ST. JOHN PROPERTIES

801.899.7991 | SJPI.COM/UTAH

12th Street Exchange

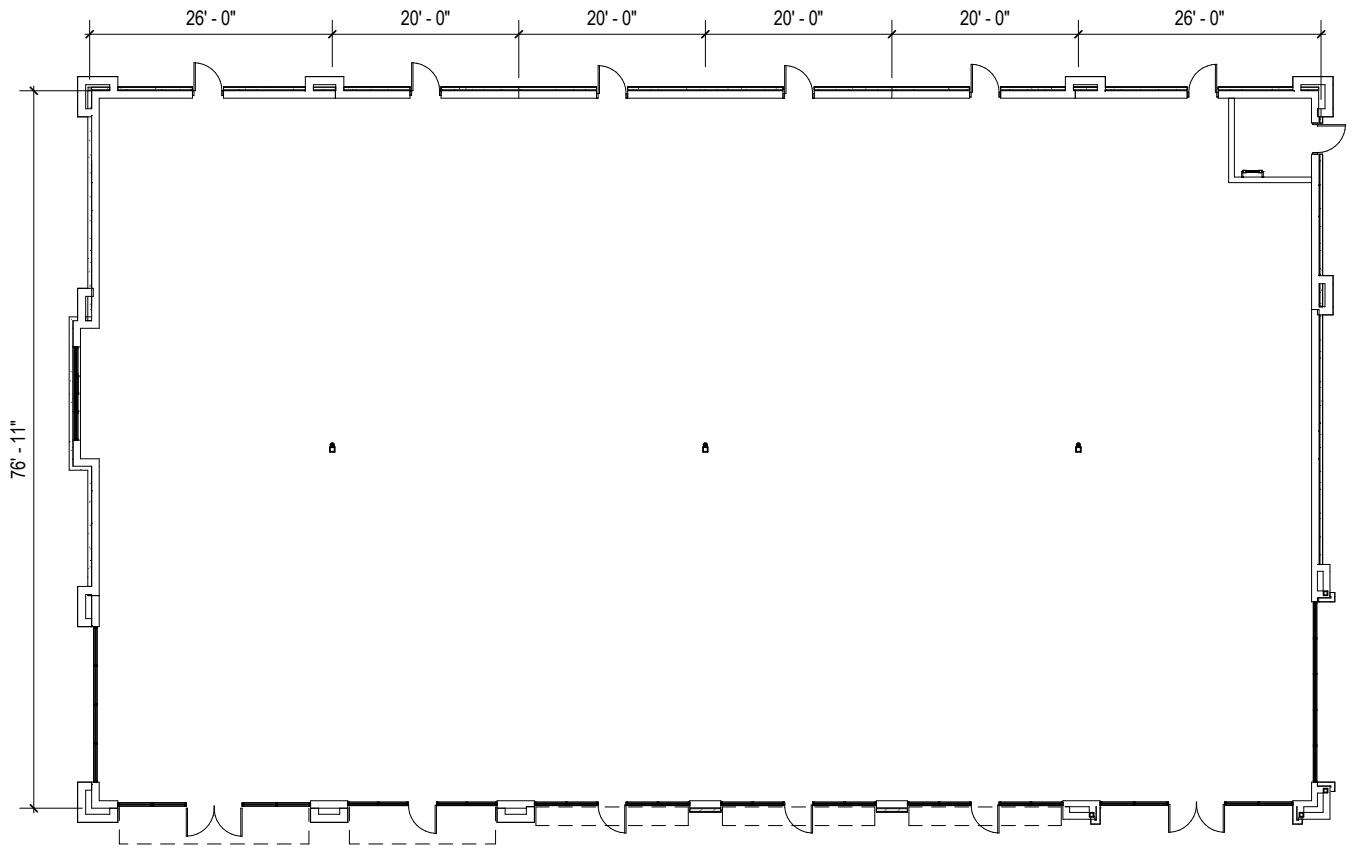
1808 W 12th Street | Marriott-Slaterville, UT 84404

Suites A–F

Total SF Available:
1,539 - 10,068 SF

Coming soon! Newly built retail

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.*



PARKING

SUITE A	SUITE B	SUITE C	SUITE D	SUITE E	SUITE F
2,014 SQ. FT.	1,539 SQ. FT.	1,539 SQ. FT.	1,539 SQ. FT.	1,539 SQ. FT.	1,898 SQ. FT.

About 12th Street Exchange

12th Street Exchange is a 19-acre business community located at the intersection of 1200 South and S 1900 West in Marriott-Slaterville, Utah.

The unified architecture of St. John Properties' five buildings, comprising over 175,000 square feet of flex/R&D and retail space, provides 12th Street Exchange a campus-like business environment. Tenant sizes from 2,566 square feet up to 54,406 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 ceiling heights for maximum flexibility. Free, generous parking is available adjacent to the buildings.

Demographics

	1 Mile	3 Miles	5 Miles
Population	1,010	28,253	151,697
Avg. Household Income	$100,275	$73,278	$73,908

Traffic Counts

W 1200 South: 20,000 vehicles/day

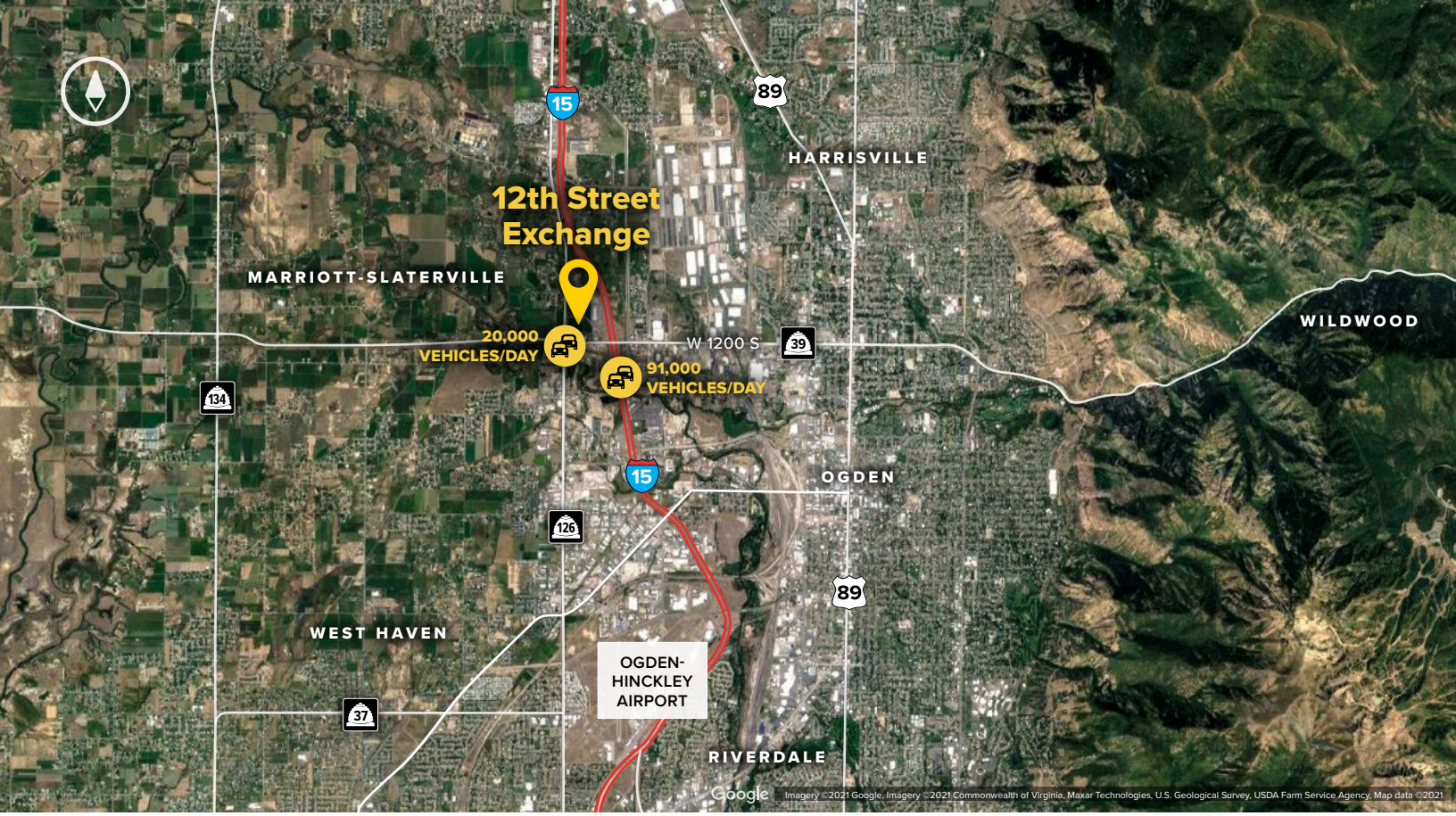
S 1900 West: 10,000+ vehicles/day

Flex/R&D Buildings	
1786 W 12th Street	54,406 SF
Building B	51,680 SF
Building C	48,920 SF
Flex/R&D Specifications	
Suite Sizes	2,566 SF up to 54,440 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

Retail Buildings	
Retail Building A	10,068 SF
Retail Building B	10,068 SF

Pad Site	
Pad A	1.62 Acres

For more information on 12th Street Exchange, visit: ***sjpi.com/12thstreet***



Distances to:

American Fork, UT	68 miles
Interstate 15	1.5 miles
Provo, UT (Downtown)	81 miles
Salt Lake City, UT (Downtown)	38 miles
Salt Lake City International Airport	42 miles
Spanish Fork, UT	88 miles

Scan with your mobile device to take a virtual tour, download floor plans and more!

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ST. JOHN PROPERTIES

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR 2018

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and multifamily space nationwide.

Connect with us **@stjohnprop**

USGBC MEMBER

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