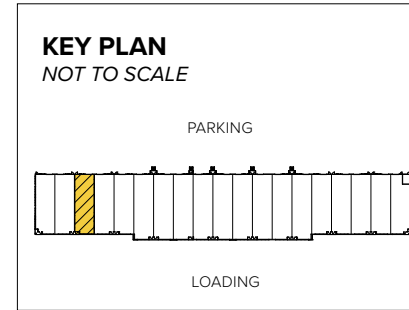
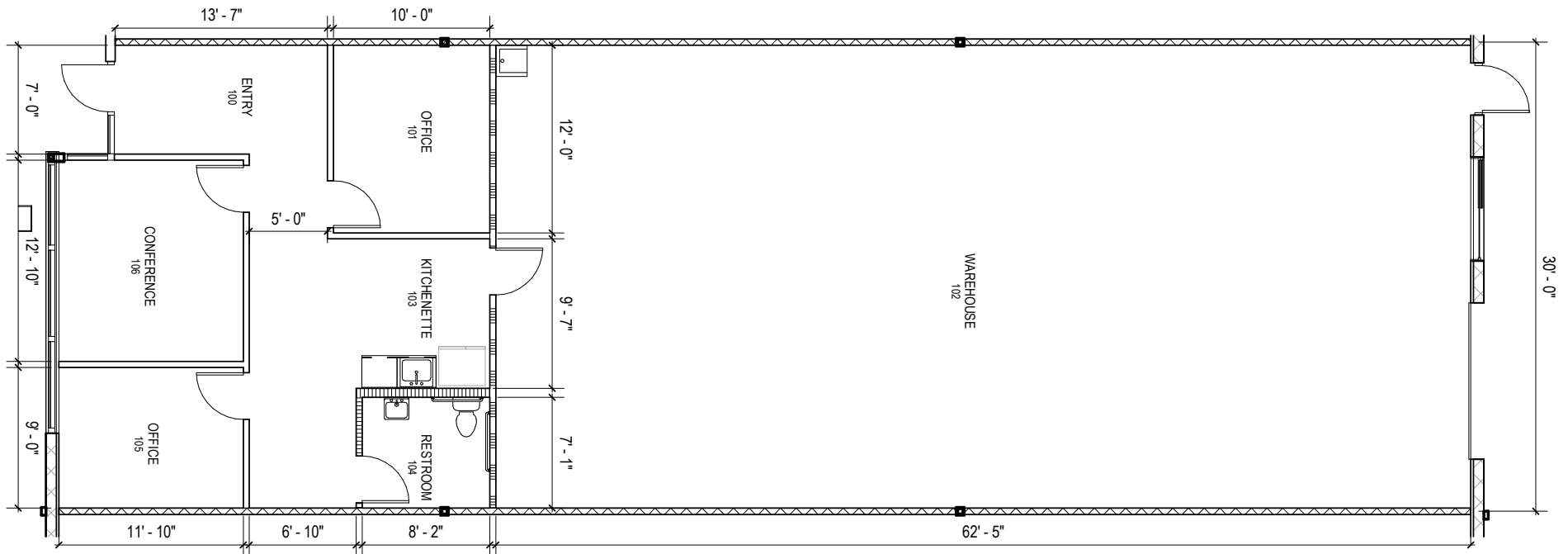


Total SF Available:
2,760 SF

858 sq. ft. of existing office, 1,902 sq. ft. warehouse, with private offices (2), conference room and kitchenette



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 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 1,800 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 | 1,800 SF up to 54,406 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

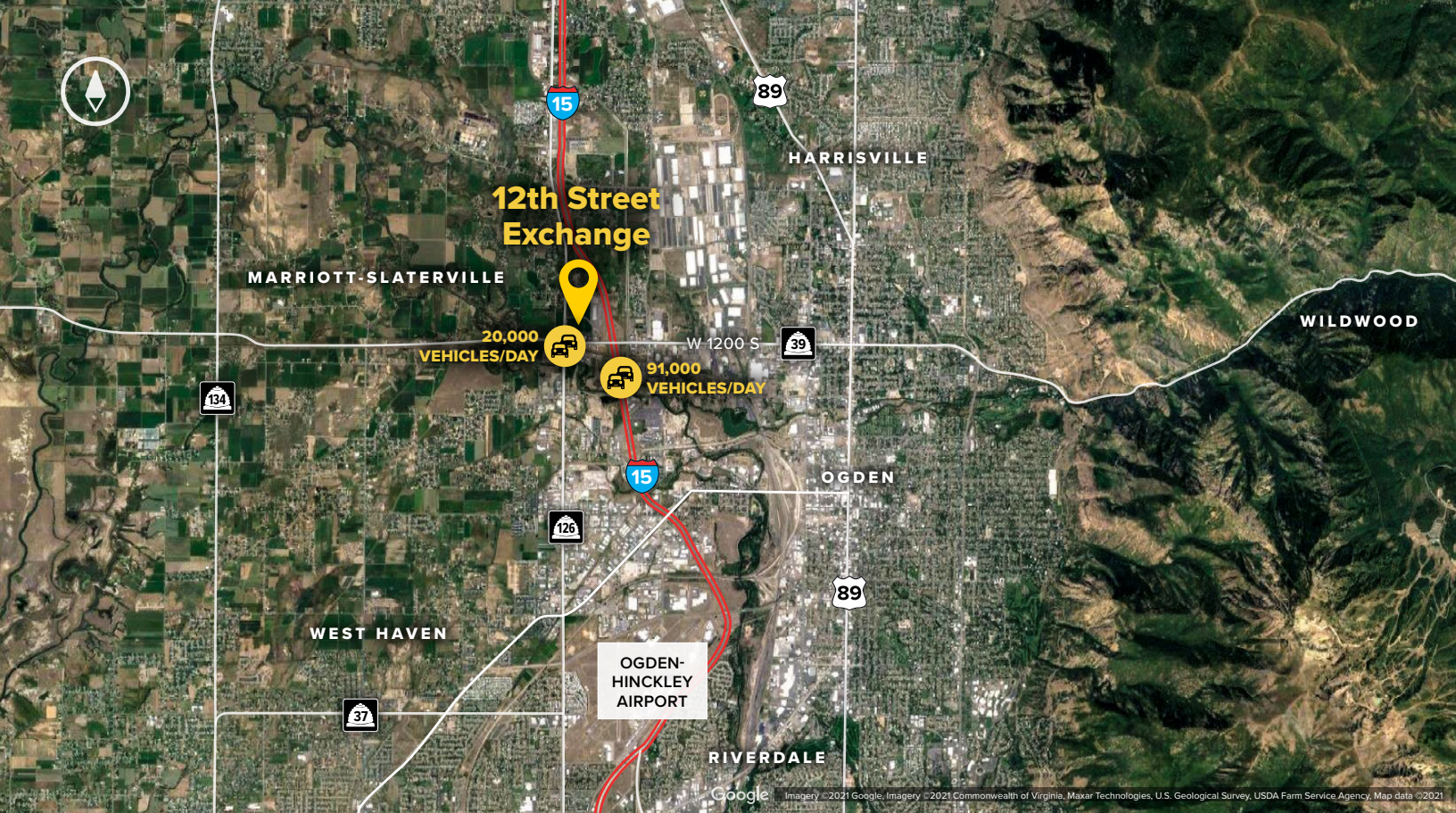
| | |
|-------------------|-----------|
| Retail Building A | 10,000 SF |
| Retail Building B | 10,000 SF |

Pad Site

| | |
|-------|-----------|
| Pad A | 1.5 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 |

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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.

Connect with us @stjohnprop



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