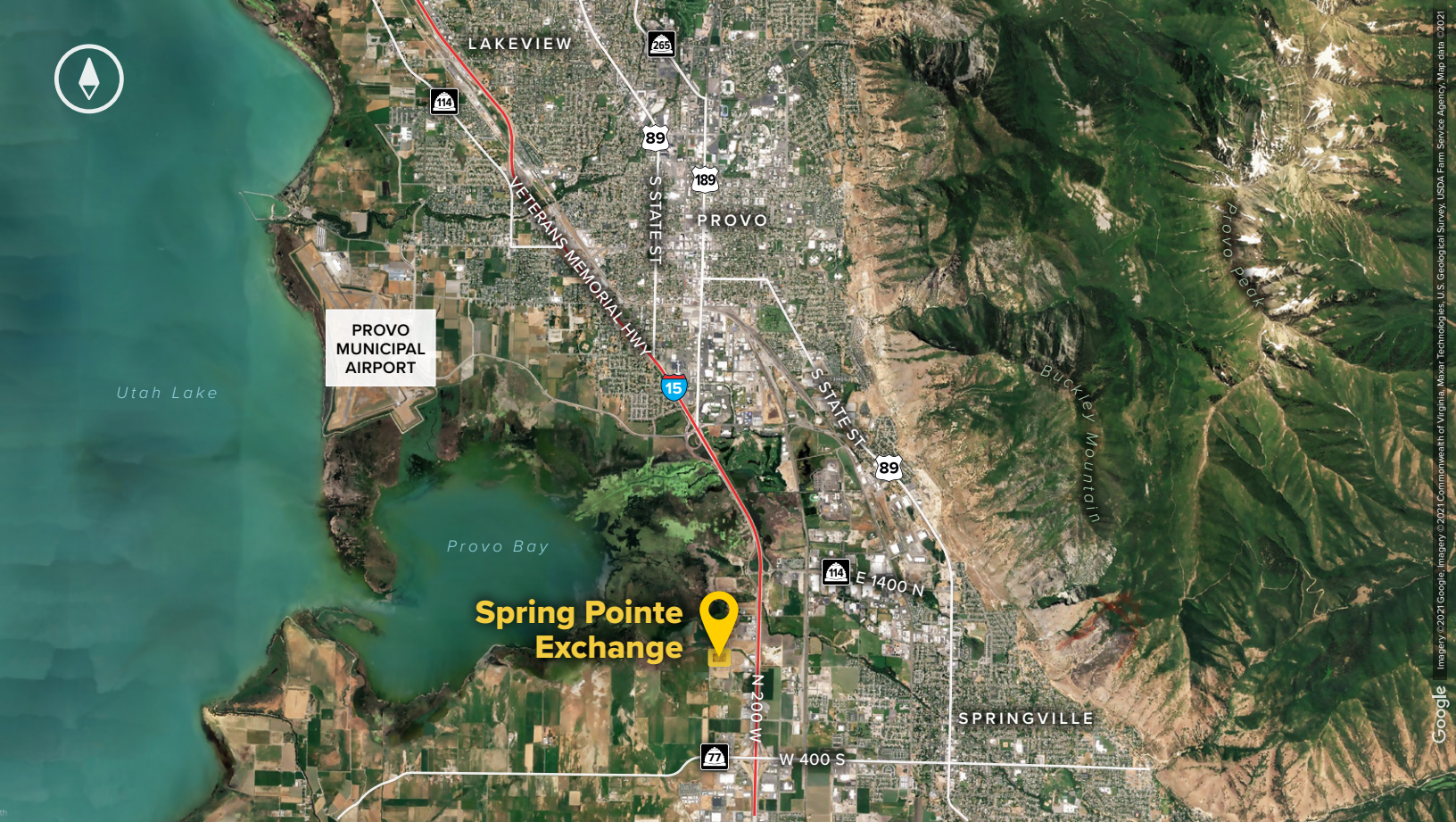
Flex/R&D Buildings

A 2322 West 500 North	42,046 SF
B 2388 West 500 North	42,046 SF
Building C	39,760 SF
Building D	19,800 SF
Building E	39,120 SF
Building F	41,400 SF

Flex/R&D Specifications

LEED	Designed
Suite Sizes	1,800 SF up to 42,046 SF
Ceiling Height	18 ft. clear minimum
Loading	Dock and drive-in
Office	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas

For more information on Spring Pointe Exchange, visit: sjpi.com/springpointe



Distances to:

- American Fork, UT 17.5 miles
- Interstate 15 1.5 miles
- Provo Municipal Airport 6 miles
- Provo, UT (Downtown) 5 miles
- Salt Lake City, UT (Downtown) 48 miles
- Salt Lake City International Airport 53 miles
- Spanish Fork, UT 5 miles

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About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

Connect with us @stjohnprop



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