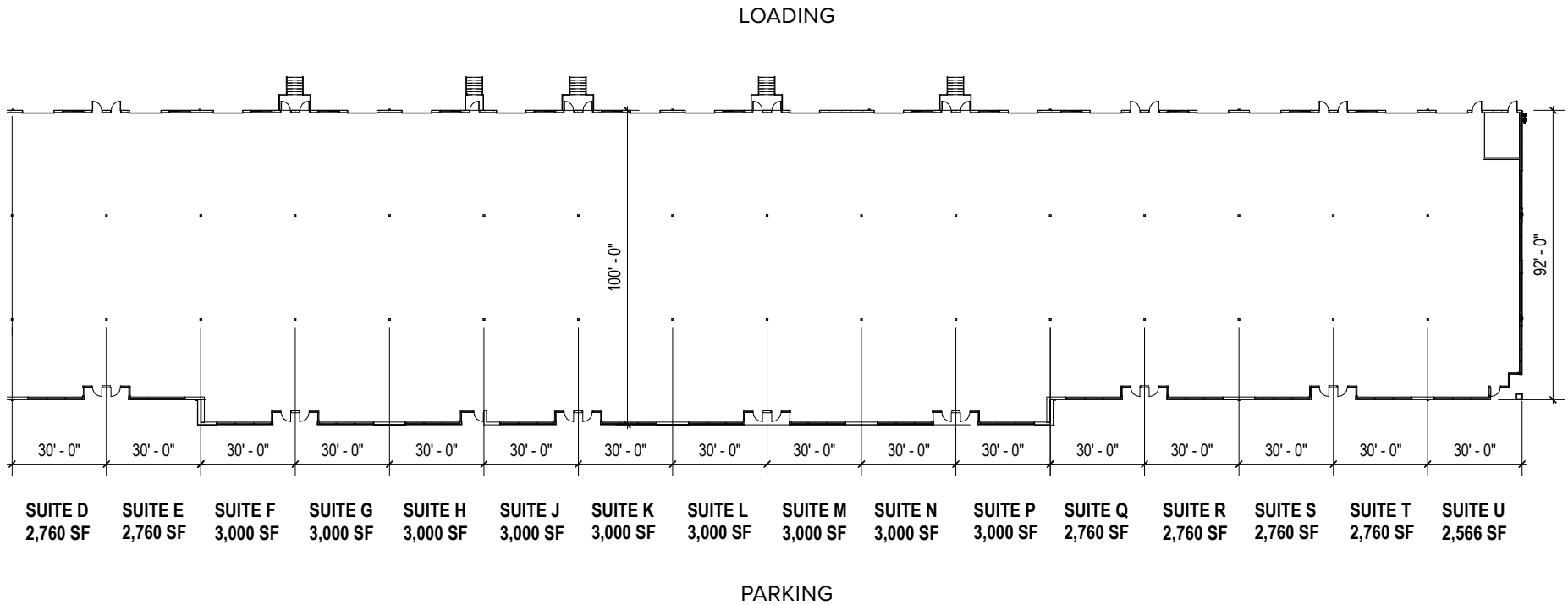
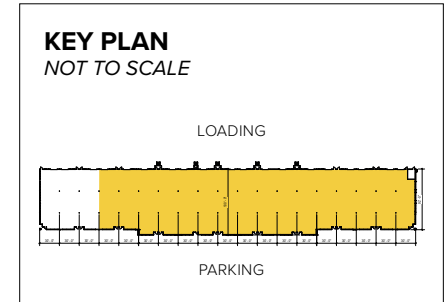


**Total SF Available:**  
2,566 - 46,126 SF

*Newly built flex/R&D*



## 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

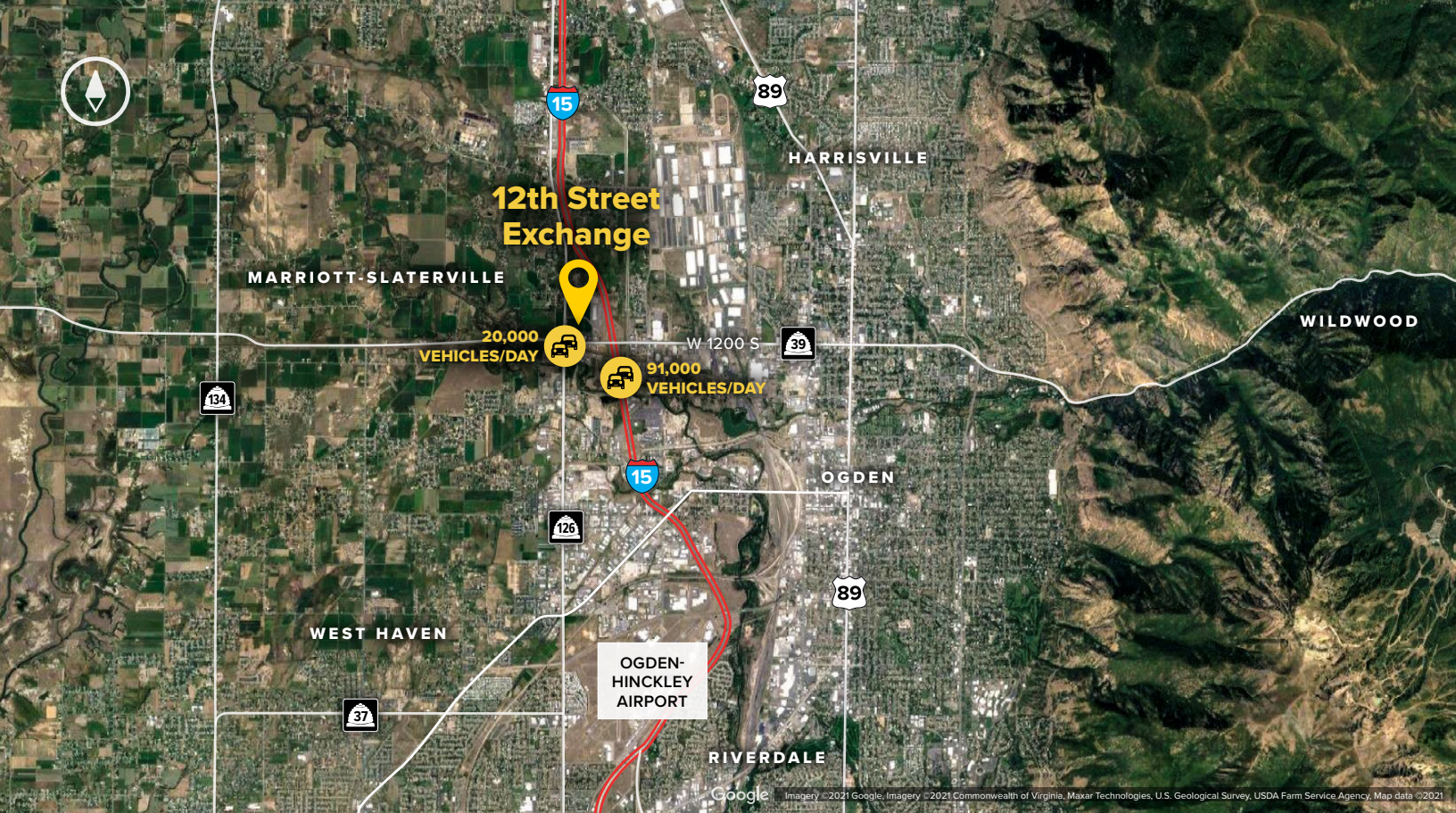
Retail Building A	10,000 SF
Retail Building B	10,000 SF

### Pad Site

Pad A	1.5 Acres
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For more information on 12th Street Exchange, visit: [sjpi.com/12thstreet](http://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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