



Spring Heights

Redwood Road at Hardman Way
Saratoga Springs, UT 84045



SJPI.COM/UTAH | 801.899.7991

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 156,000 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

Building A	51,120 SF
Building B	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

Retail A	12,750 SF
Retail B	12,750 SF

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



Spring Heights | Site Plan



HARDMAN WAY / 1900 N

REDWOOD ROAD



24,000 AADT

FUTURE DEVELOPMENT

Building B 53,640 SF

Building A 51,120 SF

Retail B
12,750 SF

Retail A
12,750 SF





Distances to:

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



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Contact Us

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About St. John Properties

St. John Properties Utah owns and is developing more than 1.9 million square feet of commercial space across four business communities in Salt Lake, Weber, and Utah Counties.

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 residential space nationwide.

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