ST. JOHN PROPERTIES

801.899.7991 | SJPI.COM/UTAH

Spring Heights

2433 N Redwood Road | Saratoga Springs, UT 84045

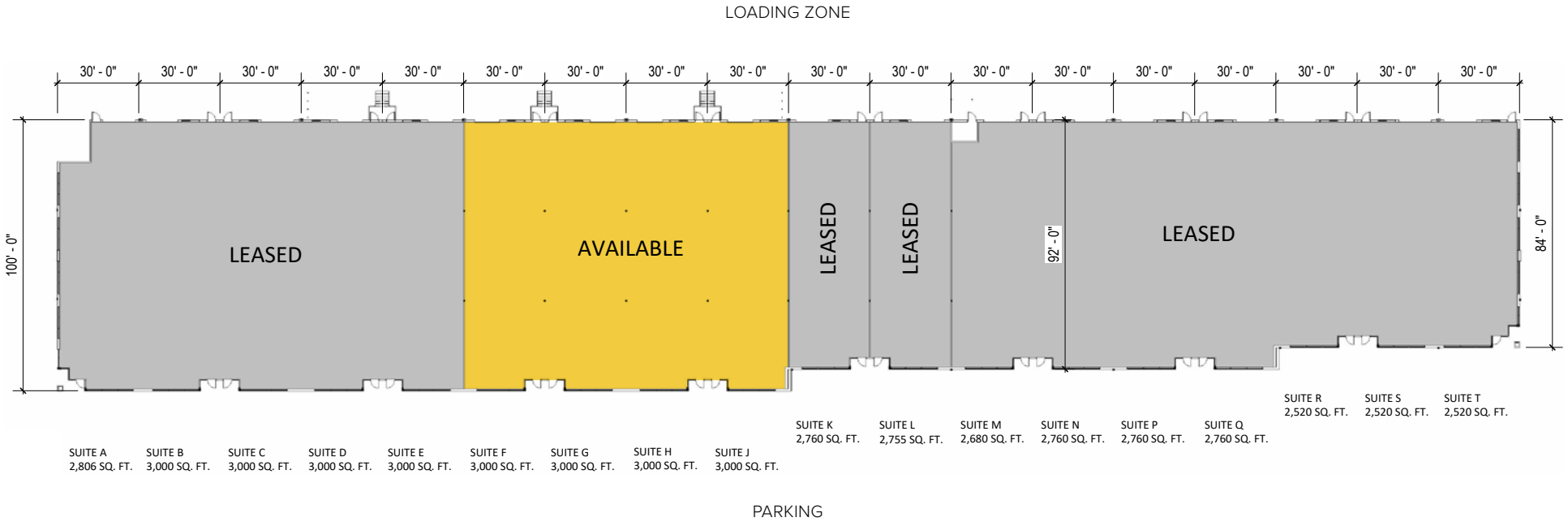
Suites F–J

WHAT IS FLEX?

Total SF Available:

3,000 - 12,000 SF

New Flex/R&D space with dock and drive-in 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 Heights

Spring Heights is a 17-acre mixed-use business community located at the intersection of Redwood Road (UT 68) and Hardman Way (1990 N) in Saratoga Springs, Utah.

Upon completion, Spring Heights will be comprised of more than 149,000 square feet of flex/R&D and retail space, providing a campus-like business environment. Tenant sizes from 2,760 square feet up to 53,640 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere.

For more information on Spring Heights, visit: ***sjpi.com/springheights***

Flex/R&D Buildings	
2433 N Redwood Road	50,774 SF
2559 N Redwood Road	53,640 SF
Flex/R&D Specifications	
Suite Sizes	2,760 SF up to 53,640 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	
2409 N Redwood Road	12,703 SF
2467 N Redwood Road	12,703 SF
Retail C	9,750 SF
Retail D	9,750 SF

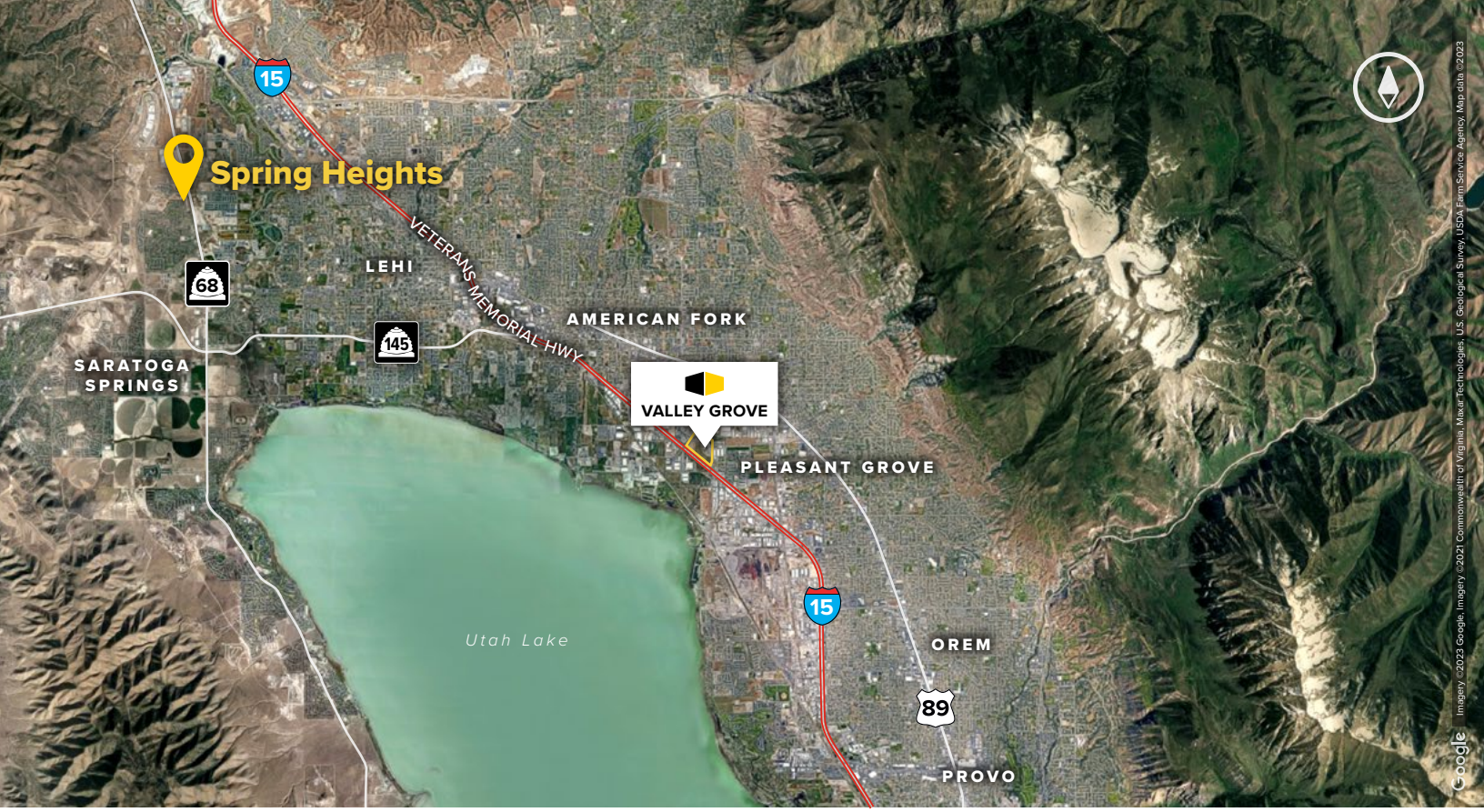
Pad Sites	
Pad	1.655 AC

Demographics

	1 Mile	3 Miles	5 Miles
Population	11,143	53,299	148,582
Avg. Household Income	$142,835	$130,556	$127,249

Traffic Counts

Redwood Road (UT 68): 24,000+ vehicles/day



Distances to:

Interstate 15	3 miles
American Fork, UT	8 miles
Provo, UT (Downtown)	21 miles
Provo Municipal Airport	23 miles
Spanish Fork, UT	29 miles
Salt Lake City, UT (Downtown)	30 miles
Salt Lake City International Airport	34 miles

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

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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.

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USGBC MEMBER

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION UTAH CHAPTER

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